

Design Statement, Heritage Statement and Statement of Justification

5 Mornington Crescent, London (Flat A – Basement)

Revision: Po1

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

Author: Arup/CSjv.

Revision: Po1

Date: 01/05/2019

Contents

1.1	Scope of this Document	3
1.2	Works Affecting 5 Mornington Crescent	3
1.3	Context.....	4
1.4	Publications.....	4
1.5	Heritage Assets	4
2	Historical Background	7
2.1	The development of Mornington Crescent	7
2.2	Social History.....	11
2.3	Timeline	12
2.4	References.....	13
3	Statement of Significance: 5 Mornington Crescent (Flat A – Basement)	13
3.1	Purpose of the Statement of Significance.....	13
3.2	Architectural and Historic Significance	14
3.3	Communal Significance	15
3.4	Schedule of Significant Elements: 5 Mornington Crescent (Flat A – Basement)	15
3.5	Camden Town Conservation Area	18
4	Design Statement & Statement of Justification	18
4.2	Noise Mitigation during Construction of HS2	18
4.3	Installation of Temporary Internal Secondary Glazing	19
4.4	Schedule of Proposed Works	19
4.5	Design Proposal.....	19
4.6	Justification	22
4.7	Impact Assessment.....	23
4.8	Impact of the Proposed Design.....	23
5	Photographs.....	26

1.1	Scope of this Document	3
1.2	Works Affecting 5 Mornington Crescent	4
1.3	Context.....	4
1.4	Publications	5
1.5	Heritage Assets	5
2	Historical Background	7
2.1	The development of Mornington Crescent	7
2.2	Social History.....	12
2.3	Timeline	13
2.4	References.....	14
3	Statement of Significance: 5 Mornington Crescent (Flat A – Basement)	14
3.1	Purpose of the Statement of Significance.....	14
3.2	Architectural and Historic Significance	15
3.3	Communal Significance	16
3.4	Schedule of Significant Elements: 5 Mornington Crescent (Flat A – Basement)	16
3.5	Camden Town Conservation Area	19
4	Design Statement & Statement of Justification	19
4.2	Noise Mitigation during Construction of HS2	19
4.3	Installation of Temporary Internal Secondary Glazing	20
4.4	Schedule of Proposed Works	20
4.5	Design Proposal.....	20
4.6	Justification	23
4.7	Impact Assessment.....	24
4.8	Impact of the Proposed Design.....	24
5	Photographs.....	27

Introduction

1.1 Scope of this Document

- 1.1.1 This document relates specifically to Flat A, 5 Mornington Crescent where secondary glazing is to be installed. The property is a Grade II listed residential terraced house in Mornington Crescent, within the Camden Town Conservation Area.

1.1.2 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.

1.1.3 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 one window in Flat A (basement) for noise mitigation during construction of the HS2 railway at Euston.

1.1.4 This document fulfils the requirement of National Planning Policy Framework paragraph 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"* and City of Westminster's listed building application requirements.

1.2 Works Affecting 5 Mornington Crescent

1.2.1 5 Mornington Crescent 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, 5 Mornington Crescent 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 5 Mornington Crescent, 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', February 2019
- '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
- '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.

1.5.3 Listing Description:

1 MORNINGTON CRESCENT AND ATTACHED RAILINGS

List entry Number: 1113137

Grade: II

Date first listed: 14-May-1974

Details:

TQ2983SW MORNINGTON CRESCENT 798-1/83/1150 (South side) 14/05/74 No.1 and attached railings

End of terrace house, left hand return bay forming part of facade of No.263 Hampstead Road (qv). c1821-32. Stucco with rusticated ground floor. 4 storeys and basement. 4 windows with slightly projecting 2 window bay centre and 1 window return to Hampstead Road. Pilasters at angles (paired at left) rise from ground floor to form entablature at 3rd floor level. Asymmetrically placed prostyle portico with pilasters flanking C20 panelled door with radial fanlight. Architraved sashes. 1st floor, architraved casements with continuous cast-iron balcony; centre windows flanked by pilasters, cornice-head with segmental-arched recesses above. Deep, slightly shaped parapet.

Listing NGR: TQ2913183139

2-12 MORNINGTON CRESCENT AND ATTACHED RAILINGS

List entry Number: 1113138

Grade: II

Date first listed: 14-May-1974

Details:

TQ2983SW MORNINGTON CRESCENT 798-1/83/1151 (West side) 14/05/74 Nos.2-12 (Consecutive) and attached railings

Terrace of 11 houses forming part of a crescent. 1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors and 3rd floor string; others yellow stock brick (No.4 painted) with rusticated stucco ground floors and slate mansard roofs with segmental headed dormers (No.4 square). Symmetrical terrace with slightly projecting end bays (Nos 2 & 3 and 11 & 12).

EXTERIOR: 3 storeys, attics and basements; end houses, 4 storeys and basements. All with 2 windows each. Round-arched ground floor openings; sashes of end houses in shallow recesses. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 2, 3, 11 & 12 patterned) and panelled doors. Recessed sashes; end houses architraved, others with gauged brick flat arches. 1st floors with continuous cast-iron balconies. End houses with parapets; others with stucco blocking course, only No.5 retaining cornice.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas.

HISTORICAL NOTE: from 1905 No.6 was the home of Walter Sickert, painter & etcher. Sickert was prominent in both the Camden Town and Fitzroy Groups of painters and the subsequent London Group; during the 1890s he painted and sketched the Bedford Music Hall in Camden. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132).

