Design Statement, Heritage Statement, & Statement of Justification

46 Mornington Terrace, London

Listed Building Consent Submission for Installation of Temporary Internal Secondary Glazing for Noise Attenuation as part of the HS2 Construction Works

May 2018

DOCUMENT REF: 2016-005-46MT-HS-01

Revision 2.0 – Issued for Listed Building Consent Submission

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Prepared by Costain Skanska Joint Venture on behalf of HS2 Limited

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Revisions:

2.0 Minor amendments to incorporate HS2 comments

Issue 2.0	10 May 2018 Issued for listed building consent application
Principal author	Graham Abrey MRICS BSc (Hons) PgDip (Bldg Cons) Chartered Building Surveyor and Historic Building Consultant Accredited in Building Conservation by the Royal Institution of Chartered Surveyors
Reviewed by	Gillian Reading, Practice Manager

Ingram Consultancy Limited
enquiries@ingram-consultancy.co.uk
www.ingram-consultancy.co.uk

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1 Introduction

Scope of this Document

1.1 This document focuses on the historic 'Palace front' terraced houses in Mornington Terrace, Camden, London and specifically on the ground floor flat at 46 Mornington Terrace where secondary glazing is to be installed.

1.2 This document does not consider the construction of the HS2 railway, which is authorised under the High Speed Rail (London – West Midlands) Act 2017 and any relevant Heritage Agreements.

1.3 This document only considers the following proposals which require listed building consent:

A. **Installation of temporary internal secondary glazing.** Installation of internal secondary glazing to eight windows for noise mitigation during construction of the HS2 railway at Euston.

1.4 This document fulfils the requirement of National Planning Policy Framework policy 128 which states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage asset assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'* and London Borough of Camden's listed building application requirements.

Works Affecting the 46 Mornington Terrace

1.5 46 Mornington Terrace stands within the Camden Town Conservation area and is a grade II listed building. Grade II buildings are of special interest and represent 91.7% of all listed buildings.

1.6 As a grade II listed building, 46 Mornington Terrace is valued for its special historic and architectural interest and is under the statutory protection of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act, any work to a listed building that involves demolition, alteration or extension in any manner that would affect the building's character would require listed building consent. In practice, almost all work to a listed building will require consent, but in all instances the local planning authority conservation officer should be consulted.

Context

1.7 The current application for listed building consent for HS2 works to 46 Mornington Terrace is submitted in the context of the following statutory provisions, public undertakings & assurances, and public Information Papers:

- High Speed Rail (London – West Midlands) Act 2017
- Phase 1: HS2 Register of Undertaking & Assurances
- Environmental minimum requirements for HS2 Phase One
- HS2 Phase 1 Information Paper – E23 Control of Construction Noise and Vibration

Publications

1.8 The following publications have been consulted during the preparation of this document:

- *'Camden Local Plan',* adopted 3 July 2017
- *'Camden Town Conservation Area Appraisal and Management Strategy', adopted 4 October 2007*
- *'National Planning Policy Framework', March 2012*
- *'Conservation, Principles, Polices and Guidance'.* Historic England. March 2015
- *'Informed Conservation: understanding historic buildings and their landscapes for conservation'.* English Heritage *now* Historic England. March 2003
- *'Managing Significance in Decision-Taking in the Historic Environment; Historic Environment Good Practice Advice in Planning: 2'.* Historic England. July 2015
- *'The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning: 3'.* Historic England. 2nd Edition December 2017
- *'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows'.* Historic England. April 2016

Listing Descriptions

26-52 MORNINGTON TERRACE AND ATTACHED RAILINGS

List Entry Number: 1113144

Grade: II

Date first listed: 14-May-1974

Details:

TQ2883NE MORNINGTON TERRACE 798-1/76/1157 (East side) 14/05/74 Nos.26-52 (Consecutive) and attached railings

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.

Listing NGR: TQ2881183531

53 AND 54, MORNINGTON TERRACE

List entry Number: 1113145

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Details:

TQ2883NE MORNINGTON TERRACE 798-1/76/1158 (East side) 14/05/74 Nos.53 AND 54 (Formerly Listed as: MORNINGTON TERRACE Nos.53-56 (Consecutive))

Pair of terraced houses. C19 mid-later. Yellow stock brick with stucco quoins and dressings. 3 storeys and basements. 1 window each plus 1 window recessed entrance bays. Projecting stucco porticoes; doorways with fanlights and panelled doors. Ground and 1st floor, tripartite sashes with lugged stucco surrounds. Round-arched 2nd floor sashes with lugged stucco surrounds under small gables in hipped, slated roof with projecting bracketed eaves. Large centrally positioned slab chimney-stack.

INTERIORS: not inspected.

Listing NGR: TQ 28794 83551

55 AND 56 MORNINGTON TERRACE AND ATTACHED RAILINGS

List entry Number: 1113146

Grade: II

Date first listed: 14-May-1974

Details:

TQ2883NE MORNINGTON TERRACE 798-1/76/1159 (East side) 14/05/74 Nos.55 AND 56 and attached railings (Formerly Listed as: MORNINGTON TERRACE Nos.53-56 (Consecutive))

Pair of terraced houses. C19 mid-later. Yellow stock brick with stucco quoins and dressings. Slate roofs with projecting bracketed eaves and tall brick chimney-stacks. Corner site with irregular facade. 4 storeys and basements. No.55, 1 window plus 1 window recessed entrance bay. No.56, large octagonal corner tower (alternate facades fenestrated), 3 windows (1 in projecting bay) and recessed 1 window entrance bay to Delancey Street. Projecting stucco porticoes; doorways with fanlights and panelled doors. No.55, stuccoed canted bay at ground floor; recessed sashes with lugged stucco surrounds, 2nd floor round-arched. No.56, segmental-headed sashes; corner facade of tower upper floors architraved, 1st floor round-arched. Projecting bay, square-headed, architraved sashes. Panelled stucco band at eaves level.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys finials to areas.

Listing NGR: TQ2879083556

EDINBURGH CASTLE PUBLIC HOUSE, 57 MORNINGTON TERRACE

List entry Number: 1113147

Grade: II

Date first listed: 14-May-1974

Details:

TQ2883NE MORNINGTON TERRACE 798-1/76/1160 (West side) 14/05/74 No.57 Edinburgh Castle Public House

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.

Listing NGR: TQ2875383537

58 MORNINGTON TERRACE AND ATTACHED WALL AND GATE PIERS

List entry Number: 1113148

Grade: II

Date first listed: 14-May-1974

Details

TQ2883NE MORNINGTON TERRACE 798-1/76/1161 (West side) 14/05/74 No.58 and attached wall and gate piers

Semi-detached house. Mid C19. Stucco. 2 storeys 2 windows. Slightly projecting entrance bay. Portico with pilasters supporting entablature the cornice of which carries across the house at 1st floor level. Fanlight and panelled door. Architraved sashes, ground floor tripartite with eared architrave; 1st floor with cornices, console bracketed above entrance. Cornice and enriched blocking course.

INTERIOR: not inspected. SUBSIDIARY FEATURES: attached stucco forecourt wall and gate piers. Forms a group with the Edinburgh Castle Public House (qv).

Listing NGR: TQ2876783534

2 Mornington Terrace History & Design

The Development of Mornington Terrace

2.1 Mornington Terrace was originally created as Mornington Road and was built most likely as a speculative development either by Lord Southampton or by a developer who leased the land from Lord Southampton[1]. Mornington Road was renamed Mornington Terrace in 1937[2].

2.2 The construction date for Mornington Road is unclear but can be narrowed down to 1834 to 1843. The 1834 Topographical Survey Map of St Marylebone by B R Davies shows the land as a series of fields with a road aligned approximately north to south, immediately next to the new London & Birmingham Railway line which was under construction, and continuing down from Park Street and connecting to Crescent Place. The map also shows a building at the top of the road on the right-hand side which is believed to be the Edinburgh Castle; **Figure A2** in the appendix**.** This road was probably created for the construction of the railway and was realigned slightly further to the east to the present Mornington Terrace position, probably to maximise the number of building plots for houses, placing the Edinburgh Terrace on the left-hand side of this road.

