

HERITAGE STATEMENT
for
THE EDINBORO CASTLE
MORNINGTON TERRACE LONDON NW1 7RU



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HERITAGE STATEMENT
THE VOLUNTEER BAKER STREET LONDON NW1 6XE
JULY 2014

1.0 INTRODUCTION

This statement has been prepared by McCarty Associates on behalf of Mitchells & Bulters PLC to accompany a listed building/conservation area planning application. The application is for the construction of 2 pergolas and covered picnic tables within the garden area.

'The Edinboro Castle' is a 'Grade II Listed Building' and lies within the 'Camden Town' conservation area.

This statement has been prepared as set out in accordance with Policy HE6 of PPS5, Planning for the Historic Environment. 'It requires all applicants to provide a level of information that is proportionate to the significance of the asset and the potential impact upon that significance of the proposal'.

2.0 CONTEXT

The proposals are for the construction of 2 timber pergolas within the garden together with covered picnic table sets.

The Edinboro Castle is a public house situated at 57 Mornington Terrace, London. Constructed in the mid 19th Century, it had a bar, toilets and kitchen on the ground floor with ancillary storage facilities within the basement

It is located in an area that was developed in Victorian times as a mainly high classed residential area with terraced houses and large gardens. Indications are that the public house has always been on this site with a later extension to the rear of the building.

The site is close to Camden High Street and backs onto the main Euston railway lines.

3.0 HERITAGE ASSETS

Edinburgh Castle, 57 Mornington Terrace was listed as Grade II on 14th May 1974. The listing describes the property as:-

Public House. Mid C19,restored 1984. Stucco with wooden public house frontage. 3 storeys and cellars. Double fronted with 3 windows; right hand return 1 blind window and 3 light canted bay. Public house frontage with central entrance and Corinthian pilasters carrying entablature with dentil cornice and broken segmental pediment over door. Panelled dado. Upper floors with recessed sashes; 1st floor with architraves and cornices. Entablature and shaped blocking course. Curved wrought iron lamp bracket above door. INTERIOR: not inspected.

The building lies within the 'Camden Town' conservation area. This was first designated in 1986, and was then extended in 1997.

The site lies within the more residential side of the Conservation area which was developed in the 1840's after the railway arrived and generated increased speculative development. Part of Mornington Terrace was demolished in 1902 with the widening of the railway cutting.

4.0 THE PROPOSAL

- 4.01 The current use of number 57 Mornington Terrace is as a Public house called 'The Edinboro Castle' with kitchen, toilets and trading area on the ground floor; staff areas and cellarage within the basement.

Residential accommodation to first and second floors is accessed by a private staircase directly off Mornington Terrace.

Since its listing in 1974 numerous planning applications have been made for listed building approval. The latest registered on 10th July 2015 for works to TPO's has been approved. On the 4th July 2012 a submission for the erection of timber framed outbuildings in the rear garden was granted .

4.02 PROPOSED WORKS TO EXTERIOR

It is proposed that no works are carried out to the exterior of the building during this project.

Minor changes to the external signage will be subject to a separate application.

4.03 GARDEN WORKS

General revisions to external layout within the garden to improve and enhance the facilities with new furniture, fixtures and fittings. The proposals include:-

- To construct a timber and clear polycarbonate twin wall roofing sheet pergola over the current BBQ area adjacent to the garden bar servery. Black PVC guttering and downpipe to front.
- The formation of covered picnic tables located along the line of the landscaped area on the northern boundary constructed from stained timber posts, felted tiled roof, timber seating and tables. These will be largely obscured from the highway by the existing landscaping and timber boundary fence.
- To remove the existing jumbrella and replace with a timber and clear polycarbonate twin wall roofing sheet pergola with black PVC guttering and downpipes.
- To remove loose fence panel to bin store area and fit pair of LFB stained timber doors finished to match.
- General tidy up of all planted borders and raising crown of trees which will be subject to a separate application by specialist.

- To repair and refinish all timber boundary fencing to match and decorate in a uniform colour.

5.0 CONCLUSION

The proposed works do not include any proposals to the external fabric of the building.

There will be minimal impact on the scale of the building and its external areas as the proposed pergolas and covered picnic tables will be screened from the highway by the existing trees and landscaping.

The proposals are to secure the optimum viable use of a heritage asset in support of its long term conservation and to make a positive contribution to economic vitality and sustainable communities.