Listing NGR: TQ2911083147

National Grid Reference: TQ 29110 83147

13-24 MORNINGTON CRESCENT AND ATTACHED RAILINGS

List entry Number: 1113139

Grade: II

Document number: [TBC]
Uncontrolled when printed

Revision Po1
Page 6 of 32

Date first listed: 14-May-1974

Details:

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

Terrace of 12 houses forming part of a crescent. 1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors; others yellow stock brick with rusticated stucco ground floors. Stucco cornices. Symmetrical terrace with slightly projecting end bays (Nos 13 & 14 and 23 & 24). 4 storeys and basements. 2 windows each, No.13 with 3 blind window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. Nos 13, 16, 20 & 21 with pointed and margin glazing. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 19 & 23 patterned) and panelled doors. Nos 13 & 24, entrances on return. Recessed sashes; end houses architraved, others with gauged brick flat arches (some reddened). 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level (Nos 14 & 15 missing). Cornice and blocking course above 3rd floor (Nos 14 & 15, cornice missing).

SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132).

Listing NGR: TQ2906383228

2 Historical Background

2.1 The development of Mornington Crescent

- 2.1.1 Mornington Crescent, Mornington Road and Mornington Street were named as a compliment to 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 Wellesley¹.
- 2.1.2 The construction of Mornington Crescent (**Figure 1, 2, 3**) began in 1821, by I Bryant for Southampton Estate, but the full complement of 36 houses was not fully completed and inhabited until 1832. The north side was built first (numbers 37 – 46). Historical maps of the area are presented in Appendix (**Appendix 1**).
- 2.1.3 To the rear, the houses have a view across the west, towards Park Village East and Regent's Park.

¹ *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>.

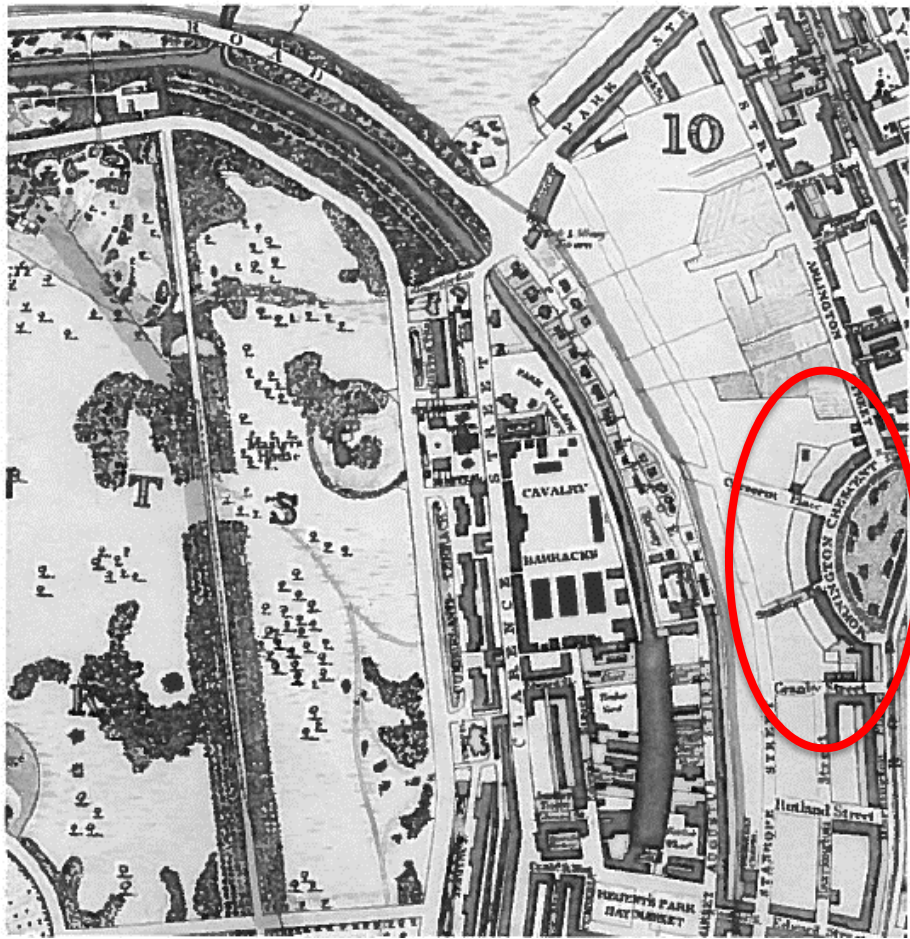


Figure 1: Mornington Crescent is shown on the bottom right part of the 1834 map. The area is highlighted by the red oval, in The Camden Town Book, John Richardson (London, 2007), p. 55.

