

Design Statement, Heritage Statement, & Statement of Justification

Ground Floor Flat, 28 Mornington Terrace, London



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

September 2018

DOCUMENT REF: 2016-005-28MT-HS-01

Revision 3.0 – 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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| 1.0 | Issued for listed building consent |
| 2.0 | Minor amendments to paras 4.18 and 4.30 (b)(vi) to address privacy |
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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 28 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 two (2) windows for noise mitigation during construction of the HS2 railway at Euston.
 - B. **Installation of temporary additional ventilation.** Installation of a Sonair within the rear garden facing elevation on the grounds of special circumstances to provide additional ventilation in conjunction with the secondary glazing.
- 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 Ground Floor Flat, 28 Mornington Terrace

- 1.5 28 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, 28 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 28 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, Policies 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 Road

- 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 Southampton¹. Mornington Road was renamed Mornington Terrace in 1937².
- 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 1.
- 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 appendix1.
- 2.5 Mornington Road was laid out approximately north-south from West Stanhope Street (now Delancey street) to Stanhope Place³ 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 Wellesley⁴.
- 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.

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 originally 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. They were 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 publicly 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 eighteen 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 Bath⁵ 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 Terrace 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 extend 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

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houses running almost the complete depth of the house. The entrance to each house is 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 diminishes 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 the south wall of the Edinburgh Castle. Review of the chronological development of local maps (see appendix

1) 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 as 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 neighbourhood⁶.
- 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, Somerton, 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 his 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
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
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.
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: Ground Floor Flat, 28 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 a very low value and further change to the setting
- **Not significant:** of no heritage interest
- **Detrimental:** features or areas that detract from a building's special significance



Figure 7: The front elevation of 28 Mornington Terrace

Architectural and Historic Significance

- 3.5 28 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 28 Mornington Terrace has **SIGNIFICANT** architectural, historic and aesthetic value as part of the terrace, originally designed as a single, architecturally uniform, row of houses.
- 3.7 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.
- 3.8 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.
- 3.9 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; the slightly elevated ground floor entrance and the use of 'Palace-front' design; 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 28 Mornington Terrace and the terrace as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.
- 3.10 Mornington Terrace is recognised as a KEY VIEW in the London Borough of Camden, Camden Town Conservation Area.

Communal Significance

- 3.11 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: 28 Mornington Terrace

- 3.12 The following schedules provide guidance on the heritage significance of the grade II listed 28 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.
- 3.13 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.
- 3.14 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 a very low value and further change to the setting

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	<p>The setting of 28 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Wherever possible, alterations to the principal façade (the Mornington Terrace elevation) should seek to enhance the historic interest. Even small alterations to this façade, including installation of ventilation grills, have a detrimental impact, particularly on façades which were intended to exemplify uniformity and elegance in their design.</p> <p>Mornington Terrace is described as a 'Key View' in the Camden Town Conservation Area</p>
2	Building façade	Front (west) and rear (east) elevations	c.1843	Evidential, Historic & Aesthetic values	Significant	<p>Front Elevation</p> <p>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.</p> <p>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.</p> <p>Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.</p> <p>Rear Elevation</p> <p>In comparison, the rear elevation is functional in design and composed of yellow London Stock brickwork with plain window and door openings. Although functional in nature the elevations retain some uniformity, but this has been reduced by the construction of modern extension and additions, some of the works are large in scale and harm the original scale and design. Alteration to the rear elevations by carefully designed and executed work is likely to maintain or enhance the special interest and usability of these homes.</p>
3	External windows and doors	Front (west) and rear (east) elevations	c.1843	Evidential, Historic & Aesthetic values	Significant	<p>Sitting Room</p> <p>The sash window, shutters, and timber window architrave are original but have been stripped of their original paint finishes and painted with a 'scumble' varnish. The sash window is large in size and elegant in design and characteristic of the late Georgian/early Victorian period. The window and shutters are operable and in good condition with minor distortion and wear. Original cylinder glass is present in some of the</p>

Item No.	Element	Location	Date	Heritage Values	Significance	Description and Assessment of Significance
						<p>panes. Alteration to the joinery in this room should be small in scale, reversible and preserve original details.</p> <p>Bedroom</p> <p>The sash window and cill are original and covered with a relatively thick paint build up. The window is in good condition. Unusually, the wall is recessed below the window to create a niche.</p>
4	Internal wall surfaces	Internal elevations	c.1843	Evidential value	Significant	<p>The ground floor sitting room and bedroom walls appear to retain their original lime plaster albeit with modern decorative finishes and some alteration to convert the original rooms into a self-contained flat.</p> <p>The wall plaster is plain and flat. A timber skirting board, chair rail and picture rail are fitted to the walls in the sitting room. The sitting room has a relatively flat ceiling cornice, applied primarily to the ceiling, with a shallow moulding at the head of the wall. The cornice is decorated with a foliated guilloche detail which is obscured by a thick build-up of paint.</p> <p>The ceilings in the bedroom have a simple moulded cornice which probably dates from alteration of the room to create the ground floor flat.</p>