2.3 Chronologically the next known extant maps were produced in 1843. Two maps were produced by James Wyld, one for the Post Office which shows the new un-named roads (**Figure A4** in appendix) and a second map which shows five new roads with buildings aligned on parts of these roads illustrating construction of houses is incomplete; Mornington Terrace is named 'Stanhope Street North' **Figure A5** in appendix.

2.4 A third map by the Society for the Diffusion of Useful Knowledge dated 1843 also shows five new roads; 'Mornington Road' (now Mornington Terrace), 'West Stanhope Street' (now Delancey Street) 'Gloucester Street' (an extension of the existing York Street and now the northern end of Albert Street between Delancey Street and Parkway), Albert Street and Mornington Street. A row of buildings are shown on the east side of Mornington Street and smaller detached buildings are shown on the west side of the road together with a house attached to the Edinburgh Castle. **Figure A6** in appendix.

2.5 Mornington Road was laid out approximately north-south from West Stanhope Street (now Delancey street) to Stanhope Place[3] at the southern end and bisected by Crescent Place (now Mornington Place). The original length of Mornington Road is now comprised of Mornington Terrace to the north and Clarkson Row to the south.

2.6 Buildings in Mornington Road were originally composed on the eastern side of the road of two terraces of houses; Friedenstein Terrace (now 26 to 52 Mornington terrace) and Ehrenberg Terrace (now 3 to 14 Mornington Terrace). On the western side of road, the Edinburgh Castle was built first, followed by an attached house to the south (now 57 Mornington Terrace) and thirteen relatively large semi-detached villas on the western side of the road.

2.7 The villas were demolished in 1900-1905 to make way for widening of the rail cutting into Euston and construction of a new carriage shed (map London XXV 1841-1952) and only the Edinburgh Castle and 57 Mornington Terrace survives on the original alignment of the villas. Houses 20 to 25 Mornington Terrace (formerly Friedenstein Terrace) and 15 to 19 Mornington Terrace (formerly Ehrenberg Terrace) and buildings in Mornington Street were damaged beyond repair by World War II bombing and replaced with low rise blocks of flats.

2.8 Based on analysis of extant maps, the construction dates for buildings in Mornington Road are believed to be as follows:

*c.*1834	Edinburgh Castle, 58 Mornington Terrace. **Figure A2** in appendix
By 1843	The southern end of Friedenstein Terrace, Mornington Road is built (26-52 Mornington Terrace). Construction therefore occurs between 1834 and 1843
By 1843	3 Villas on the west side of Mornington Road are built. **Figure A6** in appendix
*c.*1843	Remaining section of Friedenstein Terrace is built. **Figure A5** in appendix
*c.*1843	8 more villas on west side of Mornington Road are built
*c.*1843	57 Mornington Terrace is built (attached to the Edinburgh Castle)
*c.*1843	53-54 Mornington Terrace. This building appears to be built before completion of Friedenstein Terrace. **Figure A5** in appendix
Post 1843	55-56 Mornington Terrace – date uncertain but probably before 1850

2.9 Mornington Crescent, Mornington Road and Mornington Street were named out of compliment to the Richard Colley Wellesley, Earl of Mornington, Governor General of India, the brother of the Duke of Wellington, and afterwards better known as the Marquis of Wellesley[4].

2.10 The naming of Friedenstein Terrace is unclear and may refer to the builder, or principal investor for the development or may be a mark of respect to Prince Albert of the Saxe Coburg and Gotha, and his ancestral home Friedenstein Castle (*Schloss Friedenstein*) and home to the Dukes of Saxe-Gotha and Coburg.

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[1] Charles Fitzroy, 3rd Baron Southampton, 1804-1872
[2] *'Streets of Camden'.* Camden History Society. P78
[3] Now the south-eastern end of Clarkson Row

[4] *Survey of London, Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), pp. 132-133. *British History Online* http://www.british-history.ac.uk/survey-london/vol24/pt4/pp132-133.

Figure 1. Ehrenberg Terrace, *c.*1904. The image shows 9 to 19 Mornington Road, now 9 to 14 Mornington Terrace. Numbers 5 to 19 were damaged beyond repair in 1941 during World War II bombing and were demolished. Copyright Camden Archive Centre, London Borough of Camden

Figures 2 and **3**. 1 Mornington Road (now Mornington Terrace) on the corner of Crescent Place in 1904 and now in 2018. The Ordnance Survey map of 1870 indicates the building is a Public House. Copyright Camden Archive Centre, London Borough of Camden

Design & Construction

26-52 Mornington Terrace

2.11 Friedenstein Terrace (now 26 to 52 Mornington Terrace) was original constructed as a row of 33 houses comprising two end blocks and a central block of five storeys of brick and stucco projecting slightly forward of the main façade alignment, composed of four storeys of brick and stucco and an attic storey with dormer windows in a slate mansard roof. This format of 'row houses' with visually distinct blocks was developed and adapted by eighteenth and nineteenth century architects to create a uniform and symmetric façade which visually appeared to be a single building. This design form was inspired by the long neo-classical facades of Europe's royal palaces. The building format was used on the principal façade and return elevations that were publically seen and is described as a 'Palace-front' façade. In contrast, the rear elevation is a collection of almost identical units which are not brought together as a single homogeneous element.

2.12 The principal façade is composed of the following: five storey end blocks of six window bays or three houses linked to the central block by eighteenth bays (nine houses); the central block is fourteen bays wide comprising seven houses. Many of the houses have been divided into flats. The architect and builder of Friedenstein Terrace is unknown.

2.13 This approach was first used for rows of houses in 1729 by John Wood of Bath[5] by stressing the central and end block within the façade to give the impression of a single palatial building.

2.14 Palace-front design was inspired by the work of Andrea Palladio (1508-80) who created long facades with distinct units, often with separate roof planes and individual architectural details, set within the façade projecting from, or recessed behind the main wall line. This approach to designing visually distinct blocks linked by a recessed façade is called 'concatenation' and was developed and refined in the United Kingdom in the eighteenth and nineteenth centuries by architects such as John Webb, William Kent, William Chambers and John Nash in large houses and administrative buildings creating the English neo-classical style of 'Palladianism'.

2.15 The southern end of the terrace comprising six houses with the end block was damaged beyond repair by World War II bombing and demolished and replaced with the extant block of low rise flats.

Figure 4. Mornington Terrace in 1964. Copyright Camden Archive Centre, London Borough of Camden

2.16 The principal façade is built in yellow London Stock brickwork laid in Flemish bond and enriched with rusticated Roman cement stucco at ground level, plain render at basement level, a continuous balcony with cast iron railings, window architraves and pediments at first floor level and window architraves and cill at second floor level capped by a stucco entablature and cornice. Inspection along the terrace and evidence surviving at 32 Mornington Terraces indicates the front elevation brickwork was probably originally 'tuck pointed'. The brickwork at number 32 is pointed in a coloured mortar which is finished flush with the brick, grooved along the centre of the joints and finished with a thin white coloured 'tape' of mortar (**Figure 5**). Tuck pointing was used during the late eighteenth and nineteenth centuries on brickwork elevations to create a refined, elegant façade with the appearance of precise brickwork, similar to 'cut and rubbed' gauged brickwork. Tuck pointing was fashionable in London at this time as was used by builders to convey quality, refinement, and fashion. Unfortunately, most of the terrace has been repointed using modern cement-sand mortars in crude weather struck and flush jointed styles.

2.17 The façade is divided vertically by Ionic pilasters rising from the first-floor balcony to the entablature at third floor level to create visual boundaries between each house. The end block and central block is capped by a pitched slate roof and the recessed facades are capped with a slate mansard roof. Party walls and chimneys extends above roof level between each house. It is likely the mansard roof was originally fitted with small window dormers with sash windows to provide habitable spaces or garrets for a small number of house servants.