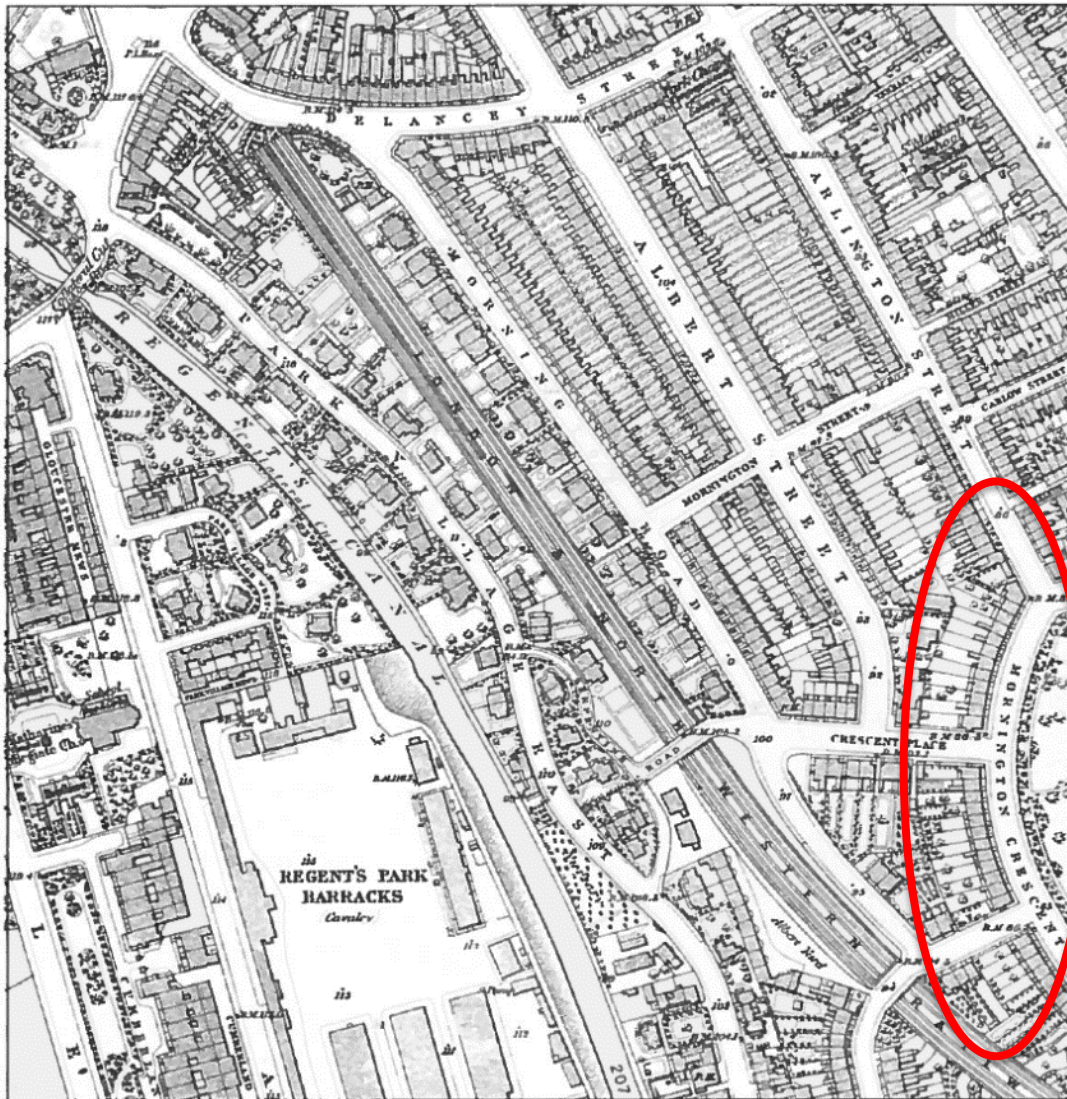


Figure 2: An 1870 map of the L & NWR route through the lower part of Camden Town – Mornington Crescent is highlighted by the oval, in The Camden Town Book, by John Richardson (London, 2007), p. 84.



Figure 3: 'Bacon's Nine Inch Map, 1888, showing Camden Town before the railway tracks were widened. Mornington Crescent is highlighted by the red oval.', in the Growth of the Camden Town: AD 1800-2000, by Jack Whitehead (London 1999), p. 16.

- 2.1.4 The segment between Hampstead Road and Mornington Crescent was originally laid out in gardens but since 1926 has been occupied by the Carreras building (**Figure 4**). The latter was originally built as the Carreras tobacco factory and was designed by M & O Collins. In 1998, it was converted to offices and renamed as Greater London House.
- 2.1.5 Mornington Crescent encompasses 36 houses, comprising blocks of either four storeys of brick and stucco, raised on basements with mansard roofs and dormers. Most of the houses have a bold cornice above the second floor and architraves to the windows (**Figure 5, 6**).

- 2.1.6 In 1872, the house-numbering scheme of Mornington Crescent was reversed. (i.e. No 1 became No 36 and vice versa).



Figure 4: 'Carreras factory and headquarters in the 1920s.', in The Camden Town Book, by John Richardson (London, 2007), p. 43.



Figure 5: 'Nos. 1-11, Mornington Crescent c. 1905', in Camden Town and Primrose Hill Past: a visual history of Camden Town and Primrose Hill, by John Richardson (London, 1991), p. 123.