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 is 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 a 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
• 2016-005-28MT-EX-GF-J-01	• 2016-005-28MT-PR-GF-J-01
• 2016-005-28MT-EX-GF-J-02	• 2016-005-28MT-PR-GF-J-02
• 2016-005-28MT-EX-GF-J-03	• 2016-005-28MT-PR-GF-J-03
• 2016-005-28MT-EX-GF-J-04	• 2016-005-28MT-PR-GF-J-04
• 2016-005-28MT-EX-GF-J-05	• 2016-005-28MT-PR-GF-J-05
• 2016-005-28MT-EX-GF-J-06	• 2016-005-28MT-PR-GF-J-06
• 2016-005-28MT-EX-GF-J-07	• 2016-005-28MT-PR-GF-J-07
• 2016-005-28MT-EX-GF-J-08	• 2016-005-28MT-PR-GF-J-08

Schedule of Proposed Works

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

- a) **Front elevation - One window at ground floor level in the sitting room.** The secondary glazing will be installed internally and fixed to the existing window shutters, window cill and soffit. The existing window joinery is original. The shutters will be temporarily fixed closed. On completion of the HS2 construction works the secondary glazing will be removed and the original shutters will be restored to operational use.
- b) **Rear elevation - One window at ground floor level in the bedroom.** The secondary glazing will be installed within the existing plastered window reveals with a new timber sub-frame. The plaster reveals are believed to be original plain (flat) plaster.
- c) **Rear elevation – installation of mechanical input ventilation fan.** A 106mm diameter hole will be core drilled through the existing brick external wall to allow a ventilation fan to be installed within the room with a duct to the outside air and grill on the external face. The fan will be located just above floor level within the rear facing bedroom.

Refer to following elevation for secondary glazing window locations

- 2016-005-28MT-EX-EL-01

Design Proposal

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



Figure 8: A view of the front elevation of 28 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.

- 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 (Ground Floor Flat, 28 Mornington Terrace) whilst 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 on to 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 will be a vertical sliding sash configuration; 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. 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.
- 4.11 **Fixing secondary glazing to the fixed window shutter:** In the front room the secondary glazing will be fixed to the existing joinery window cill and soffit and to the closed window shutters. The existing window shutters are operable and in good condition, however the resident has expressed a preference for internal secondary glazing and requested the glazing be temporarily fixed to the shutters. In accordance with Historic England guidance, section 4.3⁷, the shutters will be temporarily screw fixed shut. Before the shutters are closed, a loose timber block will be installed into the shutter box to support the shutter and provide solid packing and a base to screw fix the secondary glazing to. All elements will be fixed using 'wood screws' to allow the secondary glazing to be removed on completion of the HS2 works. This approach will prevent risk of distortion to the shutters and is entirely reversible. The small screw fixing holes into the shutters, window cill and soffit (6-8mm diameter) will be filled and painted with a brown varnish scumble to match the existing finish. All existing windows will remain operable with the secondary glazing installed. Please also refer to the section entitled 'Justification' below.

⁷ 'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows'. Historic England March 2012

- 4.12 **Fixing secondary glazing to the plaster window reveals:** In the rear facing bedroom 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 **Colour scheme.** The secondary glazing and new timber sub-frames will be finished in white on all visible faces.
- 4.14 **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 area⁸; therefore, a total of 10,000mm² 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.
- 4.15 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 Heritage⁹ 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 or 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** – 5000mm² **equivalent area**
- kitchen, **utility room** and bathroom (with or without WC) – 2500mm² **equivalent area**

- 4.16 The original windows have some remedial draft excluders installed, but they are not air tight. In accordance with established research and the Building Regulations approved documents, the existing windows do provide existing background ventilation into the room. Further background ventilation is provided through existing air permeability of the historic building. It is generally recognised that historic buildings typically have approximately 5m³/(h.m²) to 8m³/(h.m²) at 50Pa air permeability in contrast to modern energy efficient buildings which seek to achieve air permeability of less than 3m³/(h.m²) at 50Pa. Air permeability and the use of vapour permeable building fabric with purge ventilation is recognised as providing healthy habitable buildings with effective control of excessive moisture and odours.
- 4.17 The original joinery windows remain operable whilst the secondary glazing is installed and can be opened when the resident wishes to do so.
- 4.18 **Additional Ventilation.** Additional input ventilation, i.e. additional fresh air entering the building, which is over and above the requirement to provide background ventilation, will be provided by a mechanical input fan (Sonair F+ device from Titon or similar). An independent submission has been provided to London Borough of Camden to justify the installation of a Sonair on the grounds of special circumstances. Purge ventilation of the sitting room and bedroom will be provided by opening the secondary glazing and original windows as and when required.
- 4.19 Installation of the mechanical input fan will require a 106mm hole to be drilled through the external wall. The external wall is composed of yellow London Stock brickwork constructed in a lime mortar and finished internally with a plain lime wall plaster. The fan will be installed just above floor level and includes push button controls to increase or decrease the volume of air

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

entering the building; ventilation rates can be adjusted from 28m³/h to 225m³/h. The device can be turned off when required. The unit is powered using a simple 13amp cable which is routed to the closest 13amp socket. When switched off and during power cuts, the device provides 2882mm² EA of background ventilation¹¹. This is less than the Building Regulations approved document requirements, however, background ventilation is maintained through the windows through slot ventilators in the secondary glazing. Refer to paragraphs 4.14 to 4.17 above.

