

Heritage Statement prepared under the National Planning Policy Framework (NPPF)

48 Mornington Terrace, London. NW1 7RT

Introduction

The purpose of this document is to examine the contribution made by the historic environment to the character of the Mornington Terrace area and to ensure that any new development contributes at Number 48 positively to that character and distinctiveness. In particular the document assesses the significance of any heritage assets affected and in particular their contribution to their setting. This document is prepared in accordance with Section 12 of the NPPF and in particular the advice in paragraphs 126 to 141. It is also a legal requirement under Section 72 of the Planning (Listed Building and Conservation Areas) Act that the scheme preserves or enhances the Conservation Area and the locality as a whole.

Planning Policies of the London Borough of Camden require high quality design and high quality execution of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

We acknowledge throughout the contribution made to this document by the Camden Town Conservation Area Appraisal.

Location

The application site lies within the Camden Town Conservation Area and is situated to the east of the railway and fronting the Mornington Terrace roadway facing westwards towards the Regents Canal. It forms part of 'Residential Sub Area 2' of the Conservation Area and backs on to similar properties in Albert Street.

The Camden Town Conservation Area lies central to the Borough of Camden. Due north of Camden Town Conservation Area lies Kentish Town while the village of Highgate is further northward and the village of Hampstead and the Heath to the northwest. Euston Station and its approaches are to the south and Regents Park lies just to the southwest. The northern border of the Conservation Area is bounded by Parkway and Inverness Street while the western side is defined by the mainline railway from Euston to Birmingham. To the southeast lie Somers Town, St. Pancras and Kings Cross.

The Conservation Area almost adjoins the Regent's Canal Conservation Area to the north and the Primrose Hill Conservation Area to the northwest, whilst to the west the Regent's Park Conservation Area is separated from the Camden Town Conservation Area by the railway lines.

Listing

48 Mornington Terrace is a Grade II Listed Building, listed for its group as part of a terrace of mid nineteenth century houses with their front railings. The Listing description is as follows:-

CAMDEN

TQ2883NE MORNINGTON TERRACE

798-1/76/1157 (East side)

14/05/74 Nos.26-52 (Consecutive)

and attached railings

GV II

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

Under Appendix 2 of the Camden Town Conservation Area Appraisal the property is of interest as part of a group only. It is not defined at the next level which is a 'positive building'. These are restricted to 3 to 14 consecutive and the Victoria Public House. 'Positive buildings' are defined as buildings that make a positive contribution and there is a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

Camden Town Conservation Area

The Camden Town Conservation Area was designated by the London Borough of Camden on 11th November 1986. The boundary was extended in 1997 to include the triangle behind Camden Town underground station formed by Camden High Street, Kentish Town Road and Buck Street and an area east of Camden High Street including Pratt Street (southside), Pratt Mews, Kings Terrace, Bayham Place and Bayham Street

History (from the Camden Conservation Area Appraisal)

By the time the Regent's Canal, which flows to the north of the Conservation Area, opened for business in 1820, the development of Charles Pratt's land around the High Street was well under way. Arlington Road, Albert Street, Mornington Terrace and Delancey Street however remained undeveloped building plots until the railways arrived in the 1830's and generated increased speculative development.

By the 1840's the western part of the Conservation Area had been developed as family homes for professional families and created a transition between the grand Nash properties of Regent's Park and Park Village and the gritty realities of working life in the more shabby industrial and commercial areas to the east.

The residential parts of the Conservation Area are largely homogenous in scale and character, having been laid out within a period of three decades spanning the years 1820-1850. The western part of the Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid 19th century speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest.

Mornington Terrace

Forming the western boundary of the Conservation Area, Mornington Terrace has a spacious quality and benefits from panoramic views to the south and west. This is due to the Euston railway lines which have run alongside since 1851, the widening of which resulted in the demolition of a series of villas on the west side in 1902. These were replaced by railway carriage sheds which in turn were demolished after the Second World War. A high brick wall with stone copings constructed at this time screens the railway cutting below. At the entrance to the Mornington Street Railway Bridge, the wall is accentuated by a pair of stone piers with lamp standards, which are Listed Grade II for their special interest.