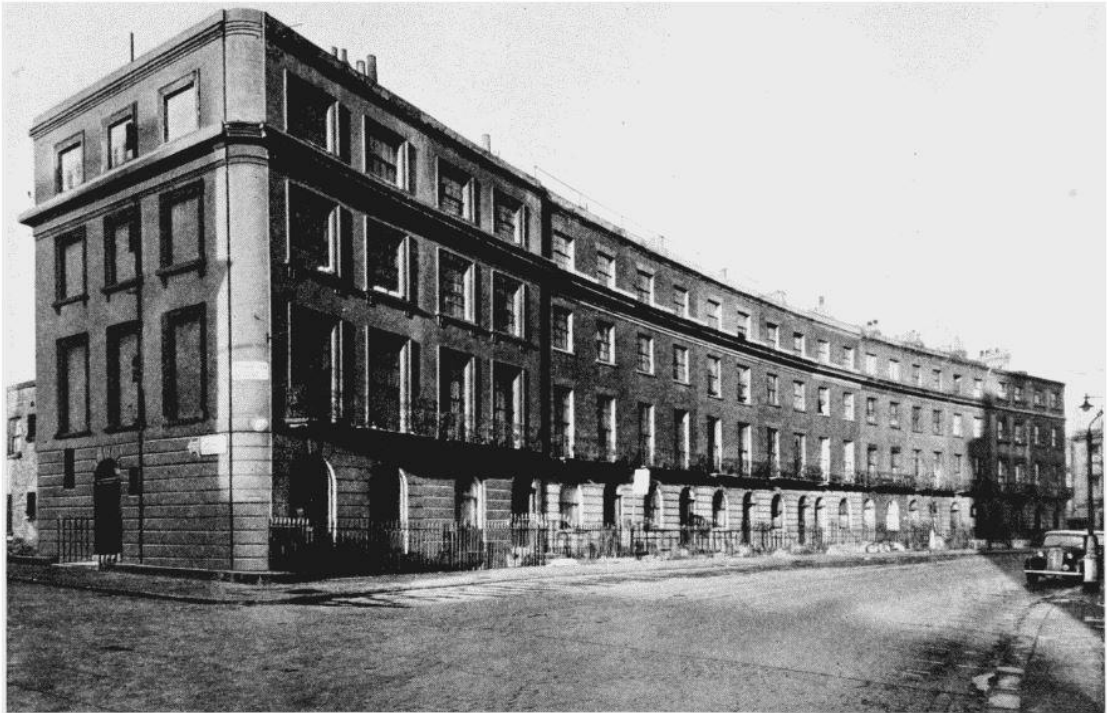


Figure 6: 'Nos. 13-24, Mornington Crescent', in Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood, ed. Walter H Godfrey and W McB. Marcham (London, 1952), p. 89. British History Online <http://www.british-history.ac.uk/survey-london/vol24/pt4/plate-89> [accessed 12 December 2018].

2.2 Social History

- 2.2.1 1 Mornington Crescent was occupied by the marine artist and friend of Charles Dickens, Clarkson Stanfield (1793-1867).
- 2.2.2 In 1872, the house-numbering scheme of Mornington Crescent was reversed. (i.e. No 1 became No 36 and vice versa). The then No 36 was occupied by Frederick Pickersgill RA (1820-1900). Pickersgill was a historical painter and a trustee and keeper of the Royal Academy. In 1866, the property was occupied by the French architect, Edward L Paraire. During WWII, No 1 was used as a "commercial school" and subsequently as an annexe of the National Temperance Hospital, Hampstead Road. From 1984, No 1 is occupied by the composer Wilfred Josephs.
- 2.2.3 6 Mornington Crescent was occupied by the German-born artist Walter Richard Sickert (1860-1942). Sickert was an English painter, printmaker and leading member of Camden Town Group.
- 2.2.4 Until 1970s, no 25A was a Waney's grocery store.
- 2.2.5 For two decades, no 28 (once no. 9) was occupied by the political agitator Henry Vincent (1813-78), who was also known in Chartist circles as the 'Demosthenes of the West'.
- 2.2.6 A room of no 31 was rented during 1909-12 by Spencer Frederick Gore (1874-1914), who was an artist (painter of landscapes, music-hall scenes and interiors) and leading member of the Camden Town Group.

2.3 Timeline

2.3.1 A brief chronology is included of the development of Mornington Crescent 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

1821 Mornington Crescent construction began by I Bryant for the Southampton Estate

1823 Mornington Crescent numbers 3, 5 and 7 were occupied

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

By 1832 First complement was found; 36 houses were completed and inhabited

1834-37 Construction of the London & Birmingham Railway from Camden Town to Euston and rail cutting created to the west of Park Village East

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 1833, 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

1846 London & Birmingham Railway amalgamated with other rail companies to become London & North Western Railway (LNWR)

1872 The house-numbering scheme of Mornington Crescent was reversed. (i.e. No 1 became No 36 and vice versa)

1926-28 The Carreras building, 180 Hampstead Road, is built. The building occupied the segment between Mornington Crescent and Hampstead Road, which originally was a green open area.

1937 Mornington Court is built on the corner of Mornington Crescent and Arlington Road. The contemporary dwelling has Egyptian-style building elements.

1998 The Carreras building is restored and converted into office building. It was renamed as Greater London House.

2.4 References

- 'Survey of London, Volume 24'. London County Council 1949. ULAN Press reprint.
- 'Windows; history, repair and conservation'. Editors: Tutton, M., Hirst E. & Pearce, J. Donhead 2007.
- 'Practical Building Conservation. Glass & Glazing'. English Heritage. Ashgate 2011.
- 'Camden Town and Primrose Hill past: a visual history of Camden Town and Primrose Hill'. Richardson, J. London: Historical Publications 1991.
- 'The Camden Town book'. Richardson, J. London: Historical Publications 2007.
- 'The growth of Camden Town: AD 1800-2000'. Whitehead, J. London: The author 1999.
- 'Streets of Camden Town: a survey of streets, buildings and former residents in a part of Camden'. Denford, S. and Woodford, F. P. London: Camden History Society 2003.

3 Statement of Significance: 5 Mornington Crescent (Flat A – Basement)

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 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

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 Mornington Crescent and surrounding streets were laid out from c. 1821. The Crescent encompasses 36 houses, comprising blocks of brick and stucco storeys, natural slate roofs and cast-iron doorcases and balconies.
- 3.2.3 Mornington Crescent was originally built as a sweep of houses, including tennis courts and gardens in the front. The latter were maintained as a private space for key holders only and tenants paid an annual garden tax in order to use them².
- 3.2.4 At the beginning of the twentieth century the area was occupied by artists. The Camden Town artists painted the cafes, the streets, the music halls and public parks.
- 3.2.5 At the start of WWI and by the time that house building slowed down the Crescent became a wasteland, the gardens were no longer maintained and the tennis courts fell into disrepair².