- 4.20 On completion of the HS2 construction works the input fan will be removed and the hole through the masonry wall will be repaired. Bricks where the hole has been drilled through, will be cut out and replaced with salvaged bricks to match the existing brick size, colour and appearance, installed using a hydraulic lime mortar. Mortar joints will be finished to match the surrounding existing joints. Internally the wall plaster will be repaired with lime plaster to match the existing and painted to match the existing wall colour. The entire wall will be redecorated internally.
- 4.21 **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. Please note: the existing joinery shutters in the sitting room have a small amount of distortion, but are in good operable condition.
- 4.22 **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.
- 4.23 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.

Justification

Secondary Glazing

- 4.24 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.
- 4.25 The design meets the functional requirements of reducing noise within the residential home whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the resident.
- 4.26 During the design feasibility stage whilst investigating the viability of secondary glazing for 28 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.

HS2 Undertakings & Assurances with the Resident

- 4.27 HS2 have a formal Undertaking & Assurance with the resident of the Ground Floor Flat at 28 Mornington Terrace to provide noise mitigation works in accordance with the E23 Information Paper, including all reasonable adjustments in accordance with the Equality Act 2010.
- 4.28 To fulfil this commitment, HS2 have agreed to provide internal secondary glazing to the rear elevation (the rear facing bedroom) as well as the front elevation (the sitting room). HS2 considers this additional secondary glazing is reasonable and causes low harm to the significance of the heritage asset and is entirely in accordance with national and local planning policy and technical guidance.

Alternative Design Options

- 4.29 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.** This alternative solution was considered for the ground floor sitting room and would require a small timber sub-frame to be fixed to the wall surface around the perimeter of the window architrave. The secondary glazing would be fixed to this sub frame and would extend from floor level to just above the top of the window architrave. This would prevent the shutters being temporarily screw fixed shut in a closed position.
- Advantages (benefits):*
- No impact on the external appearance and setting of the heritage asset
 - Secondary glazing would not be fixed to the original window joinery and shutters would remain operable
- Disadvantages (harm):*
- The room radiator would need to be relocated. The radiator could be moved forward outside the secondary glazing but this would result in further loss of room space; approximately 300-400mm of the room depth being lost. The room is relatively small and serves the dual function of home work office and sitting room and continued use of this room and the resident's use of this room would be impacted.
- Impact on significance:*
- This solution causes the least harm on 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) **External secondary glazing.** This alternative solution was considered for the front sitting room window. Secondary glazing would be installed externally within the window reveal depth set back approximately 25mm from the external corner and approximately 100mm

¹¹ Titon Test Report No. MD0015b dated 08/11/2007 for Sonair F+ with G2 filter

from the existing sash window. Glazing would be secured by installing fixings into the stucco and masonry window reveals.

Advantages (benefits):

- i. The secondary glazing would not alter the internal appearance
- ii. The glazing would not be attached to the original joinery
- iii. The glazing would not reduce the internal room size/floor plan 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. 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.
- viii. National and local planning guidance requires harm to be minimised. External secondary glazing increases harm whilst technically viable solutions are available for internal solutions which cause less harm.
- ix. External secondary glazing doesn't conform to established technical guidance, specifically; Historic England, Georgian Group, and Victorian Society guidance.
- x. External secondary glazing does not comply with London Borough of Camden's 'Design – CPG1' guidance.
- xi. 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 coated 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 guidance on 'Justifying harm'

- v. There would be no benefit to the wider community; the benefit is only to the individual resident and the benefit would be based on 'preference' and would not be the result of a lack of alternative solutions which cause less harm.

Additional Ventilation

- vi. An independent submission has been provided to London Borough of Camden to justify the installation of a Sonair on the grounds of special circumstances.

Impact Assessment

- 4.30 The following section provides summary of the impact of the proposal on the significance of the heritage asset for the proposed works.
- 4.31 This section also provides a statement of the national and local planning policies which the proposal has complied with.
- 4.32 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

- 4.33 Installation of temporary internal secondary glazing has a **LOW** impact on the special interest and character of the grade II listed 28 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 the ground floor flat at 28 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.*
- 4.34 Installation of the mechanical input fan has a **MEDIUM** impact on the special interest and character of the grade II listed 28 Mornington Terrace.
- 4.35 The proposal is compliant with:
 - I. National Planning Policy Framework policies, 123, 128, 132, and 134
 - II. Camden Local Plan, adopted 2017, policies C1 'Health and well being', D1 'Design' and D2 'Heritage'.

Ground Floor Sitting Room Window



Figure 9: Internal view of the sitting room and window. The room is used as a home office and sitting room and is small in size.