The east side of the street is lined in most part by uniform terraces of brick and stucco houses erected in the 1840s. The houses tend to be taller and grander than their counterparts in streets to the east. The terrace at Nos 26-52 has a raised centrepiece rising to five storeys (Nos 33-39), accentuating the classical nature of the architecture. The bulbous cast-iron balconies at first floor level are continuous, a strong horizontal feature somewhat counterbalanced by the Ionic pilasters which run along the first and second floors of the properties. Front gardens are of a generous

depth, often with mature planting, although front railings to a sizeable number of properties have been replaced with inappropriate boundary treatments including low brick walls and hedges. The terrace ends splendidly in a different style, with Nos 53-54, a pair of Italianate houses distinguished by heavy eaves brackets and arched windows breaking through a cornice. They are jointed to Nos 55-56 on the corner of Delancey Street, also Italianate, forming a single building with canted sides. Nos 53-56 are similar to the Italianate terraces of 1845-50 found in Gloucester Crescent to the north (in the neighbouring Primrose Hill Conservation Area).

Appearance

The application site comprises a mid terrace Grade II listed building in the Camden Town Conservation Area and forms part of 27 houses dating from the mid 19th century along the east side of Mornington Terrace. The property is currently occupied as a single family dwelling house with basement flat.

The building is set back from the street to make room for a basement area and a front garden. The house is four storeys raised on a basement, including an attic storey, to articulate a formal architectural composition.

There is a greater sense of open space in this part of the Conservation Area, in part due to the main Euston railway cutting immediately to the west but also the result of wide tree-lined street and private front and back gardens, especially in Mornington Terrace (and Albert Street).

The trees and greenery of back gardens are only visible in occasional glimpses from the public realm but contribute to the nature of the western part of the Conservation Area. Views of the back garden are not possible from public points of vantage.

Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices.

The roof is typical being covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels.

The property has projecting stucco porticos and arched head windows. The terrace is adorned with various good examples of historic ironwork.

Cast-iron boundary railings are a feature of this street, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

The streetscape includes a "Historic floorscape: York stone". York stone is the traditional paving material in the historic context: The Conservation Area contains the following examples, 26-51 & 55-56 (cons) Mornington Terrace.

More details of the proposal are found in the Design and Access Statement. The bulk and grain of the building are discussed above. The design is in accordance with the Victorian buildings which are a feature of this area, including brick detailing etc. Materials will be traditional painted timber windows and doors, local yellow stock brick to match the existing walls and slate repaired if necessary, again to accord with the surroundings.

The main proposals are at the rear and at the lower levels. Within the Camden Town Conservation Area there are many interesting examples of historic rear elevations but Mornington Terrace has been significantly altered at the rear. The original historic pattern of rear elevations within a street or group of buildings can be an integral part of the character of the area but in this case the terrace is Listed as for Group Value from the front. Rear extensions have been variously found to be acceptable because they have been considered not to compromise the special character and there are a variety to be found at the rear of this group. This includes an unsympathetic kitchen extension to No.48 which would be removed and replaced with a more sympathetic sustainable addition.

The Council encourages the routine and regular maintenance of historic buildings and buildings of interest to help ensure the preservation of the special character and appearance of the Conservation Area and these proposals would meet that aim in all respects including the repair and repainting of all windows and any repairs to the fabric that are found necessary to ensure the future of the building for the foreseeable future.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. The Applicants expect that original architectural features and detailing can all be retained, protected and refurbished in situ without significant change or replacement.

Archaeology

Given the background to the development of the site above, which explains these houses were built on fields there is not believed to be any archaeological interest.

Conclusions

This type of upgrade is sympathetic to the historic character of Mornington Terrace and the design is reflective of traditional design proportions, fenestration and materials in order to integrate the development with the character of the area of adjoining properties.