² Whitehead, J. (1999). *The growth of Camden Town: AD 1800-2000*. London: The author.

- 3.2.6 The curve of Mornington Crescent is recognised as a 'key view' in the London Borough of Camden, Camden Town Conservation Area.
- 3.2.7 Properties on Mornington Crescent have historic cast-iron railings around basement areas with various patterns of finials (i.e. urn shaped). Original locally cast metal coalhole covers and bollards set into York stone paving outside properties populate the street.
- 3.2.8 Mornington Crescent had originally a splendid rear view, since there was little obstruction between the latter and Regent's Park. However, the landscape and setting of Mornington Crescent have been substantially altered with the widening of the rail cutting in 1900-1905. The railway affected the social status of the area and caused the transition of the houses into cheap lodging places³. Despite these considerable changes, Mornington Crescent still retains important architectural and communal values in its setting. The setting of 5 Mornington Crescent and the Crescent as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.
- 3.2.9 5 Mornington Crescent has **SIGNIFICANT** architectural, historic and aesthetic value as part of the Crescent, originally designed as a single, architecturally uniform, complement of houses.

3.3 Communal Significance

- 3.3.1 Mornington Crescent 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 Terrace with terraced houses in relatively quiet largely residential roads. These values contribute to the **SIGNIFICANT** communal value.

3.4 Schedule of Significant Elements: 5 Mornington Crescent (Flat A – Basement)

- 3.4.1 The following schedules provide guidance on the heritage significance of the grade II listed 5 Mornington Crescent 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 3.1.43.1.3 is used.

³ Richardson, J. (1991) *Camden Town and Primrose Hill past: a visual history of Camden Town and Primrose Hill*. London: Historical Publications.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Mornington Crescent	c.1821	Evidential, Historic, Aesthetic & Communal Value	Significant	<p>The setting of 5 Mornington Crescent has a shared or group value with the houses in the Crescent building including 1, 2-12, 13-24.</p> <p>The setting comprises views along Mornington Crescent, 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 experiencing Mornington Crescent 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 perceptual 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 perceptual experience of being in Mornington Crescent. 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.</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>

						Mornington Crescent is described as a 'Key View' in the Camden Town Conservation Area.
2	Building Façade	Rear façade	c.1821	Evidential, Historic & Aesthetic values	Low Significance	<p>Rear Elevation</p> <p>The rear elevation is built out of yellow London Stock bricks. The front façade has stucco rusticated ground floor. Unlike the front façade, windows to the rear are of a much simpler design with limited detailing.</p> <p>Lack of appropriate maintenance has resulted in the deterioration of rear façade's materiality.</p> <p>Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.</p>
3	External Windows and Doors	Rear façade	c.1821	Evidential, Historic & Aesthetic values	Low Significance	<p>Flat A</p> <p>The sash windows are simple and functional in design and typical of this period. There are no architraves to the windows. The upper and lower sashes, staff bead and parting bead have been replaced with good quality replicas of the original or period design using simple modern 'float' glass glazing.</p>
4	Room interiors (space, proportions, size and scale)	Internal rooms	c.1821	Evidential, Historic & Aesthetic values	Low Significance	<p>Flat A</p> <p>The majority of rooms at basement 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. However, the rear part of the property is a modern extension to the original structure.</p>

						Changes to the rooms should wherever possible maintain these qualities. Changes on a temporary basis could be justified provided they were easily reversible with low to very low physical impact.
--	--	--	--	--	--	--

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.

4 Design Statement & Statement of Justification

- 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.

4.2 Noise Mitigation during Construction of HS2

- 4.2.1 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>
- 4.2.2 Initially eligibility for the scheme depends on the predicted noise level following the assessment undertaken as part of the environmental assessment. If the noise predictions indicated that a property is eligible, the offer of noise insulation or grant for noise insulation is being made and, if accepted and all necessary approvals obtained, the insulation will be installed before the start of works predicted to exceed the noise insulation criteria

4.3 Installation of Temporary Internal Secondary Glazing

4.3.1 Refer to design drawings:

Floor/ room	Existing Arrangements	Proposed Details
Basement	WPI Po66 NI -5A MC-EX-BS-J-01	WPI Po66 NI -5A MC-PR-BS-J-01.1
		WPI Po66 NI -5A MC-PR-BS-J-01.2

4.4 Schedule of Proposed Works

4.4.1 Temporary internal secondary glazing will be installed at the following locations within 5 Mornington Crescent:

Flat A - Basement

- a) One window – lounge (**Error! Reference source not found.**, Chapter 5)

4.5 Design Proposal

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

- 4.5.1 The proposed design for internal secondary glazing to the windows 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 (5 Mornington Crescent) whilst minimising the impact on the significance of the heritage asset and minimising inconvenience to the resident. The secondary glazing design includes the following aspects:
- 4.5.2 **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.
- 4.5.3 **Noise mitigation.** Secondary glazing is a temporary installation to mitigate increased noise levels created by construction of the HS2 railway.
- 4.5.4 **Window design and materials:** The secondary glazing windows will be manufactured from aluminium with a polyester powder coating or similar and be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. The windows will be glazed with 6.4 mm laminated glass for acoustic attenuation.
- 4.5.5 **Minimising external visual impact on existing windows:** Secondary glazing will be installed internally on the proposed windows. 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 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 eye 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 low to very low and is an accepted consequence of installing secondary glazing into historic buildings. This minor visual impact will be removed when the secondary glazing is removed at the completion of the HS2 construction works.

