



HERITAGE STATEMENT

for

**Proposed Reconstruction of Garden Walls
at
27a Mornington Terrace,
Camden, London.
NW1 7RS**



20, North Street
Sudbury
Suffolk CO10 1RB

1. INTRODUCTION

- 1.1 This Statement accompanies a Listed Building application for the demolition of the existing defective walls between Nos 27 & 26 and 27 & 28 Mornington Terrace and reconstruction of a new walls for the entire length of those boundaries, and is to be read in conjunction with Whymark and Moulton drawing 18/113 – 01A, 02C, & 03A.
- 1.2 It is a reapplication of the scheme previously approved under reference 2014/7527/L and 2015/0461/P.
- 1.3 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms and its impact on the host Listed Building.

Property Description

- 1.4 The property comprises a terraced townhouses, 4 storeys and semi-basement.

The entire group was listed in 1974, GV Grade II.

List Entry Description

- 1.5 The following is an extract from the statutory list:

CAMDEN

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

GV II

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

2. **SIGNIFICANCE**

Assessment

- 2.1 The importance and significance of the building is confirmed by its listed status.
- 2.2 The principle Listed Building and features are not affected by this proposal.
- 2.3 The garden walls, subject of this application, divides the rear gardens of adjoining properties. That to No 26 is a C20 brick wall, 225mm in Flemish bond. That to No 28 is an older stock brick wall, again 225mm in Flemish bond possibly contemporary with building of the original properties. Part has been shortened possibly to allow construction of the two storey rear extension to No 28. Both walls are 1.35m high.
- 2.4 The walls are therefore considered curtilage structures as they abut the rear extension walls.

Impact of Proposal on Significance

- 2.5 The proposal to re-build the defective walls will have neutral effect on significance.
- 2.6 In fact the condition of the existing walls if left un-repaired will eventually worsen resulting in likely collapse. This will have an adverse visual and privacy effects together with wider health and safety issues. The need to rebuild is inevitable.
- 2.7 Materials and detailing will be traditional and sympathetic. The structure of the wall is designed to be a retaining wall although the visible appearance will be sympathetic and in character.

3. **JUSTIFICATION FOR PROPOSAL**

- 3.1 No works are proposed to the structure or fabric of the host Listed building itself. Accordingly its importance and character will be unaffected.
- 3.2 The proposal is to demolish and rebuild the existing defective walls between the two properties.

- 3.3 This wall is suffering from progressive structural damage and movement. Ultimately parts are likely to collapse. They are in poor repair with missing pointing and significant vertical cracks. The walls also have a pronounced lean.
- 3.4 The condition of the walls is such that patch repair is inappropriate and would not stabilize the condition.
- 3.5 The precarious condition of the walls is self-evident.

4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The principle objective is to replicate the original design and detailing of the existing walls.
- 4.2 Above ground and facing will be a salvaged bricks from the original walls or good quality matching reclaimed bricks suitable for use to match the original brickwork colour, texture and bond.

5. **PLANNING POLICY**

- 5.1 The Camden Local Development framework, adopted 8th November 2010 has a number of well-defined policies covering built heritage and work to Listed Buildings.

The overall aim being protection from unsympathetic work and maintain historic interest and significance.

- 5.2 The new National Planning Policy Framework, March 2012, supersedes Planning Policy Statement (PPS) 5. Section 12 *Conserving and enhancing the historic environment* provides general guidance and advice centred on the principle of conserving and enhancing significance.

6. **THE DESIGN PROCESS**

- 6.1 The existing walls are structurally compromised and in very poor condition.
- 6.2 Presently damage affects the entire length of the walls.
- 6.3 To ensure structural integrity and consistent finished appearance the entire length of both walls is to be rebuilt.

- 6.4 The replacement walls will be re-built reusing as many salvaged original bricks as practical. The walls will have matching height, bond, joint and capping detail.
- 6.5 The scheme has been designed to minimise any visible differences in appearance, provide a structurally stable wall of sympathetic appearance to ensure no adverse effect on the character of the existing site and host listed building.

7. **CONCLUSION**

- 7.1 The significance of the host building is apparent in its status as a Grade II Listed Building.
- 7.2 The garden walls divides the rear garden areas and is not visible in the streetscene.
- 7.3 Rebuilding the walls is essential as the existing are structurally unstable and at risk of collapse.
- 7.4 The approach taken to the rebuilding works are considered sympathetic, in keeping with the history of the building, and therefore in compliance with both National and Local planning guidance.



Rear Elevation
Showing damage to
walls garden separating
walls

No 26 No27 No28



Wall to No 26



Displacement of wall to
No 26



Wall to no 26



Wall to No 28

14/067