Figure 5. Original coloured flush mortar joints with remnants of white 'Tuck pointing' at 32 Mornington Terrace

53 and 54 Mornington Terrace

2.18 Numbers 53 and 54 are a relatively small pair of semi-detached houses in a simple late Georgian neo-classical Italianate style, built *c.*1843 in the early years of the reign of Queen Victoria. The building is four storeys including a basement of relatively low storey heights. The building is constructed of good quality yellow London Stock brickwork laid in Flemish bond with painted stucco quoins, window architraves and entablature with simple bracketed eaves and pitched slate roof. The ground and first floor windows are tripartite sash windows and the third floor is composed of a round headed sash window. There is a large chimney separating the two

[5] *'Illustrated Dictionary of Architecture 800-1914',* J Lever & J Harris. Faber & Faber 1993

houses running almost the complete depth of the house. The entrance to each house are forward facing but set back from the main façade in a small two storey unit with flat roof.

2.19 The building style is completely different to all other buildings in Mornington Terrace; the style, size and historical development of local maps indicates this building plot was sold or leased separately to either a small developer or property owner wishing to build a pair of houses for his family.

2.20 The building is a nice example of a simple late Georgian design; unfortunately, the building has been repointed in a modern cement-sand mortar using a weather struck joint which diminish the building's visual qualities.

55 and 56 Mornington Terrace

2.21 55 and 56 is a large semi-detached pair of houses in a unique style and design that maximised the original footprint of its site.

2.22 The building is five storeys including basement. The storey heights are higher than its neighbour, numbers 53-54 Mornington Terrace, which it unfortunately dominates. The building is constructed of good quality yellow London Stock brickwork laid in Flemish Bond. The full height canted bay is built in English Bond.

2.23 The quoins, window architraves, elements of the ground floor canted bay, and entablature are formed in painted stucco. The eaves are visually supported by pairs of large scrolled brackets. The entrance to number 55 is set back from the main façade and entered from Mornington Terrace. Number 56 is entered through a small single storey porch on the rear elevation set back from the main façade on Delancey Street.

The Edinburgh Castle, 57 Mornington Terrace

2.24 The Edinburgh Castle was the first building constructed on the corner of what was to become Mornington Terrace. When built, maps only indicate the start of the road, indicating the development of Mornington Terrace was planned but possibly not yet sold to developers. The Edinburgh Castle building is shown on the St Marylebone Borough map created at the time when the London & Birmingham Railway was being constructed in 1834 (**Figure A2** in appendix). The map shows the pub located on the corner of what was to be Mornington Road and a temporary road aligned directly next to the railway. Although only circumstantial, this does appear to support views that the pub was built for the railway workers.

2.25 The building is a very fine example of a late Georgian public house which probably provided boarding rooms for visitors and senior employees of the railway. The building is three storeys but probably also includes a basement in addition. The east facing façade onto Mornington Terrace includes a well-proportioned and designed 'public house shop front'. Probably constructed in London Stock brickwork the facades are finished in stucco with simple window architraves and pediments at first floor level and entablature, cornice and parapet. The building is a historically and architecturally significant element within the local landscape.

58 Mornington Terrace

2.26 Number 58 is a small three storey house including basement which is attached to south wall of the Edinburgh Castle. Review of the chronological development of local maps (see appendix) indicates this building had been built by 1843 just before completion of the final three Villas along the western side of Mornington Road.

2.27 The building is of the same design at the Edinburgh Castle but smaller in scale and height with decorated stucco elevations. The size and design create a simple yet elegant building.

Social History

2.28 12 Mornington Road was occupied by H G Wells and his lover Catherin Robins between 1894-98 and was where he wrote *The Time Traveller*, *The Wonderful Visit* and *The Island of Doctor Moreau*.

2.29 Mrs E Christian of 52 Friedenstein Terrace, Mornington Road was an exhibitor at the 1846 Royal Academy Exhibition.

2.30 J P Gibbons of 11 Friedenstein Terrace, Mornington Road is recorded in the 1846 'First Report' list of donations and subscriptions for the Associate Institution for Improving and Enforcing the Laws for the Protection of Women.

2.31 The death in 1846 of Mrs Hitchcock age 63 of Friedenstein Terrace, Mornington Road is recorded in the obituary of Gentleman's Gazette, by Sylvanus Urban, Volume XXVI, 1846.

2.32 Chemist, Sir William Crookes (1832-1919) lived at 20 Mornington Road between 1858 and 1881 and owned the house from 1861 until his death in 1919. In 1862 the rates for the property are recorded at £56 per annum, the highest in Mornington Road, which at the time was a professional middle-class neighbourhood[6].

2.33 Dr Valentine Flood is recorded as living in Ehrenberg Terrace, Mornington Road in 1840

2.34 The Glover family are recorded as owning two houses in Stanhope St., later 3 and 5 Ehrenberg Terrace, later 9 and 11 Mornington Road, Regents Park. This provides some evidence that Mornington Terrace was initially named Stanhope Street North as shown on James Wyld's map of 1834 **Figure A5** in the appendix.

2.35 A petitioner, Henry Thomas Fluck records a debt of a law student residing at 7 Ehrenberg Terrace, Mornington Crescent, Hampstead Road in the London Gazette dated Friday January 24, 1851.

2.36 The death of Edward Percy Sinnett, Esq of 9 Ehrenburg Terrace, Regent's Park is recorded in the Economist on 18 May 1844.

2.37 On 10 July 1844 The London Times announced: *'On the 8th last, at the Catholic Chapel, Somer-town, by the Rev. Dr. Piquot, of Spanish Place, John Corvan,Esq, of Ehrenburg-terrace, Camden–town, to Mary, widow of the late Lawrence Roach, Esq, of Oxford Street'.* John Covan was a coal merchant.

[6] *'Invisible resource: William Crookes and is circle of support 1871-81',* Hannah Gray. British Society for the History of Science. 1996

2.38 John Indermaur of 21 Friedenstein Terrace, Mornington Road is recorded as being admitted as an Attorney in the Michaelmas term of 1847 in Legal Observer Digest, May to October 1847.

Timeline

2.39 A brief chronology is included of the development of Mornington Terrace and the railway which has played a significant part in the creation and change of the local area. Significant local and national social history is included for context.

1811	King George III declared insane and parliament approved the 'Care of King During his Illness, etc. Act 1811'. On 5 February 1811, George IV, Prince of Wales was appointed HRH The Prince Regent
1820	29 January 1820 King George III died and his son, HRH Prince Regent, George Augustus Frederick Hanover anointed **King George IV**
1830	26 June 1830 King George IV dies and his brother, William Henry Hanover becomes **King William IV** until his death on 20 June 1837
1834-37	Construction of the London & Birmingham Railway from Camden Town to Euston and rail cutting is created
*c.*1834	Edinburgh Castle, 58 Mornington Terrace is built. **Figure A2** in appendix
1837	20 June 1837 King William IV dies and Alexandrina Victoria Hanover daughter of Prince Edward, Duke of Kent and Strathearn, the fourth son of King George III, becomes **Queen Victoria**
1837	The Euston to Boxmoor section of railway opened on 20 July 1837, and the 32 mile (52 km) line from Euston to Tring (and another section south from Birmingham) was opened in October 1837.
1838	The railway through line from London to Birmingham opened for public service on 17 September 1838.
1840	10 February 1840 Queen Victoria and Prince Albert of Saxe-Coburg and Gotha (Francis Albert Augustus Charles Emmanuel) are married.
By 1843	The southern end of Friedenstein Terrace, Mornington Road is built (26-52 Mornington Terrace). Construction therefore occurs between 1834 and 1843
By 1843	3 Villas on the west side of Mornington Road are built. **Figure A6** in appendix
*c.*1843	Remaining section of Friedenstein Terrace is built
*c.*1843	Eight more villas on west side of Mornington Road are built
*c.*1843	57 Mornington Terrace is built (attached to the Edinburgh Castle)
*c.*1843	53-54 Mornington Terrace is built
Post 1843	55-56 Mornington Terrace is built – date uncertain but probably before 1850
1846	London & Birmingham Railway amalgamated with other rail companies to become London & North Western Railway (LNWR)
1858-1881	Chemist, Sir William Crookes lived at 20 Mornington Terrace
1894-98	H G Wells lived at 12 Mornington Road
1900-05	26 semi-detached houses on the western side of Mornington Road (now Mornington Terrace) were demolished to make way for the widening of the rail cutting into Euston and construction of a new carriage shed
1940-41	A high explosive bomb is dropped on Mornington Terrace during night time bombing in World War II. The bombing census records the event at some time between 7 October 1940 and 6 June 1941

References

- *'Streets of Camden Town'.* Camden History Society 2003
- *'Survey of London, Volume 24'*. London County Council. 1949. ULAN Press reprint.
- *'Camden Town Conservation Area Appraisal and Management Strategy', adopted 4 October 2007*

Figure 6. 12 Mornington Terrace *c.*1904.