Figure 10: View of the window recess with radiator and sofa along the bottom edge of the picture



Figure 11: Sitting room internal window elevation. The window is original



Figure 12: View of the left hand shutter



Figure 13: View of the bottom sash and internal window cill

Ground Floor Bedroom Window

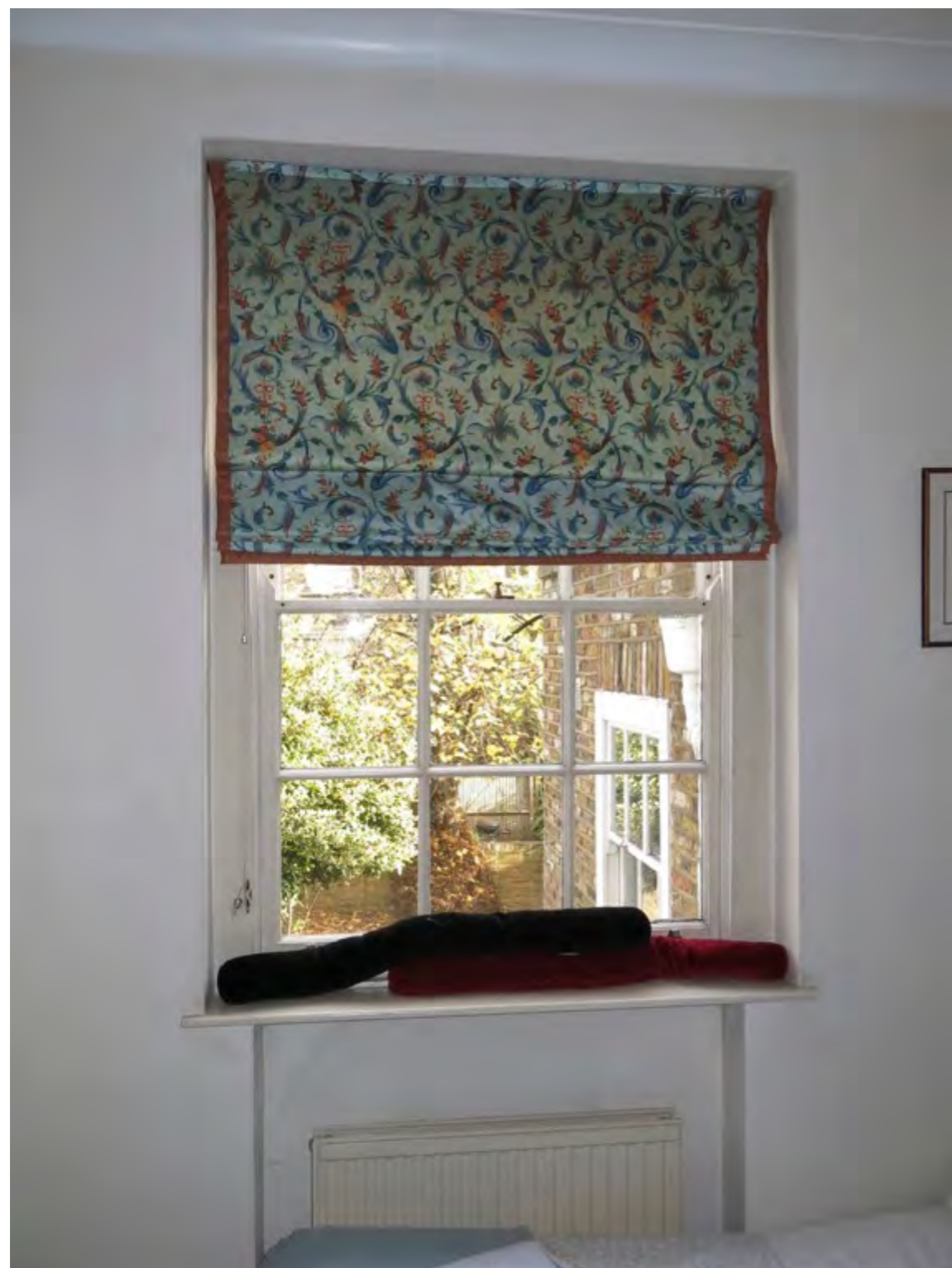


Figure 14: Internal view of the ground floor bedroom window with recess below and plastered window reveals. The window is original



Figure 15: The internal plastered window reveals

Appendix 1: Historic Maps & Images



Figure A1: Part of C & J Greenwood's Map of London dated 1824 showing Lord Southampton's land to between Park Village East and George Street & Stanhope Street as a field system (circled in RED). Copyright Harvard Library



Figure A2: Topographical Survey of The Borough of St. Marylebone 1834. The site of Mornington Terrace is shown as a field system. Crescent Place now extends west from Mornington Crescent and a new road is shown aligned north-west immediately next to the new London & Birmingham Railway route which is under condition. This road is believed to be an access road for constructing the railway. The Edinburgh Castle is shown with the access road to the left hand side of the building (circled in RED). Copyright Mapco.

