Design Statement, Heritage Statement and Statement of Justification

31 Mornington Terrace, London

Listed Building Consent Submission for Installation of Temporary Internal Secondary Glazing 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 focuses on the historic 'Palace front' terraced houses in Mornington Terrace, Camden, London and specifically on 31 Mornington Terrace where secondary glazing is to be installed.

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:

- Installation of internal secondary glazing to 8 windows for noise mitigation during construction of the HS2 railway at Euston.

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

1.1.5 Sections of the historical information used in this Heritage Impact Statement have been directly extracted from the Heritage Impacts Statements relating to the NI works at No. 28 and No. 46 Mornington Terrace, which were prepared by Graham Abrey of Ingram Consulting.

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 building's character would require listed building consent. In practice, almost all work to a listed building will require

consent, but in all instances the local planning authority conservation officer should be consulted.

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', 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 Listing Descriptions

1.5.1 **26-52 MORNINGTON TERRACE AND ATTACHED RAILINGS**

List Entry Number: 1113144

Grade: II

Date first listed: 14-May-1974

Details:

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

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony.

INTERIORS: not inspected.

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

Listing NGR: TQ 2881183531

1.5.2 **53 AND 54, MORNINGTON TERRACE**

List Entry Number: 1113145

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

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

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

INTERIORS: not inspected.

Listing NGR: TQ2879483551

1.5.3 **55 AND 56 MORNINGTON TERRACE AND ATTACHED RAILINGS**

List Entry Number: 1113146

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

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

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

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys finials to areas.

Listing NGR: TQ2879083556

1.5.4 **EDINBURGH CASTLE PUBLIC HOUSE**

List Entry Number: 1113147

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1160 (West side) 14/05/74 Nos.57 Edinburgh Castle Public House

Public house. Mid C19, restored 1984. Stucco with wooden public house frontage. 3 storeys and cellars. Double fronted with 3 windows; right hand return 1 blind window and 3 light canted bay. Public house frontage with central entrance and Corinthian pilasters carrying entablature with dentil cornice and broken segmental pediment over door. Panelled dado. Upper floors with recessed sashes; 1st floor with architraves and cornices. Entablature and shaped blocking course. Curved wrought-iron lamp bracket above door.

INTERIORS: not inspected.

Listing NGR: TQ2875383537

1.5.5 **58 MORNINGTON TERRACE AND ATTACHED WALL AND GATE PIERS**

List Entry Number: 1113148

Grade: II

Date first listed: 14-May-1974

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1161 (West side) 14/05/74 Nos.58 and attached wall and gate piers

Semi-detached house. Mid C19. Stucco. 2 storeys 2 windows. Slightly projecting entrance bay. Portico with pilasters supporting entablature the cornice of which carries across the house at

1st floor level. Fanlight and panelled door. Architraved sashes, ground floor tripartite with eared architrave; 1st floor with cornices, console bracketed above entrance. Cornice and enriched blocking course.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached stucco forecourt wall and gate piers. Forms a group with the Edinburgh Castle Public House (qv).

Listing NGR: TQ2876783534

2 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 Southampton[1]. Mornington Road was renamed Mornington Terrace in 1937[2].

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.

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

2.1.4 Buildings in Mornington Road were originally composed of 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.

[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

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

2.1.6 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 compliment to the Richard Colley Wellesley, Earl of Mornington, Governor General of India, the brother of the Duke of Wellington, and afterwards better known as the Marquis of Wellesley[4].

2.1.8 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.

[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.

2.2 Design and Construction

26-52 Mornington Terrace

2.2.2 Friedenstein Terrace (now 26 to 52 Mornington Terrace) was originally constructed as a row of 33 houses of comprising two end blocks and a central block of five storeys of brick and stucco projecting slightly forward of the main façade alignment, composed of four storeys of brick and stucco and an attic storey with dormer windows in a slate mansard roof. This format of 'row houses' with visually distinct blocks was developed and adapted by eighteenth and nineteenth century architects to create a uniform and 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.

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

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

2.2.5 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'.

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

2.2.7 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

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

the front elevation brickwork was probably originally 'tuck pointed'. The brickwork at number 32 is pointed in a coloured mortar which is finished flush with the brick, grooved along the centre of the joints and finished with a thin coloured 'tape' of mortar. Tuck pointing was used during the late eighteenth and nineteenth centuries on brickwork elevations to create a refined, elegant façade with the appearance of precise brickwork, similar to 'cut and rubbed' gauged brickwork. Tuck pointing was fashionable in London at this time as the process was used by builders to convey quality, refinement and fashion. Unfortunately, most of the terrace has been repointed using modern cement-sand mortars in crude weather struck and flush jointed styles.