3 Statement of Significance: 46 Mornington Terrace

Purpose of the Statement of Significance

3.1 In conservation, 'significance' encompasses a broad range of considerations about what may constitute the special value or 'interest' of a building or place; these are referred to as the 'heritage asset'. Commonly, a mix of factors may contribute to this special value, such as a building's architectural quality and association with important people or cultural events. Sometimes, these factors may not be immediately apparent, such as the use of pioneering construction technology, fine craftsmanship, or the special social or economic role a building or place has within a community.

3.2 A statement of significance provides a concise account of the reasons why heritage assets are valued and why they should be protected and preserved. The statement can provide a more thorough appraisal than a listing description alone. They can help clarify which items or elements have little or no value, or which actively detract from significance, to allow for exploration of opportunities for enhancement or change.

3.3 Within this document, significance is determined as follows in accordance with heritage values identified by Historic England in *Conservation Principles* (2008):

- **Evidential value**: the potential of a place to yield evidence about the past
- **Historic value**: the ways in which past people, events and aspects of life can be connected through a place to the present – usually illustrative or associative
- **Aesthetic value**: the ways in which people draw sensory and intellectual stimulation from a place
- **Communal value**: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

3.4 The following is a guide to comparative levels of significance:

- **Exceptionally significant**: Nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value
- **Highly significant**: important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value.
- **Significant**: formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale, but includes extant alterations which have altered or diminished the special interest; some positive group value
- **Low significance**: little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has low value and significance to the heritage asset.
- **Not significant**: of no heritage interest
- **Detrimental**: features or areas that detract from a building's special significance

Figure 7: The front elevation of 46 Mornington Terrace

Architectural and Historic Significance

3.5 46 Mornington Terrace is part of the row of houses originally named Friedenstein Terrace. It is a good example of speculative development of middle class housing during the mid-nineteenth century when there was significant housing demand for a growing population and general migration towards towns and cities. Mornington Road was created on farm land on the edge of the small village of Camden immediately to the north of London. Camden was rapidly transforming from a small randomly set out historic village to a new late Georgian and Victoria town.

3.6 The house survives in its complete form as a single house. It has been carefully restored from former bedsits by the current residents and owners and retains most of the original finishes and fittings. The owners have carefully conserved and presented this house and it is a fine example of good quality row housing for the middle and professional classes of the period.

3.7 46 Mornington Terrace has **SIGNIFICANT** architectural, historic and aesthetic value as part of the terrace, originally designed as a single, architecturally uniform, row of houses.

3.8 The ground floor flat retains original plaster ceilings with original joinery including windows, shutters, chair rails and picture rails. The interior has **SIGNIFICANT** architectural and historical value.

3.9 The landscape and setting of Mornington Terrace have been substantially altered with the demolition of the semi-detached villas along the western side of Mornington Terrace with the widening of the rail cutting in 1900-1905. Demolition of eight houses (20-25 Mornington Terrace) at the southern end of the terrace following World War II bombing has also influenced the visual setting of 26-52 Mornington Terrace. Despite these considerable changes, Mornington Terrace still retains important architectural and communal values in its setting. The terrace is a strong visual element within the Camden Town with a long terrace of good quality early Victoria houses set within a relatively quiet residential road which is enhanced by tree planting and the surrounding roads of late Georgian and early Victorian houses.

3.10 Key elements which contribute to the setting of Mornington Terrace are; the architectural uniformity of the terraced building, the strong visual boundary between street and houses defined by railings to a significant number of properties; an early, probably original, York stone pavement in front of the terrace with a significant number of surviving coal chutes to coal cellars beneath the footpath. Also, the slightly elevated ground floor entrance and the use of 'Palace-front' design and the presence of original sash windows with some later historic significant alterations to the glazing format in some buildings, which provides valuable evidential value for changes in window design as a result of fashion and technological development. The setting of 46 Mornington Terrace and the terrace as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.

3.11 Mornington Terrace is recognised as a KEY VIEW in the London Borough of Camden, Camden Town Conservation Area.

Communal Significance

3.12 Mornington Terrace is valued because of the quality of the buildings and the immediate landscape and setting, and the contribution to the wider late Georgian and Early Victorian townscape of Camden which comprises Delancey Street, Albert Street, Mornington Place and Mornington Crescent with terraced houses in relatively quiet largely residential roads. These values contribute to the **SIGNIFICANT** communal value.

Schedule of Significant Elements: 46 Mornington Terrace

3.13 The following schedules provide guidance on the heritage significance of the grade II listed 46 Mornington Terrace as a whole element and its setting and specifically, the ground floor flat. This forms the basis for the assessment of impact that follows in section 4 *'Design Statement and Statement of Justification*. The schedule assesses those elements of the listed building that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.

3.14 Since the scope and extent of the proposed work is limited, the schedule of significance has also been limited to building elements, which directly or indirectly might be considered to be impacted by the proposals.

3.15 The following broad grading of significance is used:

Exceptionally significant: Nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value

Highly significant: important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value.

Significant: formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale, but includes extant alterations which have altered or diminished the special interest; some positive group value

Low significance: little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has low value and significance to the heritage asset.

Not significant: of no heritage interest

Detrimental: features or areas that detract from a building's special significance

Item No.	Element	Location	Date	Heritage Values	Significance	Description and Assessment of Significance
1	The setting of the heritage asset	Mornington Terrace	*c.*1843	Evidential, Historic, Aesthetic & Communal value	**Significant**	The setting of 46 Mornington Terrace has a shared or group value with the houses in the terrace including 53-54, 55-56, The Edinburgh Castle and 58 Mornington Terrace. The setting comprises views along Mornington Terrace, the view and appearance of the buildings within the townscape, and views across the rail cutting towards Park Village East. The setting is also concerned with the emotions and emotional experience of being in Mornington Terrace and experiencing Mornington Terrace as part of Camden's Georgian and Victorian townscape. External alterations to the building and landscape, unless very carefully executed could have a significant detrimental impact on the emotional experience of visitors, property owners and the local community. In general, changes to the setting should be of a character and style that maintain or enhance the visual and emotional experience of being in Mornington Terrace. Examples of alterations and repair which would enhance the setting include: reinstating railings along the boundary between the houses and roadway footpath; reinstating sections of missing cornice and stucco details on the terraced building, painting the external stucco details, windows and railings in a uniform colour to strengthen the architectural uniformity of the 'Palace-front' façade. Installation of external secondary glazing, even on a temporary basis for approximately 10 years would diminish the architectural uniformity and provide a stark contrast to historic fenestration and glazing. Secondary glazing would give the impression of modern windows being installed and would harm the emotional experience for residents, the local community, and visitors. Mornington Terrace is described as a 'Key View' in the Camden Town Conservation Area
2	Building façade	Front elevations	*c.*1843	Evidential, Historic & Aesthetic values	**Significant**	**Front Elevation** The front and north return elevation are fine examples of row houses built with architectural uniformity using visually defined, slightly larger central and end blocks within the row to give the impression of a single building. The terrace was constructed to a good standard using uniform shaped and coloured yellow London Stock bricks and Tuck pointed joints with stucco rustication at ground floor, a continuous balcony at first floor and door and window architraves and pediments. Lack of appropriate maintenance to a limited number of properties has resulted in the loss of the stucco cornice and loss of isolated stucco details. Repointing to all but one house in modern cement-sand mortars has harmed the special architectural interest. Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.
3	External windows and doors	Front elevation	*c.*1843	Evidential, Historic & Aesthetic values	**Significant**	**Third Floor Attic Bedrooms** The sash box and window dormer are original and in good condition. They are simple and functional in design and typical of low status attic rooms of this period. The upper and lower sashes, staff bead, parting bead and window catch have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing. **Second Floor Studio** The sash boxes and window architraves are original and in good condition. They are simple and functional in design and typical of this period. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing. **First Floor Sitting Room** The sash box and shutters are original and in good condition. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing. The windows are very nice examples of good quality sash windows to the principle room of late Georgian/early Victorian row houses of this size, style and status. The window sashes would benefit from redecoration.

