

Heritage, Design and Access Statement

For the replacement of the non-original sash windows

39 Mornington Terrace Camden NW1 7RS

Introduction

1. This design and access statement supports a planning and listed building application for consent to replace the existing sash windows of 39 Mornington Terrace, Camden, NW1 7RS.

39 Mornington Terrace (“The Property”)



(Figure 1. 39 Mornington Terrace, The Property.)

The Property is a single dwelling over ground and three upper floors (see Figure 1).

The Property is Grade II Listed in conjunction with the properties 26 – 52 Mornington Terrace consecutively, including the attached railings, since 14th May 1974. It occupies the 14th ascending position in the row.

The listing description reads:

“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.”

The Property’s Windows

The Property displays wooden sash windows, in keeping with the age and historic style of the Property; however, they are not original. The windows date back to the Summer of 1984, as evidenced by the photo taken at the time of their installation (Figure 2).

The windows and window frames of The Property are currently in disrepair. The windows display rot and decay of the wooden sash and frames (see Figures 3 & 4). The wood of the frames is also warped in several windows, preventing full closure. Unfortunately much of this damage is beyond repair at this point and will require complete replacement of the sashes and frames.



Figure 2. Photograph of window installation, taken in the Summer of 1984.



Figure 3. Photograph of rotten rear upper floor window.



Figure 4. Photograph of front upper floor window.

Environmental problem

The Property is imminently going to be significantly impacted by 17 years worth of construction disturbance relating to HS2. The Property is located within 15 metres of the Camden Cutting (hereinafter referred to as “the Cutting”), directly overlooking the construction site of the Euston portal and associated railway tracks (See Appendix 1). The Mornington Street overbridge satellite construction compound is 75 metres to the south and the Mornington Terrace Sidings Satellite compound proposed 40 metres to the west. Mornington Terrace the Street that the Property is on will be used by construction traffic during the construction HS2, as a defined Construction Traffic Route.

We would like to draw your attention to 4.3.11 and 4.3.12 within the Supplementary Environmental Statement 2 of the HS2 Bill and AP3 Environmental Statement. Within 4.3.11 it is stated, “significant effects from construction vibration are expected in residential dwellings in Morning Terrace”. Within 4.3.12 in regards to Mornington Terrace it concludes “the effects on these dwellings are considered to be a change in the acoustic character of the area and hence to be perceived as an adverse effect on the quality of life. In combination these individual effects are considered significant”. Further more within AP3 ES Volume 5 Draft Code of construction practice CT-003-000 5.2.6 to 5.2.10, its confirms most of the construction activities taking place in the Camden Cutting will be allowed 24 hours a day, 7 days a week.

As such at the same time as The Property’s windows are in need of replacement, The Property requires improved acoustic insulation to maintain its current use as a

family dwelling. We would like make you aware that currently one of the occupiers of The Property is only 15 months old. These HS2 works will impact and blight the whole of her childhood by the construction works immediately in front of The Property. Another owner-occupier is a doctor who works at a hospital within the borough; who due to work patterns requires undisturbed sleeping time (whether day or night). Without improved sound insulation this Property will not be useable for the present owner-occupiers at peak construction periods of HS2.

Noise and thermal insulation cannot be provided by installing secondary glazing in this Property without the removal and destruction of original features such as wooden shutters and would not resolve the need to replace the non-original damaged sash windows. Figure 5 shows one of the interior original wooden shutters; please note the proximity of railway wall in the foreground through the window, below which the intense HS2 construction work will take place.



Figure 5. Photograph of ground floor front window with full length original wooden shutters.

Design Proposal

English Heritage guidance London Terrace Houses 1660-1860 recommends that “where new windows are required, careful consideration should be given to the reinstatement of original patterns of glazing bars where they are known.” This proposal will do exactly that; The aim is to replace the current wooden sash windows which are damaged whilst preserving The Property’s appearance. The

proposal will maintain The Property's utility as a family home, improve acoustic insulation and its thermal performance, thus significantly improving its energy efficiency and reducing the carbon footprint.

Appearance -

- The proposal is for replacement timber vertically sliding sash windows to accurately match the style, detail design, fenestration configuration and finish of the current windows maintaining The Property's appearance. For avoidance of doubt there will be the same number and size of glazing bars. Therefore the style and pattern of the windows will not change. (Please see Appendix 2 - Design Specification Plans).
- The principle of the replacement of windows will not result in the loss of any historic fabric and will maintain the original appearance of the Listed building and is therefore a welcome proposal.

Materials -

- The glass will be A Rated exceeding the latest building regulation requirements. The glass will be double glazed slimline units only 12mm thick which is specifically designed to be sympathetic to listed buildings.
- The entire window frame and bars will be made from sustainably sourced wood painted matt white, matching the current windows and those of neighboring properties.

Construction and installation -

- The windows will be individually hand-made and fitted by a company called London Box Sash who are a London-based traditional timber sash window firm who have experience in replacing windows in listed period properties.
- There will be no need for scaffolding for the proposed installation.

Conclusion

The proposal is to replace non-original single glazed sash windows that are in need of replacement due to rot and wear and tear.

The new windows will retain exactly the same character, elegance and design, in keeping with the age and historic style of The Property and its neighbors.

The reason why the proposal incorporates slimline double-glazing is that The Property is imminently going to be significantly impacted by disturbance relating to the construction of HS2 for 17 years. This proposal will help to mitigate the impact

of the severe construction noise, which will take place through the day and mainly night. Without the improved noise insulation provided by the double-glazing, the owner-occupiers of The Property will suffer significant noise disturbance and pollution for 17 years.

The proposal will significant reduce the heat loss from the Property therefore improving its energy efficiency.