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

53 and 54 Mornington Terrace

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

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

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

55 and 56 Mornington Terrace

2.2.12 55 and 56 is a large semi-detached pair of houses in a unique style and design that maximised the original footprint of its site.

2.2.13 The building is five storeys including basement. The storey heights are higher than its neighbour, numbers 53-54 Mornington Terrace, which it unfortunately dominates. The building

is constructed of good quality yellow London Stock brickwork lain in Flemish Bond. The full height canted bay is built in English Bond.

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

The Edinburgh Castle, 57 Mornington Terrace

2.2.15 The Edinburgh Castle was the first building constructed on the corner of what was to become Mornington Terrace, built some time before 1834. The building is a very fine example of a late Georgian public house which probably provided boarding rooms for visitors and senior employees of the railway. The building is three storeys but probably also includes a basement in addition. The east facing façade onto Mornington Terrace includes a well-proportioned and designed 'public house shop front'. Probably constructed in London Stock brickwork the facades are finished in stucco with simple window architraves and pediments at first floor level and entablature, cornice and parapet. The building is a historically and architecturally significant element within the local landscape.

58 Mornington Terrace

2.2.16 Number 58 is a small three storey house including basement which is attached to south wall of the Edinburgh Castle.

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

2.3 Social History

2.3.1 12 Mornington Road was occupied by H G Wells and his lover Catherin Robins between 1894-98 and was where he wrote ***The Time Traveller***, ***The Wonderful Visit*** and ***The Island of Doctor Moreau.***

2.3.2 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 neighbourhood[6].

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

2.3.11 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.

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

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

	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.
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 Statement of Significance: 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 construction technology, fine craftmanship 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 31 Mornington Terrace is part of the row of houses originally named Friedenstein Terrace. It is a good example of speculative development of middle class housing during the mid-nineteenth century when there was significant housing demand for a growing population and general migration towards 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.

3.2.2 The ground floor retains some early plaster detailing with early joinery including windows, shutters, chair rails and picture rails. The interior has **SIGNIFICANT** architectural and historical value.

3.2.3 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.

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

3.2.5 Key elements which contribute to the setting of Mornington Terrace are; the architectural uniformity of the terraced building, the strong visual boundary between street and houses defined by railing to a significant number of properties; an early, probably original, York stone pavement in front of the terrace with a significant number of surviving coal chutes to coal cellars beneath the footpath. Also, the slightly elevated ground floor entrance and the use of 'Palace-front' design and the presence of original sash windows with some later historic significant alterations to the glazing format in some buildings, which provides valuable evidential value for changes in window design as a result of fashion and technological development. The setting of 31 Mornington Terrace and the terrace as a whole is considered to make a **SIGINIFICANT** historic and aesthetic contribution to the heritage asset.

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

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**	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. The setting comprises views along Mornington Terrace, the view and appearance of the buildings within the townscape, and views across the rail cutting towards Park Village East. The setting is also concerned with the emotions and emotional experience of being in Mornington Terrace and experiencing as part of Camden's Georgian and Victorian townscape. External alterations to the building and landscape, unless very carefully executed could have a significant detrimental impact on the emotional experience of visitors, property owners and the local community. In general, changes to the setting should be of a character and style that maintain or enhance the visual and emotional experience of being in Mornington Terrace. Examples of alterations and repair which would enhance the setting include: reinstating railings along the boundary between the houses and roadway footpath; reinstating sections of missing cornice and stucco details on the terraced building, painting the external stucco details, windows

						and railings in a uniform colour to strengthen the architectural uniformity of the 'Palace-front' façade. Installation of external secondary glazing, even on a temporary basis for approximately 10 years would diminish the architectural uniformity and provide a stark contrast to historic fenestration and glazing. Secondary glazing would give the impression of modern windows being installed and would harm the emotional experience for residents, the local community, and visitors. Mornington Terrace is described as a 'Key View' in the Camden Town Conservation Area.
2	Building Façade	Front Elevations	*c.* 1843	Evidential, Historic & Aesthetic values	**Significant**	**Front Elevation** The front 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. Lack of appropriate maintenance to a limited number of properties has resulted in the loss of the stucco cornice and loss of isolated stucco details. Repointing to all but one house in modern cement-sand mortars has harmed the special architectural interest. Further alteration, repair and decoration should seek to