Item No.	Element	Location	Date	Heritage Values	Significance	Description and Assessment of Significance
						Ground Floor Dining Room The sash box and shutters are original and in good condition. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing. The windows are very nice examples of good quality sash windows of late Georgian/early Victorian row houses of this size, style and status. The window sashes would benefit from redecoration. **Basement Flat (kitchen/dining/sitting room)** The sash box, architrave and sashes are original and generally in good condition. They are a simple design and smaller in size and scale than windows at other levels in the front elevation.
4	Internal wall surfaces	Internal elevations	*c.*1843	Evidential value	**Significant**	The ground floor dining, first floor sitting room, second floor studio and third floor attic bedroom walls appear to retain their original lime plaster albeit with wallpaper finishes. The walls in the basement flat appear to have been replastered with modern plaster materials. Original ceilings, cornices and skirtings survive in the dining room and sitting room and joinery skirtings and doors survive in all rooms. The house survives in its complete form as a single house. It has been carefully restored from former bedsits by the current residents and owners and retains most of the original finishes and fittings. The owners have carefully conserved and presented this house and it is a fine example of good quality row housing for the middle and professional classes of the period.
5	Room interiors (space, proportions, size and scale)	Internal rooms	*c.*1843	Evidential, Historic & Aesthetic values	**Significant** to **Low Significance**	All relevant rooms at ground to third floor level survive in their original forms and are used as originally intended (possibly not the studio but this is used in an entirely appropriate way). They retain almost all of their original details and create a genuine sense of scale, purpose and refinement albeit they are decorated in a more contemporary and simpler style. The sense of space, scale and function of these rooms is an important part of this property and contributes to the understanding of row houses of this period. Changes to the rooms should wherever possible maintain these qualities. Changes on a temporary basis could be justified provided they were easily reversible with low to very low physical impact. The house has significant evidential, historic and aesthetic value. The basement flat has low significant because of altered surface finishes and conversion to a one bedroom flat with combined kitchen, dining and sitting room. The flat could be easily altered to enhance the significance it if was desirable to do so.

4 Design Statement & Statement of Justification

4.1 The following section is a description of the proposed works with analysis of the impact of the proposals on the significance of the heritage asset (Impact Assessment) and justification for why the proposals should be granted listed building consent

Noise Mitigation during Construction of HS2

4.2 In constructing the scheme, HS2 will take all reasonable steps to ensure that noise does not cause an adverse effect. However, there may be instances where construction noise may cause a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Where this occurs, noise insulation (or temporary re-housing) will be offered with the aim that noise from the construction of the Scheme does not give rise to significant adverse effects on health and quality of life. The threshold noise levels above which noise insulation would be offered to dwellings and other buildings lawfully used for residential purposes are defined within the HS2 Information Paper 'E23: Control of Construction Noise and Vibration'. This a publicly accessible document available at https://www.gov.uk/government/publications/hs2-information-papers-environment

4.3 Initially eligibility for the scheme depends on the predicted noise level following the assessment undertaken as part of the environmental assessment. If those noise predictions indicated that a property is eligible, the offer of noise insulation or grant for noise insulation is being made and, if accepted and all necessary approvals obtained, the insulation will be installed before the start of works predicted to exceed the noise insulation criteria.

Installation of Temporary Internal Secondary Glazing

4.4 Refer to design drawings:

Existing Arrangements	Proposed Details
• WPI P002-NI-46MT-EX-BS-J-01 • WPI P002-NI-46MT-EX-GF-J-01 • WPI P002-NI-46MT-EX-FF-J-01 • WPI P002-NI-46MT-EX-SF-J-01 • WPI P002-NI-46MT-EX-TF-J-01	• WPI P002-NI-46MT-PR-BS-J-01 • WPI P002-NI-46MT-PR-BS-J-02 • WPI P002-NI-46MT-PR-BS-J-03 • WPI P002-NI-46MT-PR-BS-J-04 • WPI P002-NI-46MT-PR-GF-J-01 • WPI P002-NI-46MT-PR-GF-J-02 • WPI P002-NI-46MT-PR-GF-J-03 • WPI P002-NI-46MT-PR-GF-J-04 • WPI P002-NI-46MT-PR-FF-J-01 • WPI P002-NI-46MT-PR-FF-J-02 • WPI P002-NI-46MT-PR-FF-J-03 • WPI P002-NI-46MT-PR-FF-J-04 • WPI P002-NI-46MT-PR-SF-J-01 • WPI P002-NI-46MT-PR-SF-J-02 • WPI P002-NI-46MT-PR-SF-J-03 • WPI P002-NI-46MT-PR-SF-J-04 • WPI P002-NI-46MT-PR-TF-J-01 • WPI P002-NI-46MT-PR-TF-J-02 • WPI P002-NI-46MT-PR-TF-J-03 • WPI P002-NI-46MT-PR-TF-J-04

Schedule of Proposed Works

4.5 Temporary internal secondary glazing will be installed at the following locations:

a) **Front elevation – One window at basement level in the kitchen**. The secondary glazing will be installed internally and fixed to a timber sub-frame which is screw fixed to the plaster window reveals. The existing window joinery is original, but the room has been replastered

b) **Front elevation – One window at ground floor level in the dining room.** The secondary glazing has been installed by the resident in consultation with London Borough of Camden. The secondary glazing is a slim profile 'lift out' solution which is screw fixed to the sash window staff bead. This allows the shutters to be closed. The existing secondary glazing does not include background ventilation.

c) **Front elevation – Two windows at first floor level in the sitting room.** The existing windows are very large and almost the full height of the room. Secondary glazing will be installed as floor standing units and fixed to a timber sub-frame that is screw fixed to the face of the window architrave. This allows continued use of the shutters by the resident. The shutters can be opened and closed by opening the secondary glazing to gain access to the window shutters. The sash windows and shutters are original and in good condition.

d) **Front elevation – Two windows at second floor level in the resident's art studio**. Secondary glazing will be installed internally and fixed to the existing timber window architrave. An extended cill board will be fitted directly above the existing cill to extend the cill and provide support to the secondary glazing.

e) **Front elevation – Two windows at third floor level in the attic bedrooms.** Secondary glazing will be installed internally and fixed to the plaster reveals and head. The secondary glazing unit will sit onto the existing timber cill.

Refer to following elevation for secondary glazing window locations

- 2016-005-46MT-EX-EL-01

Figure 8: A view of the front elevation of 46 Mornington Terrace. Windows where internal secondary glazing will be installed are annotated in **RED**. The rear elevation was not accessible to take an external photograph.

Design Proposal

Photographs illustrating the existing windows are included at the end of this section.

4.6 The proposed design for internal secondary glazing has been prepared by a specialist secondary glazing contractor in consultation with a historic buildings professional and HS2. The design is intended to meet the functional requirements of reducing noise within the residential home whist minimising the impact on the significance of the heritage asset and minimising inconvenience to the resident. The design proposal has been agreed with the resident. The secondary glazing design includes the following aspects:

4.7 **Temporary installation.** Listed building consent is sought for the temporary installation of noise reducing internal secondary glazing. Secondary glazing will be removed on completion of the HS2 construction works.