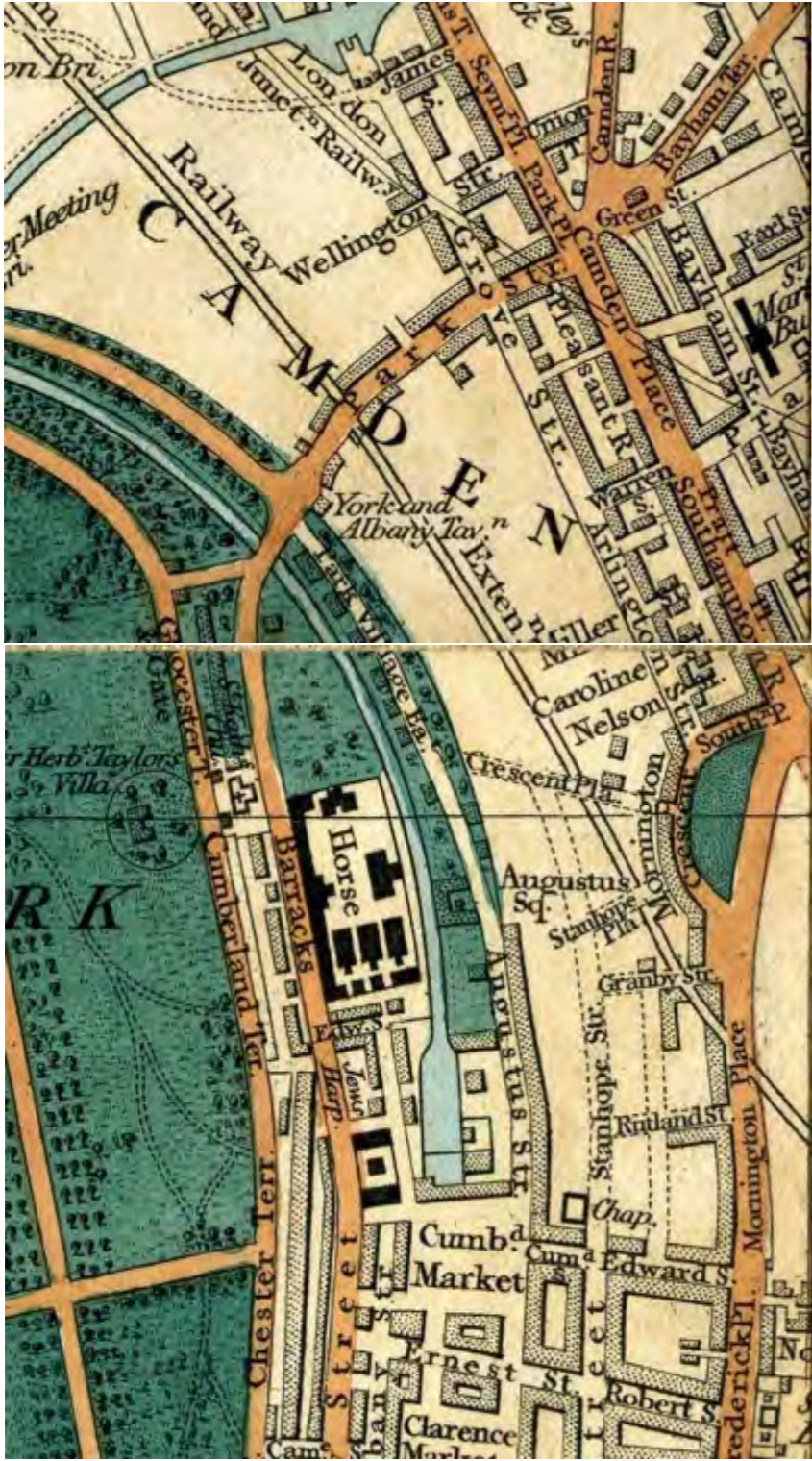


Figure A3: Cary's New Plan of London And Its Vicinity 1837. The London & Birmingham Railway is nearing completion and the route is shown. Crescent Place is shown plus two buildings immediately to the north of this road. The map is more simplistic in detail in comparison to the Topographical Survey of The Borough of St. Marylebone of 1834. Copyright Mapco

