

Design Statement, Heritage Statement and Statement of Justification

31 Mornington Terrace, London

Listed Building Consent Submission for Installation of Temporary Mechanical
Input Ventilation Fan for Noise Attenuation as Part of the HS2 Construction
Works

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1 Introduction

1.1 Scope of this Document

- 1.1.1 This document relates specifically to 31 Mornington Terrace where a noise attenuating mechanical input ventilation fan is to be installed. The property is a Grade II listed 'palace front' residential terraced house in Mornington Terrace, within the Camden Town Conservation Area.
- 1.1.2 This application for mechanical ventilation is submitted on the assumption that the previously submitted Listed Building Consent application for temporary internal secondary glazing to all front windows (ref: 2018/5996/L, registered 02/01/2019) is granted, however this application seeks the approval of only one fan unit to the first floor.
- 1.1.3 This document considers the following proposals which require listed building consent:
- Installation of temporary mechanical input ventilation fan (Sonair F+ unit) to the front of the building at first floor
- 1.1.4 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.
- 1.1.5 This document fulfils the requirement of National Planning Policy Framework (NPPF) policy 189 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 is 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 assets 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"*.
- 1.1.6 Some information contained within this Heritage Impact Statement has been directly extracted from the Heritage Impact Statement submitted for No. 28 Mornington Terrace (ref: 2018/3149/L), which was prepared by Graham Abrey of Ingram Consulting.
- 1.1.7 This application should be read in conjunction with the following documents:
- Existing and Proposed Drawings
 - Sonair Specification Sheet
 - HS2 Submission Statement

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- Listed Building Consent Application for the installation of temporary internal secondary glazing to all front windows at no. 31 Mornington Terrace (ref: ref: 2018/5996/L, registered 02/01/2019)

1.2 Works Affecting 31 Mornington Terrace

- 1.2.1 31 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.
- 1.2.2 As a Grade II listed building, 31 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 character or appearance as a building of special architectural or historic interest would require Listed Building Consent.

1.3 Context

- 1.3.1 The current application for listed building consent for HS2 works to 31 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

1.4 Publications

- 1.4.1 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', July 2018
 - 'Conservation, Principles, Policies and Guidance', Historic England, March 2015
 - 'Informed Conservation: understanding historic building 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

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- 'The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning:3', Historic England, July 2015
- 'Energy Efficiency and Historic Buildings; Secondary Glazing for Windows.', Historic England, April 2016

1.5 Heritage Assets

1.5.1 Camden Town Conservation Area:

1.5.2 Designated in 1986, Camden Town Conservation Area is positioned centrally to the London Borough of Camden. It lies to the north of Euston Station and south of Kentish Town and is defined to the west by the rail tracks which run from Euston to Birmingham. It is this linearity to the western boundary and the frontage of Mornington Terrace which defines the character of this part of the Conservation Area and provides its special interest.

1.5.3 31 Mornington Terrace, Listing Description:

1.5.4 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.

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INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

Listing NGR: TQ 2881183531

2 Historical Background

2.1 Mornington Terrace History & Design

- 2.1.1 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.
- 2.1.2 The construction date for Mornington Road is unclear but can be narrowed down to 1834 to 1843. 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 (see Figure 1A).
- 2.1.3 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.
- 2.1.4 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.
- 2.1.5 The villas were demolished in 1900-1905 to make way for widening of the railway cutting into Euston and construction of a new carriage shed 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

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

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Terrace) and buildings in Mornington Street were damaged beyond repair by World War II bombing and replaced with low rise blocks of flats.

2.1.6 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.

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.

c. 1843 Remaining section of Friedenstein Terrace is built.

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.

Post 1843 55-56 Mornington Terrace – date uncertain but probable before 1850.

2.1.7 Mornington Crescent, Mornington Road and Mornington Street were named as a complement 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.

2.1.8 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.

2.2 Design and Construction

26-52 Mornington Terrace

2.2.1 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 from the main façade alignment, composed of four storeys of brick

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>.

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and stucco and an attic with dormers. This format of 'row houses' with visually distinct blocks was developed and adapted by eighteenth and nineteenth century architects to create a uniform and symmetrical 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.