4.8 **Noise mitigation.** Secondary glazing is a temporary installation to mitigate increased noise levels created by construction of the HS2 railway.

4.9 **Window design and materials:** The secondary glazing windows will be manufactured from aluminium with a polyester powder coating or similar and be installed onto a new timber sub-frame which is fixed to the existing window cill, soffit and closed window shutter or plastered window reveal. The windows will be glazed with 8.8mm laminated glass for acoustic attenuation. The windows at basement, first, second and third floor level will be a vertical sliding sash configuration. The existing secondary glazing at ground floor level is a slim profile lift out unit; refer to design drawings.

4.10 **Minimising External Visual Impact:** Secondary glazing will be installed internally. The position of the secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally; in some instances, the secondary glazing frame sits behind the original glazing lines.

The secondary glazing must be set back internally from the original window position (by between 100 and 150mm) to achieve the desired acoustic performance and minimise noise levels from the HS2 works. When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be very low and is an accepted consequence of installing secondary glazing into historic buildings. This visual impact will be removed when the secondary glazing is removed at the completion of the HS2 construction works.

The slim line 'lift out' secondary glazing unit installed by the resident at ground floor level does not meet the desired acoustic performance of the HS2 E23 Information Paper because the unit is approximately 50mm from the lower sash glazing and 90mm from the upper sash glazing. The unit will and has already proved to offer significant noise reduction for the resident. The resident has expressed a preference to retain this secondary glazing solution because of the slim profile design.

4.11 **Fixing secondary glazing to the window architrave at first floor level:** In the first floor sitting room the secondary glazing will be floor standing and fixed to the existing window architrave. This solution allows the resident to continue using their window shutters. Although an unusual solution in heritage terms, the physical impact on the original window architrave is very low and almost negligible. The secondary glazing sub-frame will be screw fixed to the architrave using small wood screws (approximately 6mm diameter) to provide restraint. The

secondary glazing will be supported by the floor. This approach is broadly considered and accepted in Historic England guidance, section 4.3[7].

4.12 **Fixing secondary glazing to the plaster window reveals:** At basement and third floor levels the secondary glazing timber sub-frame will be screw fixed to the existing plain plaster reveals using fixing screws and plug fixings. The secondary glazing will then be screw fixed to the sub-frame.

4.13 **Fixing secondary glazing to the timber sash window staff bead:** At ground floor level the resident has already installed secondary glazing as part of a pilot scheme in consultation with London Borough of Camden. Secondary glazing is screw fixed to the staff bead at the reveals, cill and head using timber wood screws. Consent is sought as part of this submission to leave the secondary glazing in placed for the duration of the HS2 construction works. There is no background ventilation to this unit, however the resident wishes to retain the existing solution with no further ventilation provision. Background ventilation is provided by the rear facing kitchen window which adjoins the dining room.

4.14 **Fixing secondary glazing to the existing timber window architrave:** At second floor level a slim profile timber sub-frame will be screw fixed to the face of the existing timber window architrave to provide a flat surface. An extended cill board will be fixed to the sub-frame directly above the existing cill to support the secondary glazing. The secondary glazing will then be screw fixed to the sub-frame.

4.15 **Colour scheme.** The secondary glazing and new timber sub-frames will be finished in white on all visible faces.

4.16 **Background Ventilation**. Two 'slot ventilators' will be installed into the new timber sub-frames to provide background ventilation. Each slot ventilator will be acoustically baffled and will provide 5000mm2 of equivalent area[8]; therefore, a total of 10,000mm^2 of background ventilation will be provided with two slot ventilators. This exceeds the requirement of the Building Regulations 2010, Part F1 and the recommendations of Approved Document F 2013, Section 3 'Historic and Traditional Buildings' clause 3.11. to 3.16 and Section 7 'Work on existing buildings' clause 7.6.

4.17 For ease of reference, clause 3.11 to 3.16 and 7.6 of the Building Regulations requirement for background ventilation states:

Historic and Traditional Buildings

3.11 As mentioned in the above paragraph 3.3a, buildings included in the schedule of monuments maintained under section 1 of the Ancient Monuments and Archaeological Areas Act 1979 are exempt from compliance with the requirements of the Building Regulations. There are other classes of buildings where special consideration may apply in deciding what is adequate provision for ventilation:

a. Listed buildings

b. Building in conservation areas;

c. Buildings which are of architectural and historic interest and which are referred to as a material consideration in a local authority's development plan or local development framework;

d. Buildings which are of architectural and historic interest within national parks, areas of outstanding natural beauty, registered historic parks and gardens, registered battlefields, the curtilages of schedule ancient monuments, and world heritage sites; and

e. Buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture

3.12 When undertaking work on or in connection with a building that falls within one of the classes listed above, the aim should be to provide adequate ventilation as far as is reasonable and practically possible. The work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings.

3.13 The guidance given by English Heritage[9] and in BS 7913 Principles of the conservation of historic buildings should be taken into account in determining appropriate ventilation strategies for building work in historic buildings.

3.14 In general, new extensions to historic or traditional buildings should comply with the standards of ventilation as set out in this Approved Document. The only exception would be where there is a particular need to match the external appearance of character of the extension to that of the host building.

3.15 Particular issues relating to work in historic buildings that warrant sympathetic treatment and where advice from others could therefore be beneficial include:

a). restoring the historic character of a building that has been subject to previous inappropriate alteration, e.g. Replacement windows, doors and rooflights;

b). rebuilding a former historic building (e.g. following a fire of filling a gap site in a terrace);

c). making provision for the fabric of historic buildings to 'breathe' to control moisture and potential long-term decay problems.

3.16 In determining what is adequate ventilation in the circumstances, it is important that the ***BCB[10]*** takes into account the advice of the local authority's conservation officer. The views of the local conservation officer are particularly important where building work requires planning permission and/or listed building consent

7.6 In all cases where trickle ventilators (or an equivalent means of ventilation) are to be fitted, the new ***ventilation opening*** should not be smaller than originally provided, and it should be controllable. Where there was ***no ventilation opening***, or where the size of the original ***ventilation opening*** is not known, the following minimum sizes should be adopted.
Dwellings:

- ***habitable rooms*** – 5000mm^2 ***equivalent area***
- kitchen, ***utility room*** and bathroom (with or without WC) – 2500mm^2 ***equivalent area***

4.18 The original windows have some remedial draft excluders installed, but they are not air tight. In accordance with established research and the Building Regulations, the existing windows do provide existing background ventilation into the room.

4.19 The original joinery windows remain operable whilst the secondary glazing is installed and can be opened when the resident wishes to do so. The slim lift 'lift out' secondary glazing in the

[7] *'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows'.* Historic England March 2012
[8] ***Equivalent area*** is defined in the Building Regulations 2010, Approved Document F 2013 as *'is a measure of aerodynamic performance of a ventilator. It is the area of a sharp-edged circular orifice which air would pass through at the same volume flow rate, under an identical applied pressure difference, as the opening under consideration'.* This means of measuring the area of a background ventilation opening is used by manufactures' in their product data.
[9] On 1 April 2015 'English Heritage' changed their name to 'Historic England'. The official name of Historic England is the Historic Buildings and Monuments Commission for England.
[10] Building Control Body

dining room can be lifted out of its frame to allow cleaning and maintenance of the sash window or to allow the window to be opened.

4.20 **Minimising heat distortion.** Two slot ventilators are proposed to create ventilation in the void between the original timber sash windows and the secondary glazing to minimise heat build-up between the two units. Both slot ventilators will vent to the room. This will minimise risk of distortion in the original joinery caused by excessive heat build-up.

4.21 **Removing the secondary glazing, making good and redecorating**. On completion of the HS2 construction works the secondary glazing will be removed from the property and recycled. Fixings will be carefully removed to prevent damage to existing building fabric and joinery.

1. Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.

2. Fixing holes in existing plaster window reveals will be filled with a good quality plaster filler and finished flush with the surrounding surface. The internal face of the existing window joinery and plaster reveals will then be redecorated to match the existing colour.