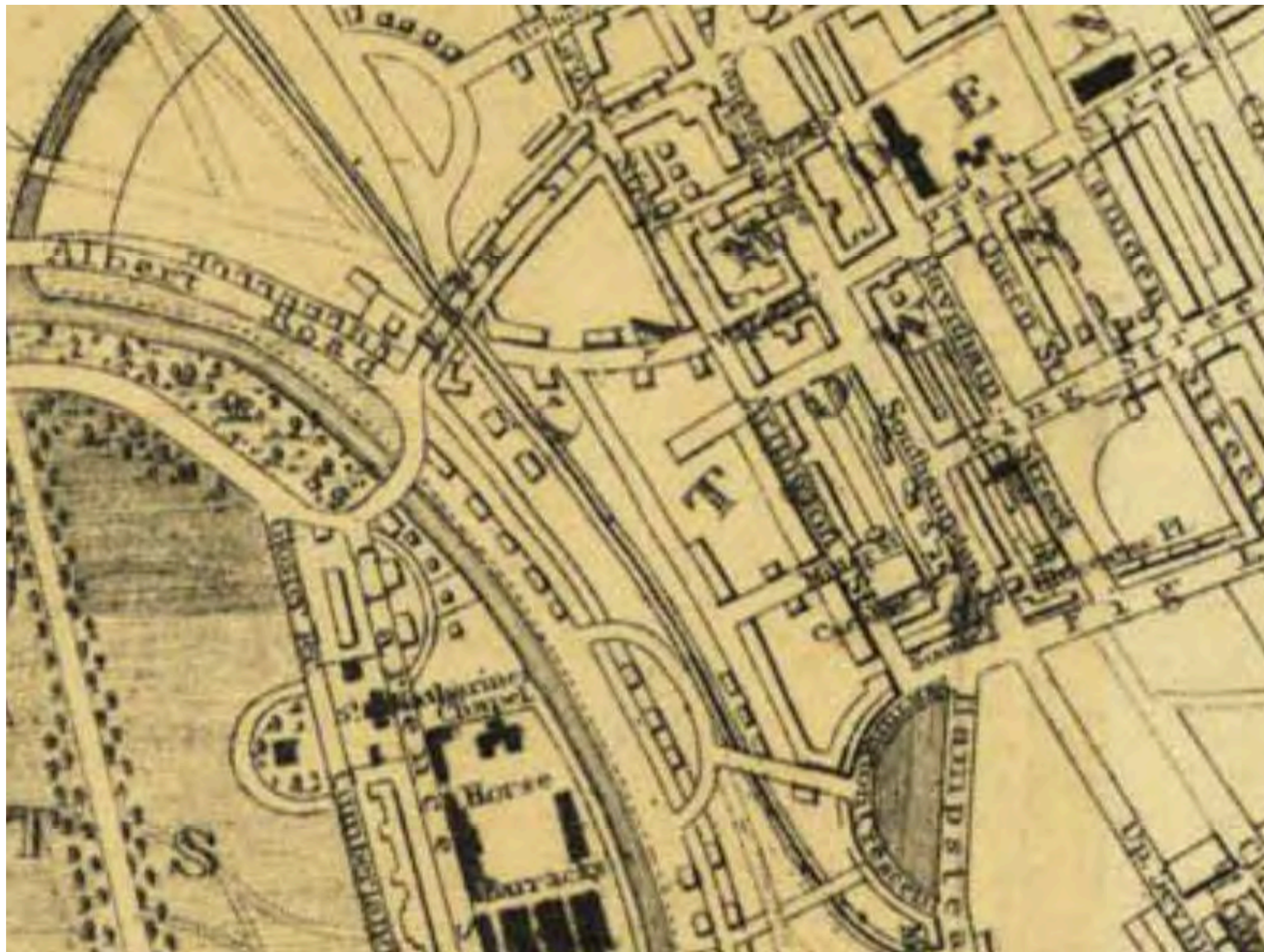


Figure A4: James Wyld's map created for the Royal Mail Post Office in 1843. The map shows the position of Mornington Terrace but the road is unnamed. A terrace of buildings is shown south of 'Miller Street' now Mornington Street and a short building terrace just to the north indicating possibly that construction of Friedenstein Terrace (25-52 Mornington Terrace) is underway. Three buildings are also shown to the south west of this road. Copyright British Library.

