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Heritage Statement

**13 Mornington Crescent
London,
NW1 7RH.**

Window Replacement Project

Prepared on behalf of
Origin Housing
110 Eversholt Street
London
NW1 7RH

Job No: 35306
Date: June 2024

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Authorised for Issue:


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For and on behalf of Baily Garner LLP
Jun 17, 2024

Version	Issue Date	Reason for Issue
01	13 th June 2024	To accompany Planning Application

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Baily Garner on behalf of Origin Housing in order to provide a proportionate understanding of the heritage significance of 13 Mornington Crescent, London, NW1 7RH. This report is to inform the planning submission for works to this building. The property is Grade II listed and is within the Camden Town Conservation Area. This report has been compiled with the use of historical research, including archive and secondary materials, and site inspections.
- 1.2 This work is part of an on-going and large-scale project to improve the living conditions for residents across the Origin Housing's portfolio. The work that is undertaken will include removing old and dated single glazed timber windows, which are in a poor condition. They will be replaced with double glazed timber windows which will in most cases match the existing fenestration. The single glazed timber door providing access to Flat A will also be replaced with a double-glazed timber door. The replacement of these windows and doors will provide increased security and thermal performance of residents' homes and will contribute to Net Zero targets.
- 1.3 The scaffold which will be required to change the windows to this building will be used for opportunistic repairs to the external fabric of the building, including repairs to render, pointing, roof finishes and external decorations. In all instances the materials and finishes used for these works will match those that currently exist in the building.
- 1.4 Using this understanding of heritage significance, this report also provides relevant information to the local planning authority with regard to the heritage impacts of proposals for the proposed window replacement. This statement accompanies the full planning application to Camden Council Planning Department for the work outlined above.

2.0 The Heritage Assets

- 2.1 The National Planning Policy Framework (NPPF) 2019 defines a heritage asset as: "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest", Annex 2: Glossary, page 67.
- 2.2 The Camden Town Conservation Area Character Appraisal (2009) describes the character of the area as follows:
- 2.2.1 The rectilinear pattern is broken to the south by Mornington Crescent, built on Southampton Estate land to the west of Hampstead Road close to the junction with Camden High Street. The street was developed as a formal piece of early 19th century town planning, comprising three curved terraces grouped in a crescent form around communal gardens, with views across open country to the front and rear. Adjoining the southernmost terrace are Nos 261-263 Hampstead Road, the only remaining houses of a terrace c1830, shortened by the widening of the railway cutting.
- 2.2.2 The sizeable townhouses of Mornington Crescent consist of four storeys raised on basements with mansard roofs and dormers. Constructed from brick, with restrained stucco ornament and with natural slate roofs, they boast finely detailed cast-iron balconies and doorcases with inset fluted columns.
- 2.2.3 Although these characteristics remain in most part, the street has suffered quite extensively, becoming sandwiched between the railway lines at the rear and the enormous bulk of

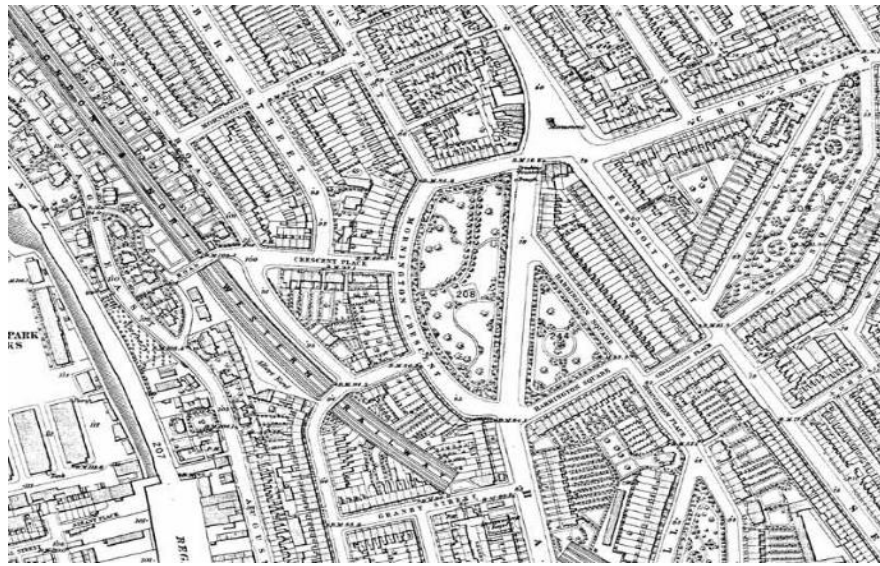
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Greater London House (originally the Carreras Tobacco Factory), erected on the site of the gardens in the 1920s. The terraces have experienced an adverse change in appearance arising from the subsequently high number of houses in multiple occupation.

2.2.4 13 Mornington Crescent lies a minute walk north form Harrington Square Gardens. Built in the 1830's as a family home and retains almost all of the original architectural features.

2.2.5 Part of Camden Town Conservation Mornington Crescent it is a part of the finest complete rows of Georgian houses in north London today. This crescent has served as a nurturing ground for some of Britain's most esteemed painters, spanning historical periods to the present day.