- 4.5.6 **Reducing internal visual impact for the residents:** The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white or to match the existing surrounding joinery. This design approach will minimise visual impact internally.
- 4.5.7 **Maintaining existing window functionality:** All existing windows will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.
- 4.5.8 **Fixing the secondary glazing:** A secondary glazing timber subframe will either be fixed to existing plastered window reveals or existing timber window reveals. The secondary glazing will then be screw fixed to the sub-frame.
- 4.5.9 **Colour scheme:** The secondary glazing, glazing insert and new sub-frames will be finished in white on all visible faces or will match the existing surrounding joinery colour. This design approach will minimise visual impact internally.
- 4.5.10 **Background Ventilation**
- 4.5.11 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 above in 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 considerations may apply in deciding what is adequate provision for ventilation:

- a. listed buildings;
- b. buildings in conservation areas;
- c. buildings which are of architectural and historical 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 historical interest within national parks, areas of outstanding natural beauty, registered historic parks and gardens, registered battlefields, the curtilages of scheduled ancient monuments, and world heritage sites; and

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

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

3.13 The guidance given by English Heritage 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 dwellings 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 or 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 takes into account the advice of the local authority's conservation officer. The views of the 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 was 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** – 5000 mm² **equivalent area**
- kitchen, **utility room** and bathroom (with or without WC) – 2500 mm² **equivalent area**

4.5.12 **Minimising heat distortion.** Slot ventilators in the secondary glazing frame will minimise heat build-up between the secondary glazing and original windows wherever possible. This will minimise risk of distortion in the original joinery caused by excessive heat build-up.

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

1. Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.
2. Fixing holes in the existing plastered window reveals will be filled with a good quality plaster filler and finished flush with the surrounding wall surface. The internal window reveal and existing window joinery where the secondary glazing was installed will be redecorated to match the existing colour.

4.6 Justification

4.6.1 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 18o.

- 4.6.2 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.
- 4.6.3 Whilst investigating the viability of secondary glazing for 5 Mornington Crescent during the design feasibility stage, 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.

4.7 Impact Assessment

- 4.7.1 The following section provides a summary of the impact of the proposal on the significance of the heritage asset.
- 4.7.2 This section also provides a statement of the national and local planning policies which the proposal has complied with.
- 4.7.3 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, (1) because of earlier alterations there is little remaining fabric of historic or architectural significance or (2) the work will be managed with minimal disruption to the existing building and will have minimal impact on the significance of the heritage asset. Work may include small 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.

4.8 Impact of the Proposed Design

- 4.8.1 Installation of temporary internal secondary glazing has no impact on the setting of the heritage asset on Camden Town Conservation Area. The proposed design has a **LOW** impact on the special interest and character of the grade II listed 5 Mornington Crescent for the following reasons:

1. The visual impact is significantly reduced to the point of almost being unnoticeable from the exterior of the building.
2. During the HS2 railway construction the noise levels are likely to increase. However, the installation of temporary secondary glazing allows continued use of 5 Mornington Crescent. The proposed design takes all reasonable steps to reduce noise levels and ensure the health and well-being of the residents.
3. Since the installation is temporary and readily reversible, it has a very low impact on the historically significant building fabric.
4. The impact will be negligible to the overall streetscape of Mornington Crescent and adjacent roads.
5. The proposed design adopts current practice and guidance documents, that of '*Energy Efficiency and Historic Buildings; Secondary Glazing for Windows*' by Historic England, 2016, '*Traditional Windows*' by Historic England, 2017, '*Design – CPG1*' by London Borough of Camden and '*Regent's Park Conservation Area Appraisal and Management Strategy*' by London Borough of Camden, et al.

4.8.2 The overall level of harm caused by the proposed works can be assessed by measuring the impact of the proposals against the significance of the asset as shown in Table 1 below.

IMPACT SIGNIFICANCE	HIGH	MEDIUM	LOW	NEGLIGIBLE	NO CHANGE	ENHANCEMENT
EXCEPTIONALLY SIGNIFICANT	Major adverse	Major adverse	Moderate	Minimal	Neutral	Major Beneficial
HIGHLY SIGNIFICANT	Major adverse	Major/ moderate adverse	Minimal	Neutral	Neutral	Major Beneficial
SIGNIFICANT	Major adverse	Moderate	Minimal	Neutral	Neutral	Beneficial
NOT SIGNIFICANT	Moderate	Minimal	Minimal	Neutral	Neutral	Neutral
DETRIMENTAL	Minimal	Minimal	Neutral	Neutral	Neutral	Minimal

Table 1: In order to measure the harm caused by the proposed works, the impact can be measured against the significance of the asset.

4.8.3 Using the table above, it can be seen that the proposed works will result in minimal harm which indicates there will be 'less than substantial harm' caused.

4.8.4 The proposal is compliant with:

1. National Planning Policy Framework policies, 180, 189, 193, 194 and 196.
2. Camden Core Strategy 2010-2025 policies CS14 '*Promoting high quality places and conserving our heritage*' and CS16 '*Improving Camden's health and well-being*'.

3. Camden Development Policies 2010, policies DP24 '*Securing high quality design*' and DP25 '*Conserving Camden's heritage*' and DP26 '*Managing the impact of development on amenity*'.