- 2.2.2 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 recessed 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 Friedenstien Terrace is unknown.
- 2.2.3 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.
- 2.2.4 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'.
- 2.2.5 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'.⁶ Unfortunately, most of the terrace has been repointed using modern cement-sand mortars in crude weather struck and flush jointed styles.
- 2.2.6 The terrace 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 are 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

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

⁶ 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 coloured 'tape' of mortar. Tuck pointing was used during the late eighteenth and nineteenth centuries through to early C20th 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 the process was used by builders to convey quality, refinement and fashion.

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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.

2.3 Social History

- 2.3.1 The terrace has had some distinguished inhabitants; 12 Mornington Road was occupied by H G Wells and his lover Catherine Robins between 1894-98 and was where he wrote *The Time Traveller*, *The Wonderful Visit* and *The Island of Doctor Moreau*.
- 2.3.2 Mrs E Christian of 52 Friedenstein Terrace, Mornington Road was an exhibitor at the 1846 Royal Academy Exhibition.
- 2.3.3 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.
- 2.3.4 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.
- 2.3.5 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 neighbourhood⁷.
- 2.3.6 Dr Valentine Flood is recorded as living in Ehrenberg Terrace, Mornington Road in 1840.
- 2.3.7 The Glover family are recorded as owning two houses in Stanhope St., later 3 and 5 Ehrenberg Terrace, later 9 and 11 Mornington Road, Regent's Park. This provides some evidence that Mornington Terrace was initially named Stanhope Street North.
- 2.3.8 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 dates Friday January 24, 1851.
- 2.3.9 The death of Edward Percy Sinnett, Esq of 9 Ehrenburg Terrace, Regent's Park is recorded in the Economist on 18 May 1844.
- 2.3.10 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.

⁷ 'Invisible resource: William Crookes and his circle of support 1871-81', Hannah Gray. British Society for the History of Science. 1996

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2.4 Timeline

2.4.1 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
- 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 183, 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.
- 1840-51 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.
- c.1843 Remaining section of Friedenstein Terrace is built.

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- 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.

2.5 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

3 Significance of Relevant Heritage Assets: 31 Mornington Terrace

3.1 Purpose of the Statement of Significance

- 3.1.1 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

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construction technology, fine craftsmanship or the special social or economic role a building or place has within a community.

3.1.2 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.

3.1.3 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 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

3.1.4 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

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3.2 Architectural and Historic Significance

- 3.2.1 It should be noted that listed buildings are protected for their special architectural or historic interest therefore these elements of its significance are of particular importance.
- 3.2.2 31 Mornington Terrace is part of the row of houses originally named Friedenstien 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 town 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.
- 3.2.3 The first floor retains some early plaster detailing with early joinery including windows and shutters. The interior has **SIGNIFICANT** architectural and historical value.
- 3.2.4 31 Mornington Terrace has **SIGNIFICANT** architectural, historic and aesthetic value as part of the terrace, originally designed as a single, architecturally uniform, row of houses.
- 3.2.5 The townscape 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 and the railway cutting provides a visible facade to the boundary of the Conservation Area when viewed from the west. 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.
- 3.2.6 Key elements which contribute to the setting of Mornington Terrace are; the architectural uniformity of the terrace, the strong visual boundary between street and houses defined by railing to a significant number of properties, the linearity provided by the railway cutting; 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 31 Mornington Terrace and the terrace as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.
- 3.2.7 Panoramic views from the length of *Mornington Terrace across railway cutting to south* are recognised as a KEY VIEWS in the London Borough of Camden, Camden Town Conservation Area.

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3.3 Communal Significance

3.3.1 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.

3.4 Schedule of Significant Elements: 31 Mornington Terrace

3.4.1 The following schedules provide guidance on the heritage significance of the grade II listed 31 Mornington Terrace and forms the basis for the assessment of impact that follows in section 4 'Design Statement & Statement of Justification'. The schedule assesses those elements of the listed buildings that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.