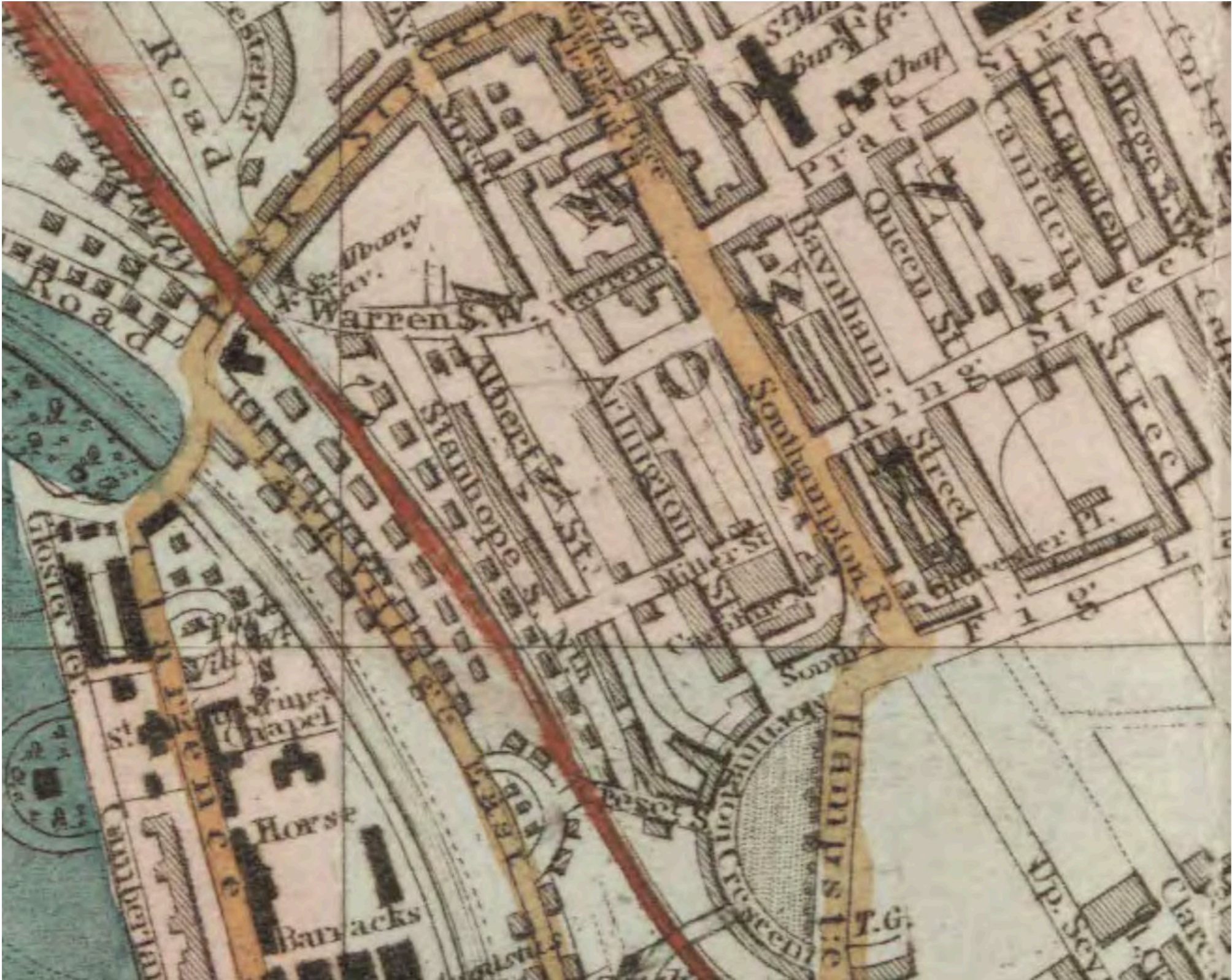


Figure A5: James Wyld's map published in 1843. The map is more developed than the map commissioned for the Royal Mail but is dated the same year. The map now shows Morningson Terrace as 'Stanhope Street North' and Delancy Street is 'Warren Street West'. Friedenstein Terrace (25-52 Morningson Terrace) now appears almost complete in length and ten villas are shown on the west side of Stanhope Street North. Copyright Harvard Library



Figure A6: Society for the Diffusion of Knowledge Map published in 1843. This map names Mornington Terrace as Mornington Road with the building terraces named as Friedenstein Terrace and Ehrenburg Terrace. Eleven villas are now shown to the west of Mornington Road and a house is now shown attached to the Edinburgh Castle. The two semi-detached houses forming 53-56 Mornington Terrace are not shown.



Figure A7: Ordnance Survey Six-inch England & Wales – Middlesex XVII – surveyed 1868-73. Mornington Road and buildings along the road are constructed now complete. The map shows the buildings, their plots and the road layout in a high degree of detail. Copyright National Library of Scotland.



Figure A8 Ordnance Survey Six-inch England & Wales – London XXV – surveyed 1870. Mornington Road and buildings along the road are constructed and now complete. The map shows the buildings, their plots and the road layout in a high degree of detail. Copyright National Library of Scotland.

