



M A R T I N A R N O L D

Heritage, Design & Access Statement

13 Mornington Crescent, Kings Cross, London NW1 7RH

Listed building consent for brickwork repairs and the removal
and application of render

Client:

London and Quadrant Housing Trust
The Grange
100 High Street
London
N14 6BN

Date:

10 May 2016

Job No:

LQSE2015/RS

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1.0 INTRODUCTION AND DESCRIPTION

This heritage, design and access statement has been prepared in support of an application to carry out brickwork repairs in line with the removal and application of areas of render.

13 Mornington Crescent lies within the Camden Town Conservation Area and was 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 of three curved terraces grouped in a crescent. The property is believed to date from circa 1825.

13 Mornington Crescent consists of four storeys raised on a basement with 2no. Hip roofs. The building is constructed from brick with GRP (Glass Reinforced Mouldings) cornices on the front and flank elevations. The building boasts finely detailed cast-iron balconies and door cases with inset fluted columns. Although these characteristics remain in most part, the street has experienced an adverse change in appearance arising from various works carried out to the buildings in the past.

2.0 SCOPE OF WORKS

2.1 Initial works

The initial scope of works due to be carried out involved replacing isolated areas of defective render that was causing internal dampness. High level access was erected and various inspections on the flank and front elevation were carried out using a hammer and bolster to assess the degree of repairs required. Upon removing various sections of render, the brickwork was seen to be in a poor condition where further inspections were carried out. In photos 3, 4 and 6, it can be seen that the brickwork is in a poor condition and requires remedial works. This building has been subject to continuous moisture penetration through defective render in recent years. The stucco render has been removed to a safe and sound condition with no further works commencing since identifying the condition of the brickwork.

2.2 Description of proposed works

The table below outlines the necessary works:

Brickwork	<p>Rebuild 9no rows of brickwork to the external leaf on the parapet wall (flank/front elevation) due to the bricks being loose, broken and beyond repair.</p> <p>Where the brickwork is not damaged beyond 25mm from the surface, any pockets and irregularities should be daubed out in lime mortar (as per render mix below) in layers up to 15mm, which should be allowed to set before adding a further layer. The brickwork will be sprayed with water before applying the mortar to avoid over-rapid drying out and cracking. Once the surface is consistent to 10-15mm to the face, then the first 'scratch' coat of lime render can be applied (First coat mix: 1 part NHL 3.5 lime to 2 parts sharp sand). The first coat shall be 10mm thick.</p>
Render- Finish Coat	<p>Defective render should be cut out with a sharp chisel, undercutting slightly all of the edges except for the bottom edge. Loose or broken bricks uncovered by the stripping of the render should be prepared as above.</p>

	Once the above methods are completed and the first coat mix is sufficiently cured, apply a 'float' coat to the same mix (1 part NHL 3.5 lime to 2 parts sharp sand) followed by a finish coat in a mix of 1 part NHL 3.5 lime to 2.5 parts harp sand . The finish coat shall be 5-8mm.
Paint	It has been recommended to use a Keim Mineral based Paint. The following paints will be considered: <ul style="list-style-type: none"> - Keim Granital – Extremely long last - Keim Soldalit – Enhanced weathering characteristics - Keim Soldalit – ME – Retains surface cleanliness
Parapet	Following recommendation from a heritage specialist, it is intended to cap the parapet with coping stones.
Cornices	The GRP (Glass Reinforced Plastic) Mouldings have been removed and temporarily stored while the remedial works are carried out. The mouldings will be reinstated upon completion of the render works. A bell mouth drip feature will be added to prevent water ingress between the render and the moulding/lead joints.

2.3 Justification for proposed works

The proposed repairs are vital for the stability and sensitive reinstatement of the building, and its long term performance. If remedial work is not carried out, the problem could exacerbate, allowing further water penetration and resulting damage. Not only will this have a negative impact on the health of the residents, the issue will ultimately lead to further deterioration of an important listed building. The materials and techniques proposed are sympathetic to the original construction method, and their technical performance is identical to that of the original structure.

2.4 Impact of proposed works

The impact of works shall have no bearing on the external appearance on the property. The listing entry makes clear that the building forms part of a group; specifically “Numbers 13 to 24 Mornington Crescent”. Clearly it is the terrace grouping of buildings which gives the building its heritage significance, and any interventions must respect the appearance of Number 13 as part of the terrace, and should not detract from the overall form and appearance of the terrace as a whole.

3.0 DESIGN PHILOSOPHY

The proposed works are intended to stabilise the integrity of the building. Where affected material must be removed, it will be replaced on a like-for-like basis and in materials compatible with the historic fabric of the building. Where this is not possible to do so or otherwise recommended, the material will be consistent with the historic nature of the building.

It is hoped that it will be agreed that the proposed repairs will preserve the character of the listed building, and will not adversely affect the significance of the building or facades in the context of the significance of the Group of houses.