3.4.2 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. The broad grading of significance outlined in point 3.1.4 is used.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Mornington Terrace	c. 1843	Evidential, Historic, Aesthetic & Communal Value	Significant	<p>The setting of 31 Mornington Terrace has a shared or group value with the houses in the terrace building 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 experience of being in 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</p>

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						<p>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>Mornington Terrace is described as a 'Key View' in the Camden Town Conservation Area.</p>
2	Building Façade	Front Elevations	c. 1843	Evidential, Historic & Aesthetic values	Significant	<p>Front Elevation</p> <p>The front elevation is a good example of a terrace built with architectural uniformity. 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. There is a strong rhythm of fenestration and a strong horizontal emphasis afforded by the iron balustrade at first floor which provides a lateral divide between the channelled stucco and brickwork.</p> <p>Lack of appropriate maintenance to a limited</p>

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						<p>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>
3	External Windows and Doors	Front elevation	Post- 1967	Evidential, Historic & Aesthetic values	Not significant	<p>Third Floor Attic Bedroom</p> <p>The two existing windows are later additions, installed sometime after 1967, at which time an application was granted to replace the existing windows.</p> <p>The windows are two-pane horizontally sliding with uPVC frames.</p>
4			c. 1843, with later moderations		Significant	<p>Second Floor Bedroom</p> <p>The sash boxes and window architraves are original and in good condition. The 6 over 6 sashes 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 simple modern 'float' glass glazing.</p> <p>First Floor Sitting Room</p> <p>The sash box, windows and shutters are original and in good condition. The windows are good examples of good quality 6 over 6 sash windows to the principal room of late Georgian/early Victorian row</p>

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						houses of this size, style and status. The window sashes would benefit from redecoration. Ground 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 window is a good example of good quality sash windows of late Georgian/early Victorian row houses of this size, style and status.
5			Post- 1967		Not significant	Basement Flat (sitting room) The existing window is a later addition, installed at an unknown time within the last 20 years. The window is a two-pane horizontal sliding unit with uPVC frames.
6	Room interiors (space, proportions, size and scale)	Internal rooms	c.1843	Evidential, Historic & Aesthetic values	Significant	All relevant rooms at ground to third floor level survive largely in their original forms and are used as originally intended. They retain some original details and create a sense of scale, purpose and refinement albeit 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

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						justified provided they were easily reversible with low to very low physical impact. Much of the internal fabric of the room has been removed or replaced during the C20th.
7			Post 1967	Evidential, Historic & Aesthetic values	Low Significance	The basement flat has low significance due to 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 if it was desirable to do so.

3.5 Camden Town Conservation Area

- 3.5.1 Subdivided into two distinct character areas: the commercial high street to the northeast and the quieter, more formal residential area to the southwest, this part of Camden Town Conservation Area represents a phase of late urbanisation while it was subsumed into Greater London.
- 3.5.2 The Conservation Area is celebrated for its high proportion of C19th buildings, and there is an overall C19th architectural and historic character and appearance throughout.
- 3.5.3 Mornington Terrace is positioned at the edge of the Conservation Area, at which point the rhythm of façade frontages creates a strong contrast with the gap to the western side of road. Although not the original design intention, the railway cutting affords long, front on views of the terrace façade from the west, providing its strong visual linear frontage in addition to the oblique views which would have been the only view of the terrace had the villas to the western side of the road not been demolished. A high brick wall with stone copings now screens the railway cutting below.

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- 4.1.1 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.

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4.2 Installation of Temporary Mechanical Input Ventilation (Sonair Unit)

4.2.1 Refer to design drawings:

Floor	Existing Arrangements	Proposed details
First	Internal plan, section and elevation WPI Po66 NI - 31 MT-PR-FF-J-07	Internal plan, section and elevation WPI Po66 NI - 31 MT-PR-FF-J-06
		External elevation WPI Po66 NI - 31 MT-EX-EL-02

4.3 Schedule of Proposed Works

4.3.1 A temporary mechanical input ventilation fan (Sonair F+ Unit) will be installed at the following locations:

First Floor, front room

- a) One Sonair F+ unit (from Titon or similar) at first floor level in the sitting room, installed to the front external wall

4.3.2 Specialist contractors will provide Method Statements prior to installation.

4.3.3 A 106mm dia. hole will be core drilled through the existing external brick wall to allow a ventilation fan to be installed within the room. No angle grinders will be used. Cut lines will be confined to bedding joints where possible to minimise impact to the fabric of the wall and to facilitate re-insertion of bricks after the unit is removed.

4.3.4 As few bricks as possible will be carefully removed from the wall to allow insertion of a plain metal grille, behind which the duct from the fan unit will be concealed. The internal fan unit will be located just above floor level within the front facing living room.