Justification

4.22 Installation of temporary internal secondary glazing is required to reduce the impact of the HS2 construction works on the health and quality of life of building residents. This is an undertaking by HS2 to the residents of eligible properties in accordance with the HS2 Phase One Information Paper E23: Control of Construction Noise and Vibration. This is derived from undertakings and assurances by HS2 to Parliament as part of the High Speed Two railway scheme. This approach conforms to and meets the requirements of National Planning Policy Framework (NPPF) policy 123.

4.23 The design meets the functional requirements of reducing noise within the residential home whist minimising the impact on the significance of the heritage asset and minimising inconvenience to the resident.

4.24 During the design feasibility stage whilst investigating the viability of secondary glazing for 46 Mornington Terrace, various design options have been considered. The proposed solution has the least impact or harm on the significance, whilst seeking to balance the needs and requirements of the resident.

Alternative Design Options

4.25 In arriving at the proposed solution for temporary internal secondary glazing, the following design options were considered and discounted for the reasons stated below: -

a) **Internal secondary glazing installed on the room side of the window shutter box and architrave at ground floor level.**

At ground floor level this would require a painted MDF cill to be installed in line with the existing staff bead at cill level. Because of the depth of the window, timber brackets would be required to support the cill from below; these would be installed to the side of the radiator. The secondary glazing would then be supported by the new cill and fixed to the face of the existing window architrave. Because of the swing of the shutters as they open and close, the secondary glazing would sit approximately 60mm in front of the window architrave. This space would be filled with a new timber sub-frame.

The resident was not keen on this design solution because the glazing projected into the room by approximately 140mm beyond the existing architrave. At ground floor level the resident opted to retain the existing 'lift out' secondary glazing.

Advantages (benefits):

i. No impact on the external appearance and setting of the heritage asset

ii. The shutters would remain operable

Disadvantages (harm):

iii. A radiator is located in the window recess of the ground floor room. A gap would be maintained between the radiator and the new MDF cill but radiator convection might be reduced; it is likely the convection efficiency would be reduced and comparable with timber radiator enclosures which are installed in the third floor bedrooms. HS2 are unable to relocate the radiator because this extends beyond their railway scope and because of the possible implications on the existing heating system.

iv. Loss of space within the room (approximately 140mm) and feeling of bulk to the windows.

Impact on significance:

- At ground level this solution results in a small increase in the number of fixings which causes a slight increase in physical harm, although the harm is still less than substantial and low.

- At first floor level this solution causes the least harm to the significance of the heritage asset but has been rejected during the design process in favour of the proposed solution because of the impact on the resident.

b) Internal secondary glazing fixed to the window shutters in the ground floor dining room. This solution was discussed with the resident but was rejected because the resident regularly uses the window shutters.

c) **External secondary glazing.** This alternative solution was considered for all windows at basement, ground, first and second floor levels. Secondary glazing would be installed externally within the window reveal depth set back approximately 25mm from the external corner and approximately 100mm from the existing sash window. Glazing would be secured by installing fixings into the stucco and masonry window reveals.

External secondary glazing could not be installed at third floor attic level because of the existing dormer window design unless significant alteration work was carried out.

Advantages (benefits):

i. The secondary glazing would not alter the internal appearance

ii. The glazing would not be attached to the original joinery at ground and first floor levels

iii. The glazing would not reduce the internal room size/floor plan at first floor level and would not impact on the use of this room.

Disadvantages (harm):

iv. Design requirements for external 'secondary glazing' mean the glazing has to be designed as a window, i.e., capable of sustaining window loads and be weather resistant. This means the window frame is: (1) larger in size than a comparable internal secondary glazing unit, (2) includes weather seals to create a weather tight unit and, (3) has larger fixings to support the frame weight and window load. In practice, this means proprietary polyester powder coated aluminium window systems are used (not secondary glazing systems), which include energy efficient double glazing. This adds further weight and increases the frame size.

v. External secondary glazing would be visually apparent on the outside of the building. The frame is mounted in the window reveal and reduces the window reveal depth and creates the appearance and perception of a modern replacement window. This has a significant impact on the setting.

vi. There would be a greater physical impact. Larger fixings are placed into the masonry reveals, head and cill to support the frame size and wind load (approximately 10 x 16-18mm diameter fixings with expanding anchors). Even with well executed repair, experience demonstrates that 'repair shadows' can be visually evident. This is caused by the build-up of historic paint layers on original stucco compared with thin paint layers on repairs and subtle changes in surface texture.

vii. Access scaffolding would be required to install the windows at ground (because of the basement), first and second floor levels. At first floor level the window installer would need to work above the existing balustrade level and it is not practically feasible to install the window and provide safe secure access using a harness system.

viii. External secondary glazing on listed buildings has no known planning precedent and has a higher impact on the special interest of the listed building in comparison to an internal solution.

ix. National and local planning guidance requires harm to be minimised. External secondary glazing increases harm whilst technically viable solutions are available internally and which cause less harm.

x. External secondary glazing doesn't conform to established technical guidance, specifically; Historic England, Georgian Group, and Victorian Society guidance.

xi. External secondary glazing does not comply with London Borough of Camden's *'Design – CPG1'* guidance.

xii. The original external window reveal depth would be lost with installation of the secondary glazing units. The units would visually appear much bulkier and would be similar in appearance to modern uPVC or powder coat aluminium windows.

Impact on significance:

i. External secondary glazing would have a significant adverse impact on the building's architectural, historic and aesthetic significance because it would create the appearance of modern uPVC or powder coated aluminium glazing and would reduce the visual depth of the façade by significantly reducing the window reveal depth. This has a recognised detrimental impact on the significance of heritage assets. Refer to *'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows'.* Historic England 2016, *'Traditional Windows'*. Historic England 2017, *'Design – CPG1'* London Borough of Camden and *'Regent's Park Conservation Area Appraisal and Management Strategy'*, London Borough of Camden, *et al*.

ii. External secondary glazing would have a significant adverse impact on the setting of the heritage asset. The setting would be adversely impacted because the visual qualities and visual authenticity would be reduced by the presence of modern windows in the front elevation (the principal façade). This would harm the visual and emotional experience of the heritage asset within the townscape for both local communities and visitors.

iii. Installing external secondary glazing in random locations along the buildings would diminish the external appearance of the terrace façade which is designed and intended to be architecturally consistent.

iv. The harm caused to the significance is not outweighed by the public benefit as set out in the National Planning Policy Framework (NPPF) and Historic England guidance:

'Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

Public benefits may include heritage benefits, such as:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

Paragraph: 020 Reference ID: 18a-020-20140306

Revision date: 06 03 2014' – Government Guidance on the NPPF

'All grades of harm, including total destruction, minor physical harm and harm through change to the setting, can be justified on the grounds of public benefits that outweigh that harm taking account of the 'great weight' to be given to conservation and provided the justification is clear and convincing (NPPF policies 133 and 134).

Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will enure for the wider community and not just for private individuals or corporations.

It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary' – Historic England English guidance on 'Justifying harm'

v. Construction of the HS2 railway is an established public benefit which provides justification for the installation of noise mitigation measures to allow continued residential use of the heritage asset (optimal viable use in accordance with NPPF para 134). However; NPPF paragraph 129 also requires proposals to avoid or minimise conflict (harm). Internal secondary glazing solutions create less harm than external solutions. Internal solutions cause less physical harm because smaller fixings are used, and they also avoid additional fixings associated with access scaffolds. Internal solutions also avoid harm to the setting of the heritage asset which is caused by external solutions.

vi. Local planning policy[11] *'expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings'*.

vii. In summary, external solutions could not be justified when there are viable internal solutions which generate less harm and ensure optimal viable use of the heritage asset.

Impact Assessment

4.26 The following section provides summary of the impact of the proposal on the significance of the heritage asset for the proposed works.

4.27 This section also provides a statement of the national and local planning policies which the proposal has complied with.