5 Photographs



Figure 7: Internal view of window at basement lounge (Flat A)

Appendix 1: Historic Maps



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



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

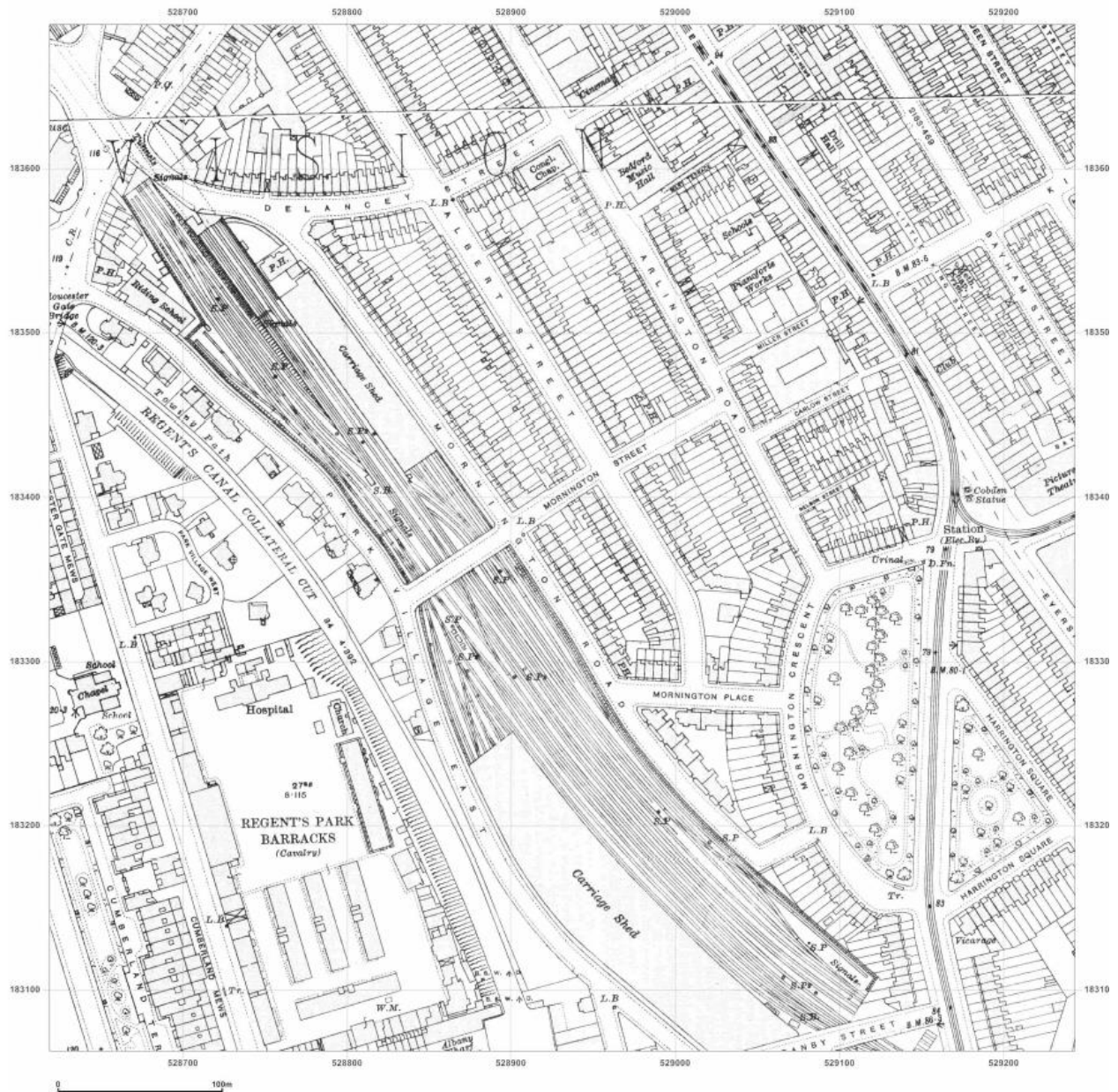


Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

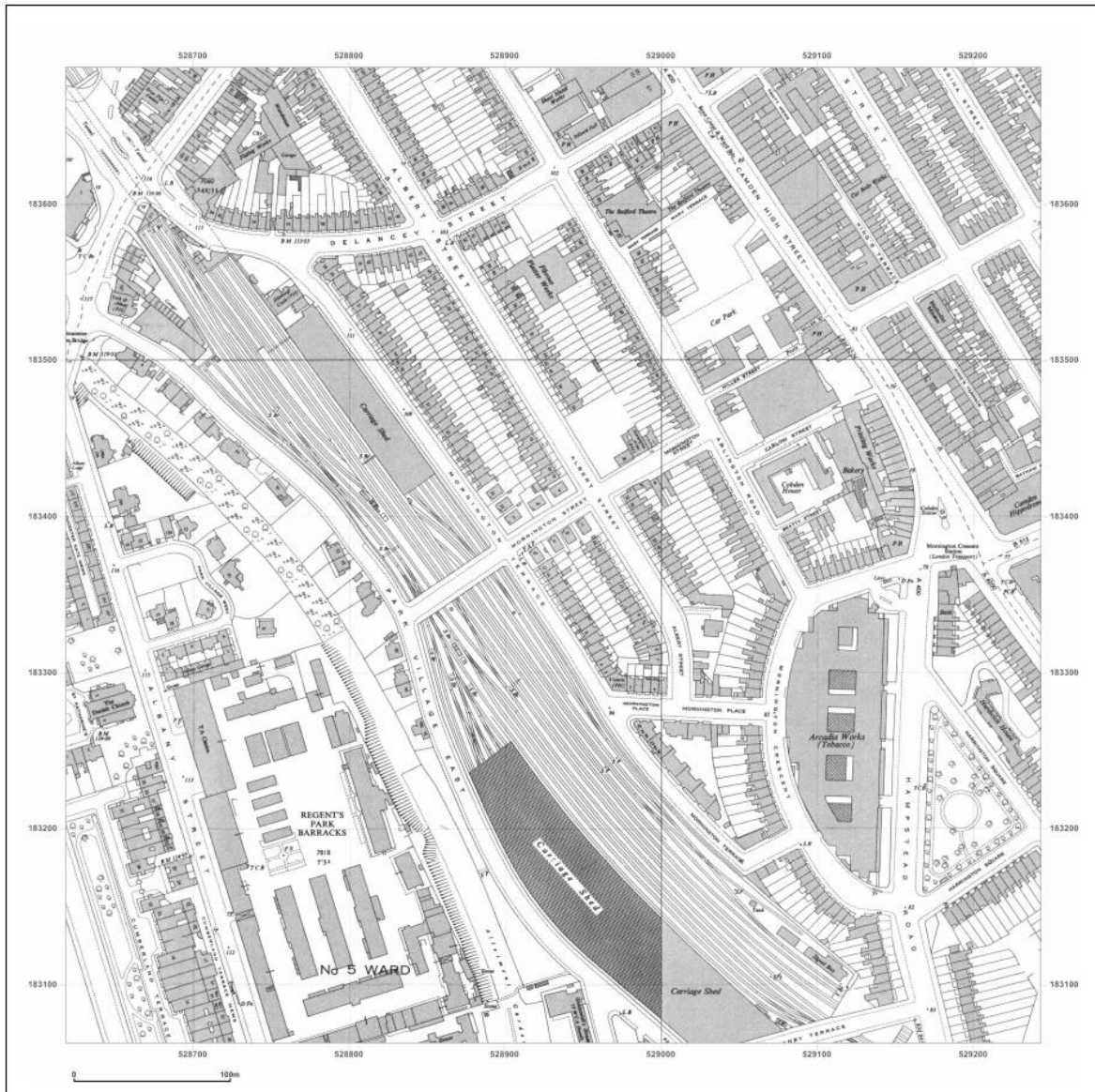


Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

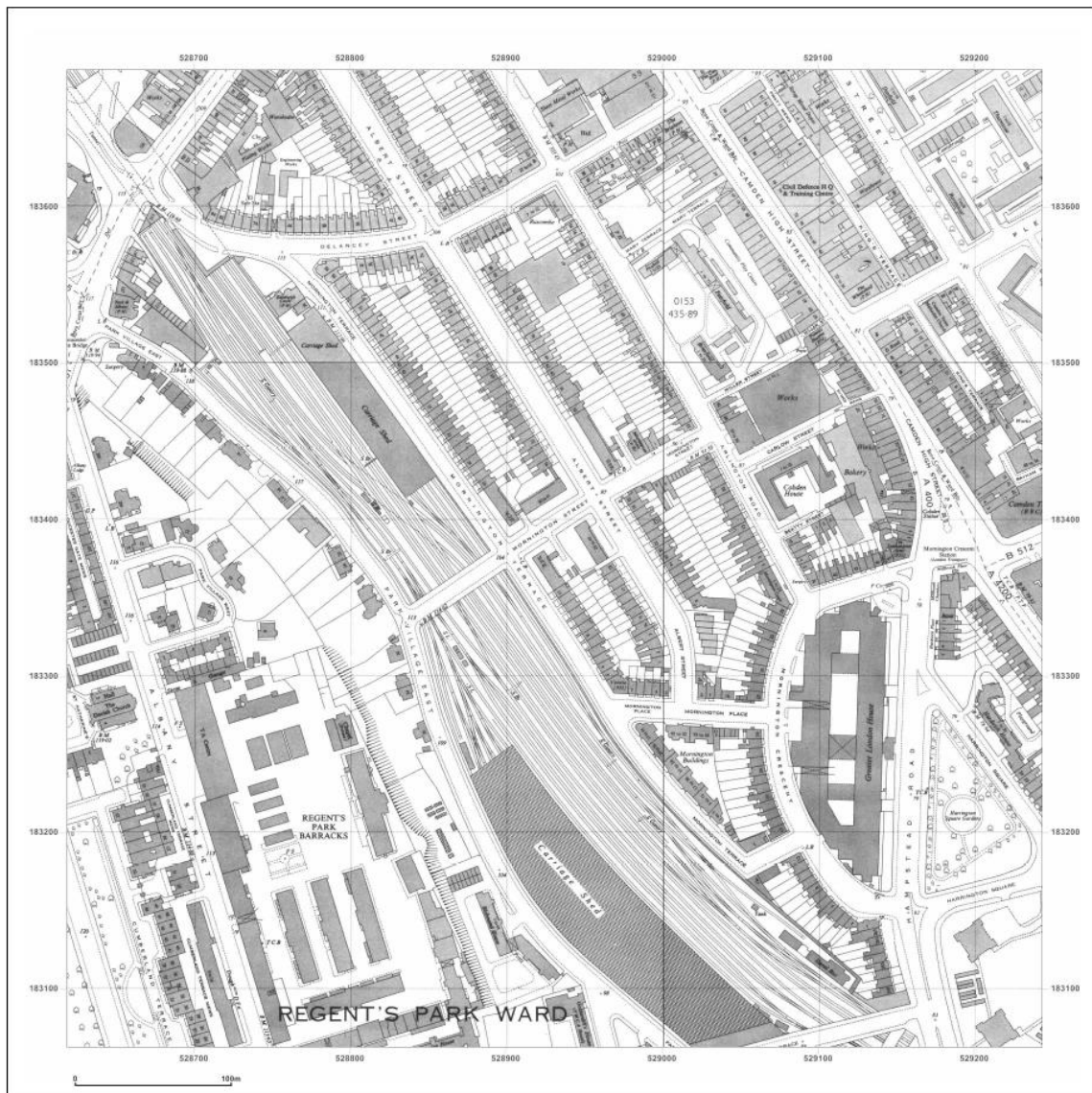


Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207