4.3.5 On removal of the fan unit, the opening will be repaired using reclaimed London stock brick to match the existing.

4.3.6 The works will be central to the brick panel between edge of the pilaster and the window surround. Refer to following elevation for indicative location of the mechanical input ventilation fan:

- WPI Po66 NI - 31 MT-EX-EL-02

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4.4 Design Proposal

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

- 4.4.1 The proposed design for mechanical ventilation has been prepared by historic building professionals and HS2. The design is intended to meet the functional requirements of providing additional ventilation within the residential home (31 Mornington Crescent) whilst minimising the impact on the significance of the heritage asset and inconvenience to the resident. The proposal for a mechanical ventilation fan includes the following aspects:
- 4.4.2 **Temporary installation:** Listed Building Consent is sought for the temporary installation of mechanically driven ventilation in addition to that provided by trickle vents within the secondary glazing. 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 lime mortar to match existing. Mortar joints will be finished to match the surrounding existing joints in colour and profile. 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.
- 4.4.3 **Minimising external visual impact on existing facades:** The mechanical input fan will be installed through the external wall to the front of the building as shown in the application drawings. Externally, as few bricks as possible will be removed.
- 4.4.4 **External Grille:** It is proposed to install a plain metal grille to be flush with the external wall in keeping with the historic character of the building. The external grille will be simply detailed and painted to match the existing external wall colour. Where it is proposed to be set within an un-rendered brick wall, the grille will be finished in black.
- 4.4.5 **Mechanical Ventilation Fan Unit (Sonair):** Installation of the mechanical input fan will require a 106mm (dia.) hole to be drilled through the external wall. The external wall is composed of yellow London stock brickwork and constructed in a lime mortar and finished internally with a plain lime wall plaster. The fan will be installed just above floor level at first floor and includes push button controls to increase or decrease the volume of air 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 ventilation⁸. For details and dimension of the Sonair F+ see specification included within this application.

⁸ Titon Test Report No. MD0015b dated 08/11/2007 for Sonair F+ with G2 filter.

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4.5 Impact of the Proposed Design

4.5.1 The installation of a mechanical input fan will introduce minor harm on the fabric and minor harm to the setting of 31 Morning Terrace and Camden Town Conservation Area, and the proposed works have been mitigated by the following considerations:

4.5.2 31 Mornington Terrace:

1. The visual impact of the external grille will be minimised by careful and consistent positioning in relation to the other existing openings in the palace front wall. The external ventilation grille will be finished in a traditional fashion to match the existing external wall finish. Where it is proposed within an un-rendered brick wall, the grille will be finished in black.
2. The installation of fan units will provide additional levels of ventilation, allowing continued residential use of 31 Mornington Terrace. The proposed design takes all reasonable steps to improve ventilation and ensure the health and well-being of the residents, whilst maintaining minimum levels of disruption to the existing building fabric.
3. Primary elements of significance will remain unaffected.

4.5.3 Camden Town Conservation Area:

1. The external ventilation grille will be set behind the first-floor balcony balustrade to minimise visual intrusion. This will be kept to the minimum size and where possible the grilles will be positioned in line with other existing openings set adjacent to the side of the pilaster.
2. The impact will be negligible to the overall streetscape of Mornington Terrace and adjacent roads. Should a substantial number of other properties require mechanical ventilation there may be cumulative impacts of the presence of many other similar grilles on the group of listed buildings, although these will where appropriate be sited consistently and unobtrusively to minimise harm.

4.5.4 The installation of the mechanical ventilation fan is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal of the fan units.

4.6 Justification

4.6.1 Internal secondary glazing has been instated to properties identified as being impacted by noise caused by construction during the HS2 scheme. The resident of this has requested mechanical ventilation to avoid adverse increases in internal temperatures and atmospheric moisture.

4.6.2 The design meets the functional requirements of providing additional ventilation within the residential property whilst introducing only minor harm to the heritage asset and minimising

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inconvenience to the resident. The design set out in chapter 4.5 seeks to minimise harm as far as possible with this solution.

- 4.6.3 The proposals are in line with HS2's commitments to provide noise attenuating ventilation to listed properties.
- 4.6.4 The proposed works will be reversible following completion of construction works.