4.28 The following categories of impact (harm) are used:

- **HIGH** – Work that is expected to have a significant detrimental impact on the heritage fabric and the setting of the heritage asset, e.g. important historic or architectural features will be permanently removed and/or work will alter the character of primary architectural or historic elements and work to the building exterior which significantly alters the experience of the setting
- **MEDIUM** – Work that will have some impact on architectural or historic details e.g. surviving decorative details may be disturbed in areas that through previous alterations have already suffered partial loss, or new work will conceal original features and reduce legibility but is potentially reversible. Work may also cause harm to the setting of the heritage asset possibly in a smaller localised way
- **LOW** – Work in areas where, because of earlier alterations, there is little remaining fabric of historic or architectural significance or the work will be managed with minimal disruption to the existing building. Work may include small scale localised change that does not impact on the setting of the heritage asset
- **NEGLIGIBLE** – Work to the heritage asset that has very slight change to the significance and has no impact on the setting of the heritage asset.
- **NO CHANGE** – the proposals have no impact on the significance or setting of the heritage asset
- **ENHANCEMENT** – Work that is expected to result in significant overall enhancement to the heritage asset and/or setting of the heritage asset.

Impact of the Proposed Design

4.29 Installation of temporary internal secondary glazing has a **LOW** impact on the special interest and character of the grade II listed 46 Mornington Terrace. There is no impact on the setting of the heritage asset or Camden Town Conservation Area for the following reasons: -

1) The visual impact is significantly reduced to the point of almost being unnoticeable from outside the building.
2) Installation of temporary secondary glazing allows continued use of 46 Mornington Terrace whilst noise levels are likely to increase during construction of the HS2 railway. Installation of secondary glazing takes all reasonable steps to reduce noise levels and potential harm to the health and well-being of the resident.
3) The proposal is a temporary installation and is readily reversible with very low physical impact on historically significant building fabric.
4) The setting of the heritage asset is not altered by the proposal.
5) Installation of internal secondary glazing follows established practice and guidance contained in *'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows'.* Historic England 2016, *'Traditional Windows'*. Historic England 2017, *'Design – CPG1'* London Borough of Camden and *'Regent's Park Conservation Area Appraisal and Management Strategy'*, London Borough of Camden, *et al*.

4.30 The proposal is compliant with:

I. National Planning Policy Framework policies, 123, 128, 132, and 134

II. Camden Local Plan, adopted 2017, polices C1 '*Health and well being', D1 'Design' and D2 'Heritage'.*

[11] Paragraph 7.41, London Borough of Camden Local Plan adopted in July 2017

Ground Floor Dining Room Window

Figure 9: Internal view of the ground floor dining room window facing out to Mornington Terrace. A 'lift out' secondary glazing solution has been installed to this window by the residents in consultation with London Borough of Camden

Figure 10: Sash window with secondary glazing installed on the staff bead allowing the shutters to close

Figure 11: **De**tail of the secondary glazing illustrating the low profile and unobtrusive appearance

Figure 12: View looking at the window cill illustrating the close proximity of the radiator below. Note the alignment of the secondary glazing allowing the shutters to close.

First Floor Sitting Room Windows

Figure 13: Internal wall elevation in the sitting room looking out onto Mornington Terrace

Figure 14: Almost full height sash window with shutters opening out onto the continuous Mornington Terrace balcony

Figures 15 and 16: Detail of the replacement window sash and glazing bars illustrating the traditional 'lambs tongue' moulding and minimal paint covering. The first floor balcony is located immediately outside

Figure 17: The window cill and floor with window shutter in the left of the photograph. Secondary glazing will sit onto the floor to support the weight

Second Floor Resident's Art Studio

Figure 18: Internal wall elevation looking out onto Mornington Terrace

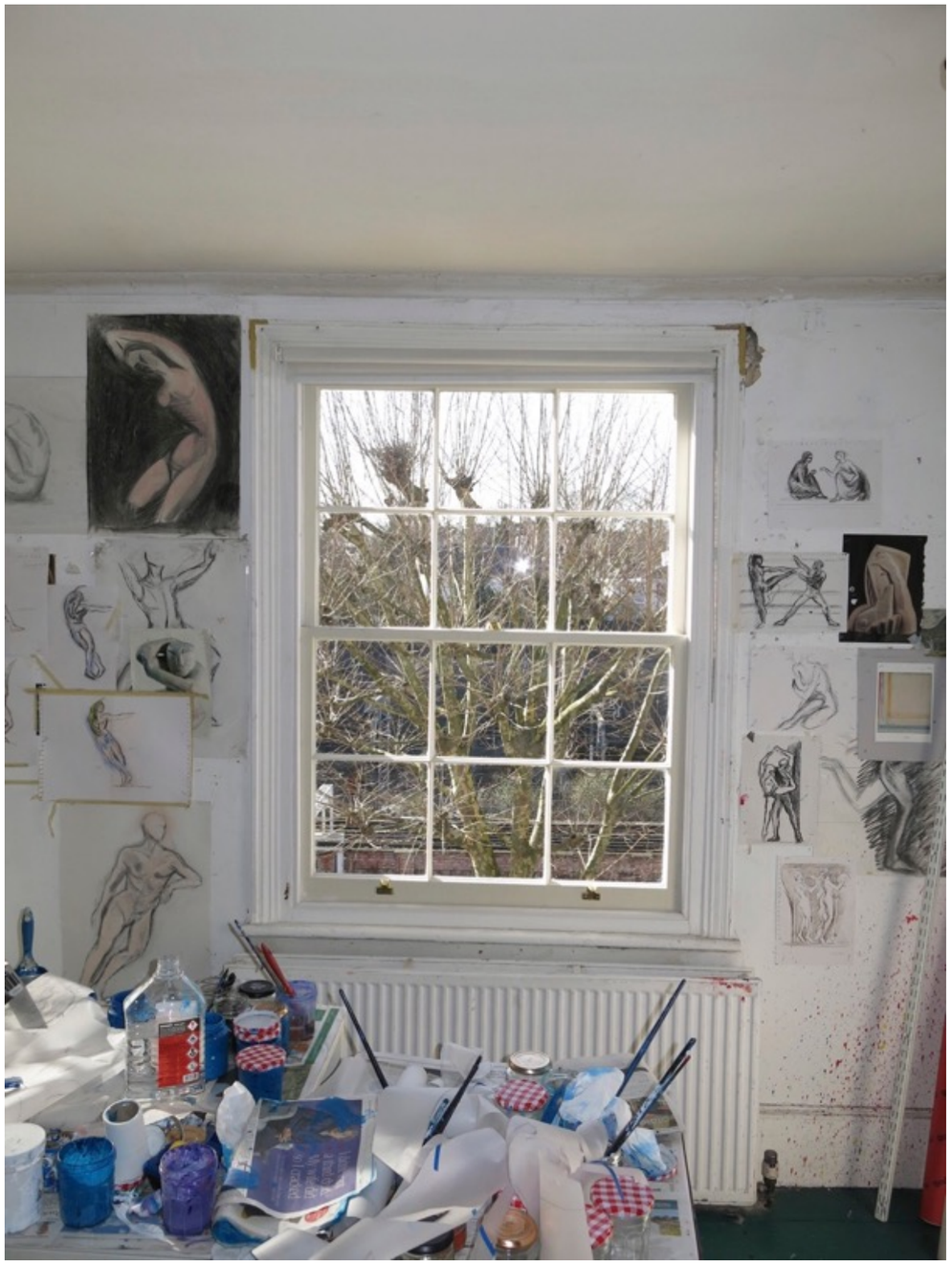

Figure 19: Internal window elevation

Figures 20 and 21: New window sashes and staff bead to original/period design

Figure 22: Existing window head and architrave

Figure 23: Existing window cill and architrave

Third Floor Bedroom Window (attic)

Figures 24 and 25: The attic level windows facing onto Mornington Terrace

Figure 26: View of the window with dormer cheek and reveal

Figure 27: Window cill with radiator in front. The window sash and staff bead have been replaced

Figure 28: Detail of the glazing bars to one of the replacement sashes

Please note: there are no photographs of the basement window as we were unable to take photographs during the site visit as the flat was occupied and the resident had a meeting.