Victorian map of Mornington Crescent and the wider Camden Town area



13-24, Mornington Crescent, in *Survey of London: Volume 24*

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3.0 The Building

- 3.1 13 Mornington Crescent is the end of terrace building where the terrace of 13 – 24 Mornington Terrace meets Clarkson Row. It is comprising 4 complete stories above street level with a single storey basement partially sunken below street level.
- 3.2 The interior of the building has been divided into five self-contained flats, four of which are linked by a communal staircase accessed by a door on Clarkson Row. The basement flat is accessed from the rear garden.
- 3.3 The main roof of the building comprises two pitched roofs, with hips at the Clarkson Row end of the building. They have a valley gutter between them and gutters around the perimeter behind parapet walls. From aerial photos the roof appears to be slate.
- 3.4 The back addition has a lean-to roof finished with manmade tiles and lead flashings. This part of the building is of more a recent construction than the rest of 13 Mornington Crescent.
- 3.5 The walls of the Mornington Crescent and Clarkson Row elevations are of white painted render finish, the upper windows have rendered architrave detailing, there is a cornice between first and second floor, the ground floor has stucco detailing to both sides.
- 3.6 The rear elevation is on mixed stock brick, the window reveals are painted render. The back addition is of a new stock brick.
- 3.7 There are black painted iron railings to the Mornington Crescent elevation which separate the basement well from the street. There is a first-floor balcony to this elevation which has an ornate, black painted balustrade.
- 3.8 The windows to the Mornington Crescent elevation are single glazed sliding box sash windows of varying configurations. There are no windows to the Clarkson Row elevation, apart from a small, fixed window next to the communal entrance door, there appear to be historical window openings which have been blocked. The majority of the windows to the rear elevation are single glazed sliding box sash windows of various configurations. There are casement windows to the back addition and the top landing of the communal staircase.
- 3.9 The door to the exterior door serving the communal stairs is a panelled timber door. The door serving Flat A is a timber door with a fixed lower panel and single glazed wired glass to the upper panel.

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Mornington Crescent Elevation



Clarkson Row Elevation



Rear Elevation



Back Addition

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4.0 Application Proposals

- 4.1 This section comments on the proposals of works that would go forward.
- 4.2 The works include the removal of existing single glazed windows. These are to be replaced with double glazed timber windows. The new windows will match the configuration and appearance of the existing windows in all instances except for the proposed ground floor windows which will have no internal glazing bars, there is precedence for this at 14 Mornington Crescent.
- 4.3 The proposed box sash windows will be George Barnsdale Traditional Box Sash Window, the casement windows will be George Barnsdale Traditional Flush Casement Window. The technical details of these windows are attached to the planning application.
- 4.4 The existing single glazed entrance door with wired glass to Flat A to the rear of the property will be removed, this does not appear to be an original feature of the building. The door will be replaced with a timber paneled door with a glazed upper panel. The exterior door to Clarkson Row will remain.
- 4.5 The proposed door will be George Barnsdale Traditional Inward Opening Doorset Type 102. The technical details of this door are attached to the planning application.
- 4.6 The proposed new timber sash windows, timber casements windows and timber door sets are all detailed in full in the drawings provided with the application. The replacement windows and door do not enlarge the existing openings and do not alter the potential for overlooking from the property. Therefore, the amenity of neighbouring properties or users of the public realm would not be affected.
- 4.7 The proposal includes no works to the interior of the property apart from: decorations to reveals resulting from the removal and installations of windows and doors; installation of quilt insulation to the loft space; an insulated loft hatch; decorations to the communal areas. All decorations outlined will match existing finishes.
- 4.8 The scaffold which will be required for the installation of windows will be utilised to carry out opportunistic repairs to the exterior fabric of the building, it is anticipated that this will include render repairs, re-pointing; patch repairs to main and back addition roofs; replacement of lead flashings; repairs to structural cracking. The extent of these works cannot be confirmed at this point however no works will take place and no materials will be used without prior consultation with the appointed Heritage Officer.
- 4.9 The proposal includes the decoration of all previously painted surfaces to the exterior of the building. All new windows will be painted with white exterior gloss paint to match the existing decoration and those of adjacent buildings, the new door to the rear will be painted with white gloss paint to match the existing, the door on Clarkson Row will be painted with blue gloss paint to match the existing. All decorations to render will be with white breathable masonry paint. All decorations to metalwork will be in black exterior gloss paint.
- 4.10 This primary aim of this proposal is to enhance the energy performance of the building. The addition of double-glazed windows and door with improved U-values, and new insulation to the loft space will provide an increase in comfort conditions to the residents and reduce fuel bills at a time when increased fuel costs are having a detrimental impact on those on low incomes. The new windows and door will provide increases security.

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4.11 The repair work to exterior fabric will also prolong the lifespan of the existing, original features of this building, preserving this key residence for the coming decades.

5.0 Summary

5.1 As outlined this proposal will preserve the heritage of this building and will be advantageous for residents, however this proposal will also have benefits for the wider community, preserving a key feature of the area and contributing to the pursuit of Net Zero targets