4.0 PHOTOGRAPHS



Photo 1 – Front Elevation

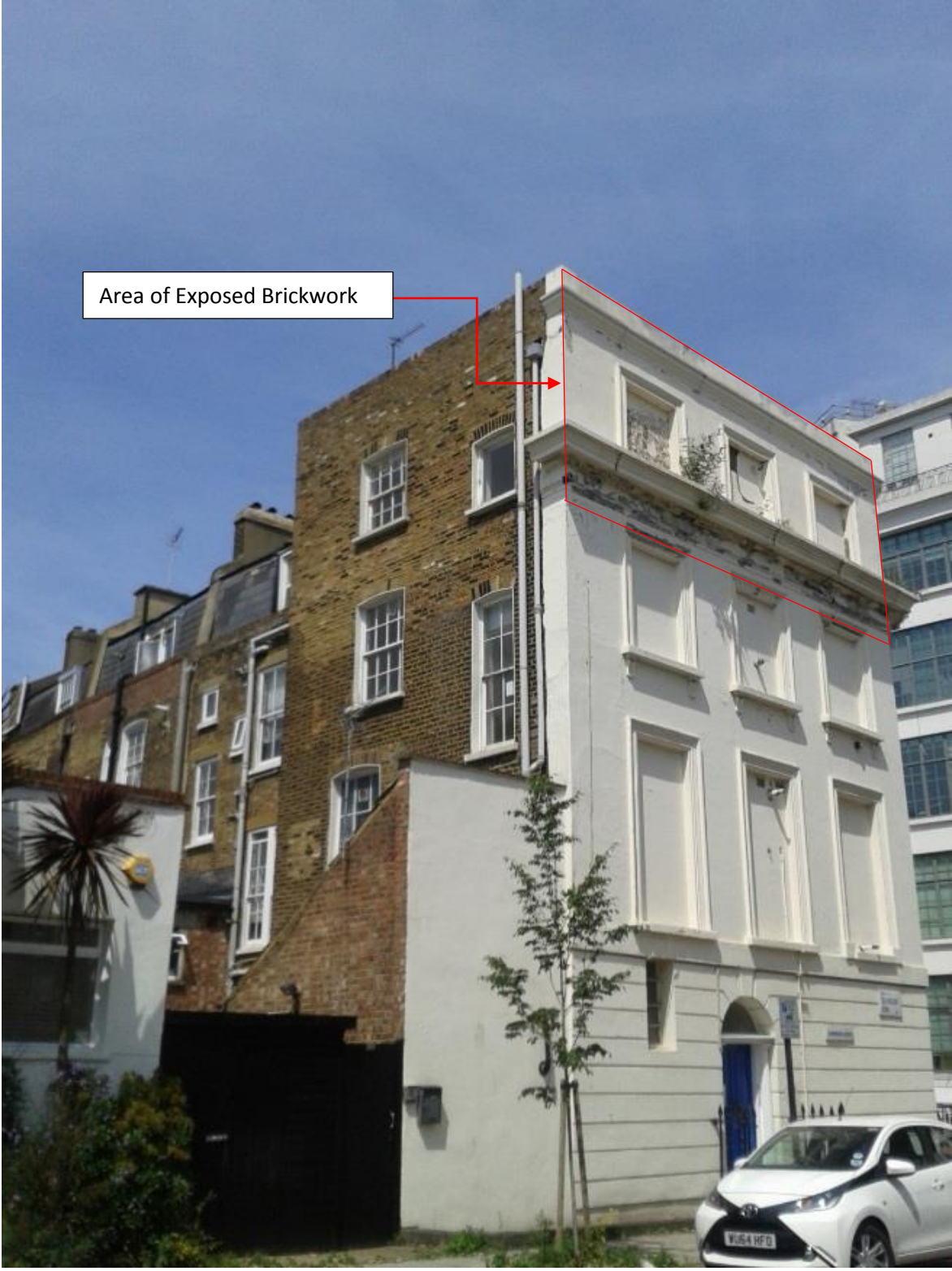


Photo 2 – Rear Elevation



Photo 3 – Brickwork on flank elevation in poor condition



Photo 4 – Defective Brickwork on Front/Flank Elevation



Photo 5 – GRP Mouldings to be reinstated.



Photo6 – Various cracks present in the existing brickwork.



Photo 7 – Various cracks present in the existing render.

End of Report		
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APPENDIX 1
English Heritage list entry description for numbers 13-24

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 13-24 AND ATTACHED RAILINGS

List entry Number: 1113139

Location

NUMBERS 13-24 AND ATTACHED RAILINGS, 13-24, MORNINGTON CRESCENT

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477540

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2983SW MORNINGTON CRESCENT 798-1/83/1152 (West side) 14/05/74 Nos.13-24 (Consecutive) and attached railings

GV II

Terrace of 12 houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors; others yellow stock brick with rusticated stucco ground floors. Stucco cornices. Symmetrical terrace with slightly projecting end bays (Nos 13 & 14 and 23 & 24). 4 storeys and basements. 2 windows each, No.13 with 3 blind window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. Nos 13, 16, 20 & 21 with pointed and margin glazing. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 19 & 23 patterned) and panelled doors. Nos 13 & 24, entrances on return. Recessed sashes; end houses architrave, others with gauged brick flat arches (some reddened). 1st floors with

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continuous cast-iron balconies. Main cornice at 3rd floor level (Nos 14 & 15 missing). Cornice and blocking course above 3rd floor (Nos 14 & 15, cornice missing). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: - 1952: 132).

Listing NGR: TQ2906383228

Selected Sources

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 132

National Grid Reference: TQ 29063 83228

Map