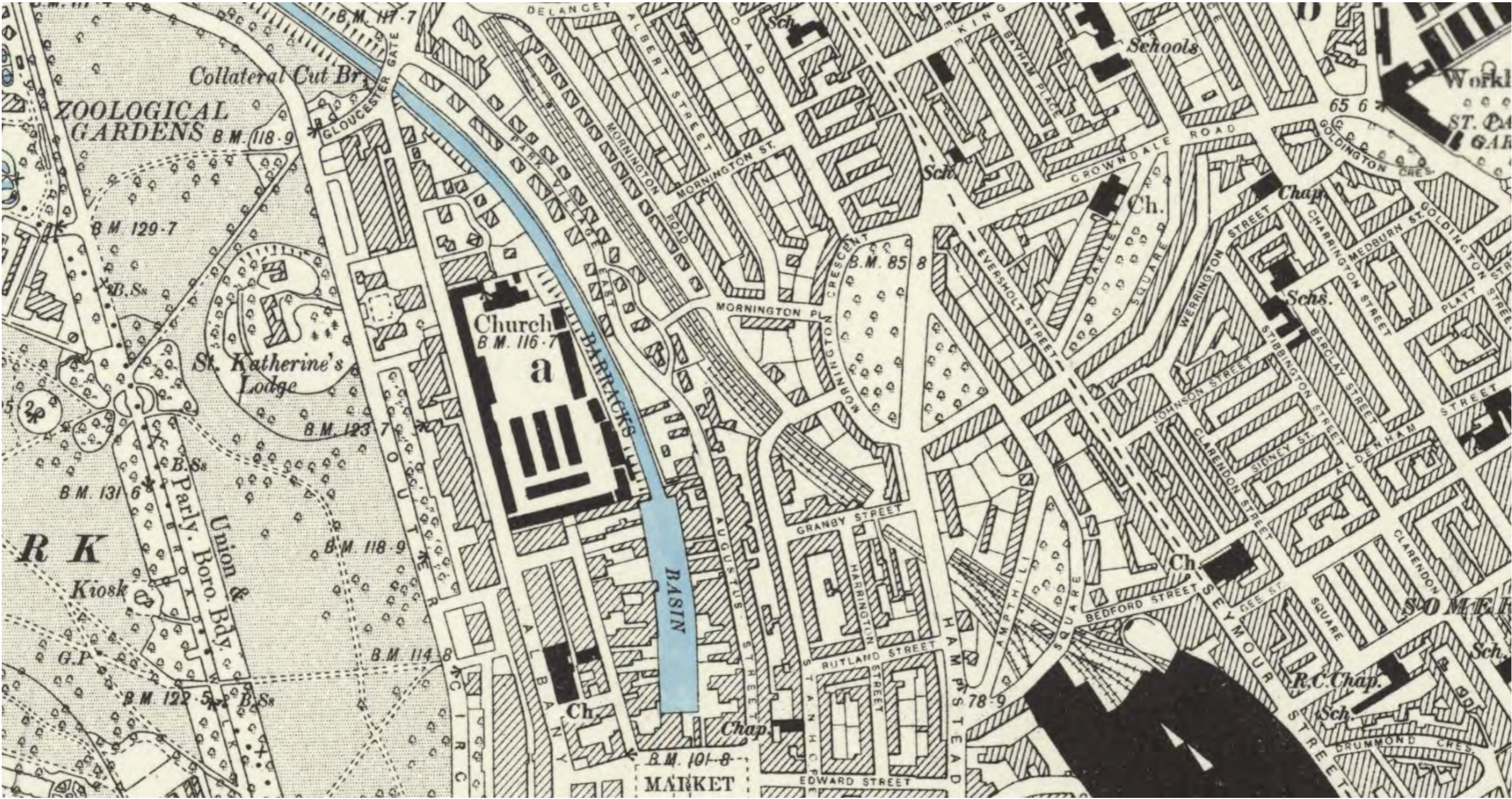


Figure A9: Ordnance Survey Six-inch England & Wales – London VII.NW – surveyed 1893-1894. The map shows widening of the rail in 1883 to make way for additional sidings for London and North Western Railway resulting in demolition of houses in Park Village East to the south of Morning Place bridge. Copyright National Library of Scotland.

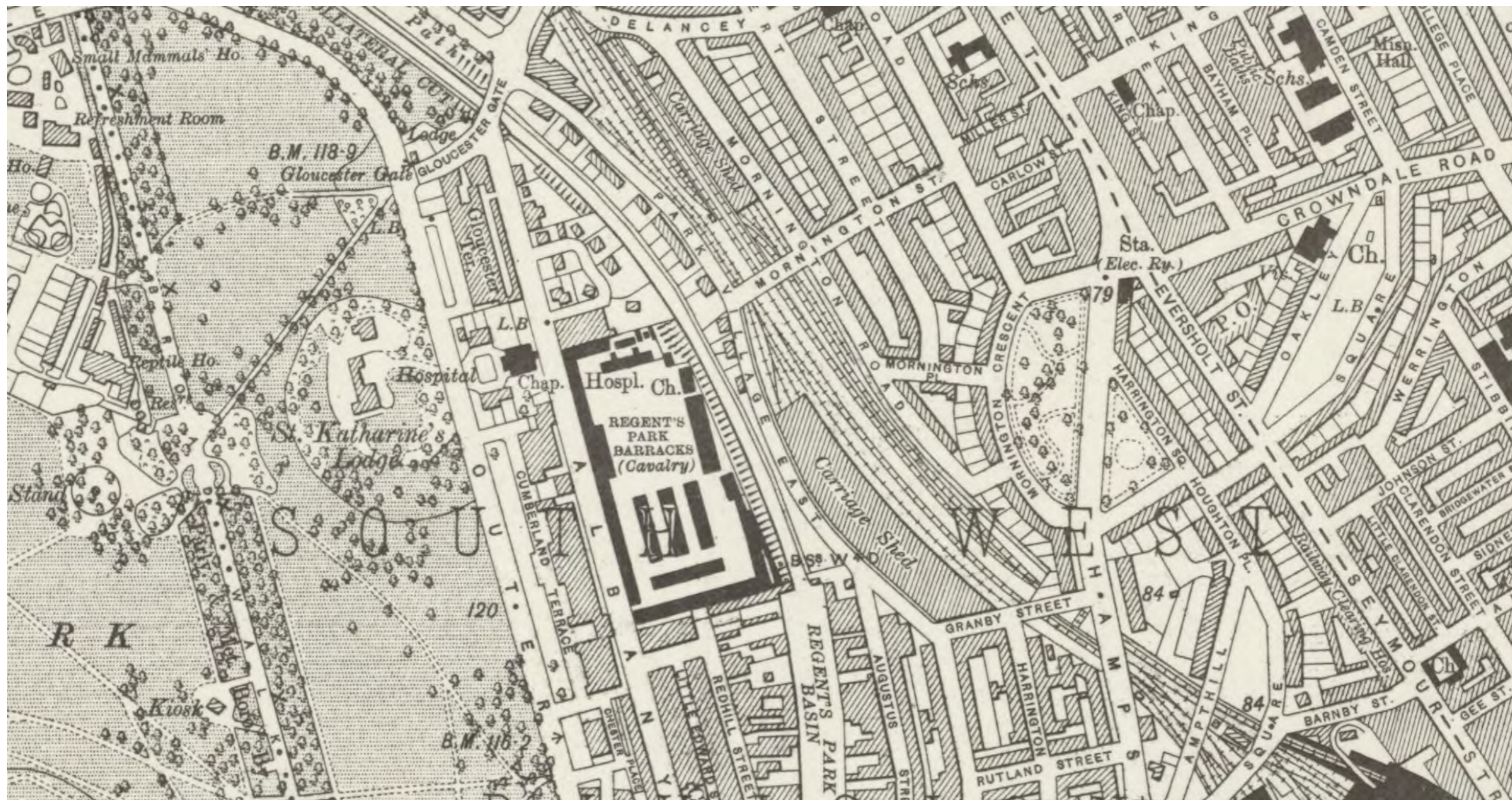


Figure A10: Ordnance Survey Six-inch England & Wales – London Sheet K – surveyed 1913-1914. The map shows widening of the rail cutting in 1901-1905 resulting in the demolition of the west side of Mornington Road to make way for a new carriage shed and installation of the new Mornington Street Bridge Copyright National Library of Scotland.