5 Conclusion

- 5.1.1 The assessment of the installation of the proposed temporary mechanical input ventilation fan concludes that this will introduce minimal harm to asset of 31 Mornington Terrace, its setting and Conservation Area as a whole.
- 5.1.2 Measures have been taken to minimise the impact of the works to all relevant assets, including considerations to the installation methodology, positioning and design of the fan units and the external grille.
- 5.1.3 The installation of the mechanical ventilation fan is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal of the fan units.

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6 Photographs



Figure 1: External view of no. 31 Mornington Terrace

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Figure 2: Internal view of windows to first floor

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Appendix 1 Historic Maps



Figure A1: 1876-1879, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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Figure A2: 1896, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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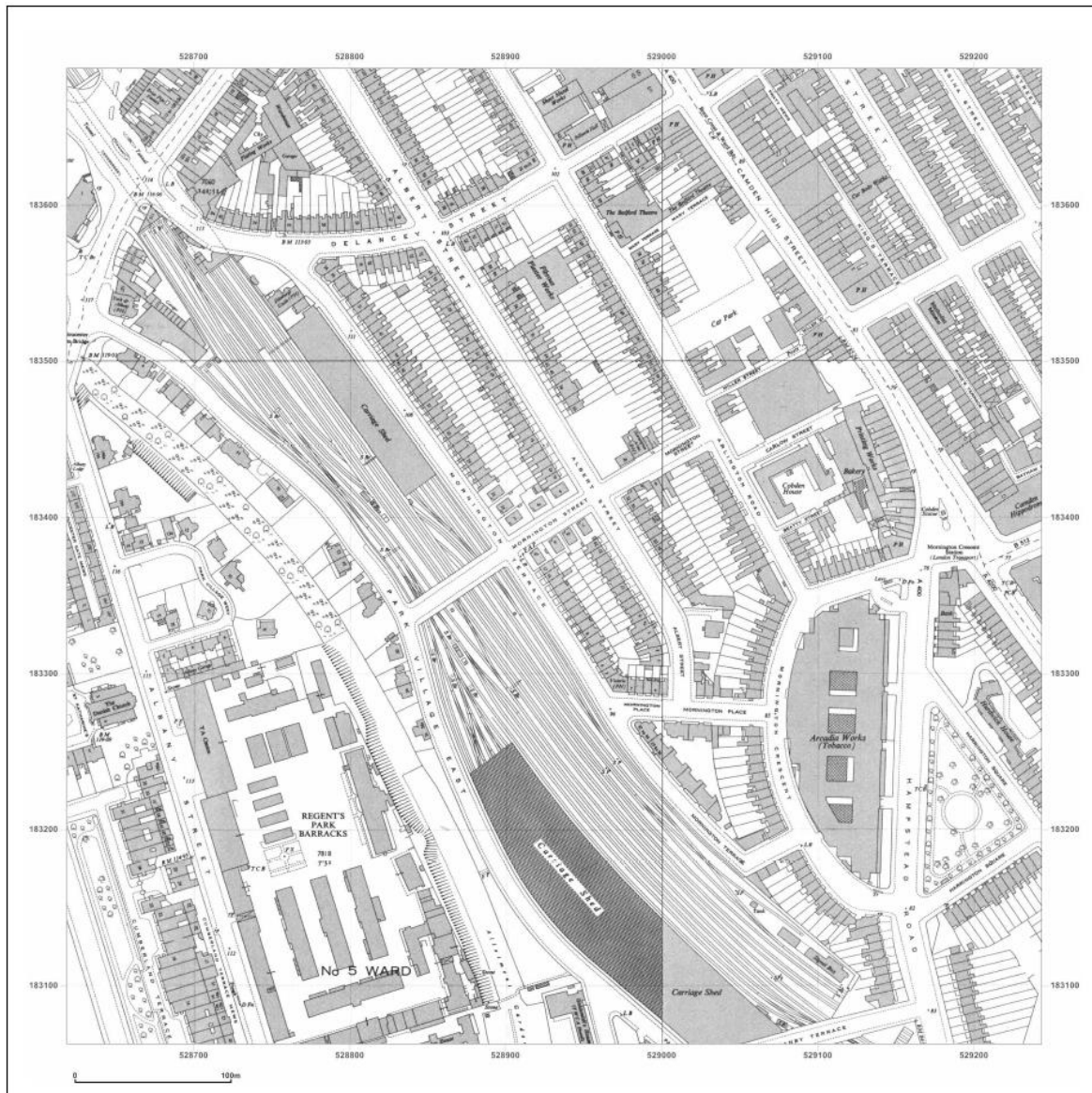


Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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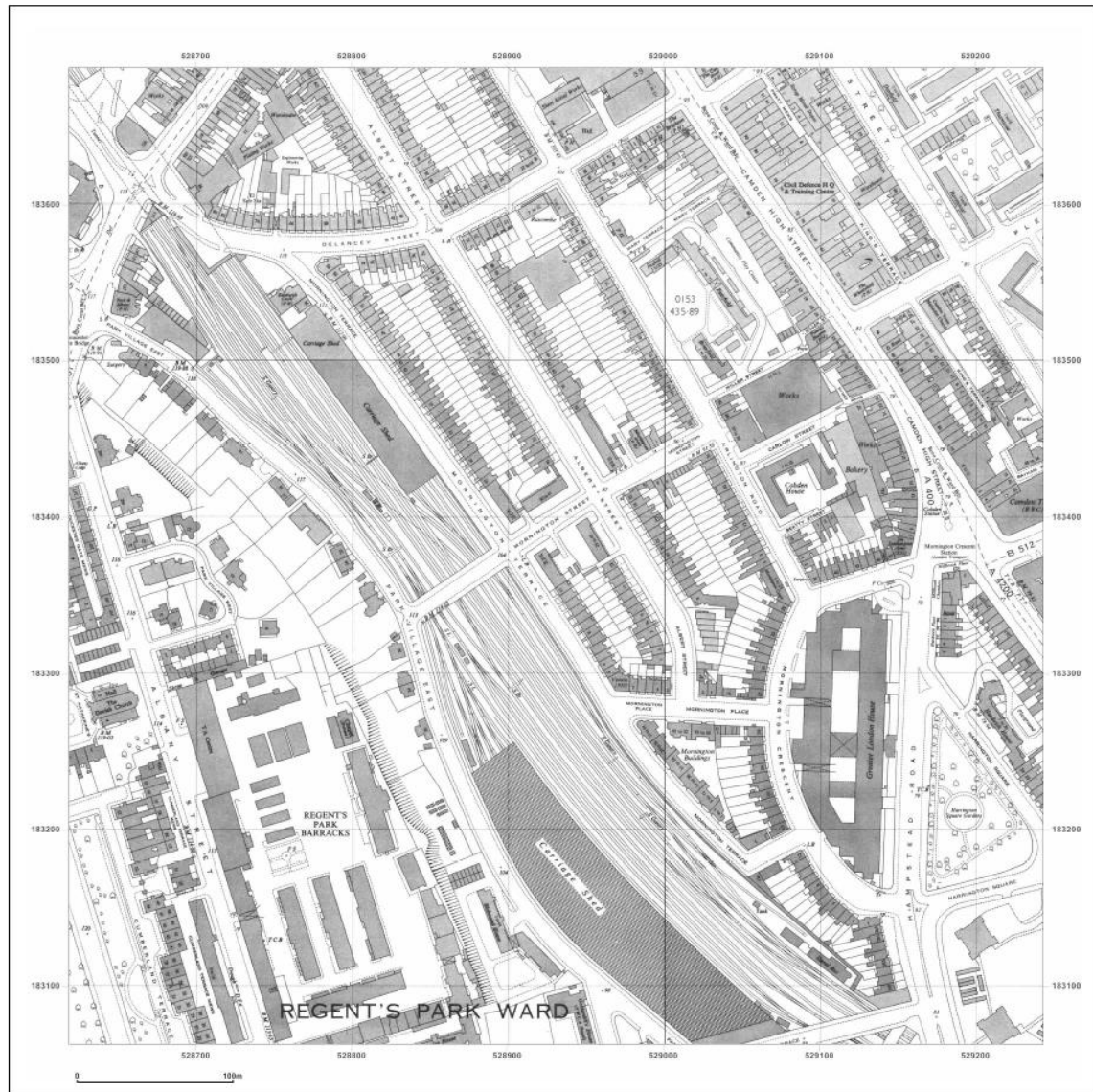


Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207