						enhance the original design, appearance and uniformity.
3	External Windows and Doors	Front elevation	Post- 1967	Evidential, Historic & Aesthetic values	**Not significant**	**Third Floor Attic Bedroom** The two existing windows are later additions, installed sometime after 1967, at which time an application was granted to replace the existing windows. The windows are two-pane horizontally sliding with uPVC frames.
4			*c.* 1843, with later moderations		**Significant**	**Second Floor Bedroom** 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. **First Floor Sitting Room** 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 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 justified provided they were easily reversible with low to very low physical impact.
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.

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 buildings 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	Existing Arrangements	Proposed details
Basement	WPI P066 NI - 31 MT-EX-BS-J-01	WPI P066 NI - 31 MT-PR-BS-J-01.1
		WPI P066 NI - 31 MT-PR-BS-J-01.2
Ground	WPI P066 NI - 31 MT-EX-GF-J-02	WPI P066 NI - 31 MT-PR-GF-J-02.1

		WPI P066 NI - 31 MT-PR-GF-J-02.2
First	WPI P066 NI - 31 MT-EX-FF-J-03	WPI P066 NI - 31 MT-PR-FF-J-03.1
		WPI P066 NI - 31 MT-PR-FF-J-03.2
Second	WPI P066 NI - 31 MT-EX-SF-J-04	WPI P066 NI - 31 MT-PR-SF-J-04.1
		WPI P066 NI - 31 MT-PR-SF-J-04.2
Third	WPI P066 NI - 31 MT-EX-TF-J-05	WPI P066 NI - 31 MT-PR-TF-J-05.1
		WPI P066 NI - 31 MT-PR-TF-J-05.2

4.4 Schedule of Proposed Works

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

Basement Level

a) One window at basement level

Ground Floor, front room

a) One window at ground floor level in the sitting room

First Floor, front room

a) Two windows at first floor level in the sitting room

Second Floor, front room

a) Two windows at second floor level in the bedroom

Third Floor, front room

a) Two windows at third floor level in the bedroom

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 (31 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 will be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. Where shutters exist at ground and first floors, the subframe will be fixed within the depth of the existing staff bead. The windows will be glazed with 8.8 mm laminated glass for acoustic attenuation. Slim profile lift-out glazing units will be glazed with 6.4 mm acoustic laminated glass.

4.5.5 **Slimline glazing units design.** This solution involves fixing a thinner secondary glazing frame within the depth of the existing staff bead and therefore allows shutters to remain operable. This does result in a reduced air gap between the existing and secondary glazing, smaller than the optimal distance which may reduce the overall noise reduction. Residents have been made aware of the above and this application is submitted on the basis of this understanding.

4.5.6 **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 person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be 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.

4.5.7 **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. This design approach will minimise visual impact internally.

4.5.8 **Maintaining existing window functionality:** All existing windows will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.

4.5.9 **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. In this instance, where shutters exist, the subframe will be fixed within the depth of the staff bead with a slim profile solution.

4.5.10 **Colour scheme:** The secondary glazing, glazing insert and new timber sub-frames will be finished in white on all visible faces to match the existing joinery colour.

4.5.11 **Background Ventilation**

4.5.12 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;*
a) *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*
b) *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***

Slot ventilators, or trickle vents, will be provided within the frame of the secondary glazing units. The resident has been made aware that where a slim profile solution is to be installed (within the staff bead), trickle vents will not be provided.

4.5.13 **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.

4.5.14 **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) para 180.

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

4.7 Impact Assessment

4.7.1 The following section provides 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 or Camden Town Conservation Area. The proposed design has a **LOW** impact on the special interest and character of the grade II listed 31 Mornington Terrace 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 31 Mornington Terrace. 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 proposal does not alter the setting of the heritage asset.
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 proposal is compliant with:

1. National Planning Policy Framework policies 180, 189, 193 and 196.
2. Camden Local Plan, adopted 2017, policies C1 '*Health and wellbeing', D1 'Design' and D2 'Heritage'.*

5 Photographs

Figure 1: Internal view of window at basement level

Figure 2: Internal view of ground floor window

Figure 3: Internal view of windows to first floor

Figure 4: Internal view of windows to second floor

Figure 5: Internal view of window at third floor

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*

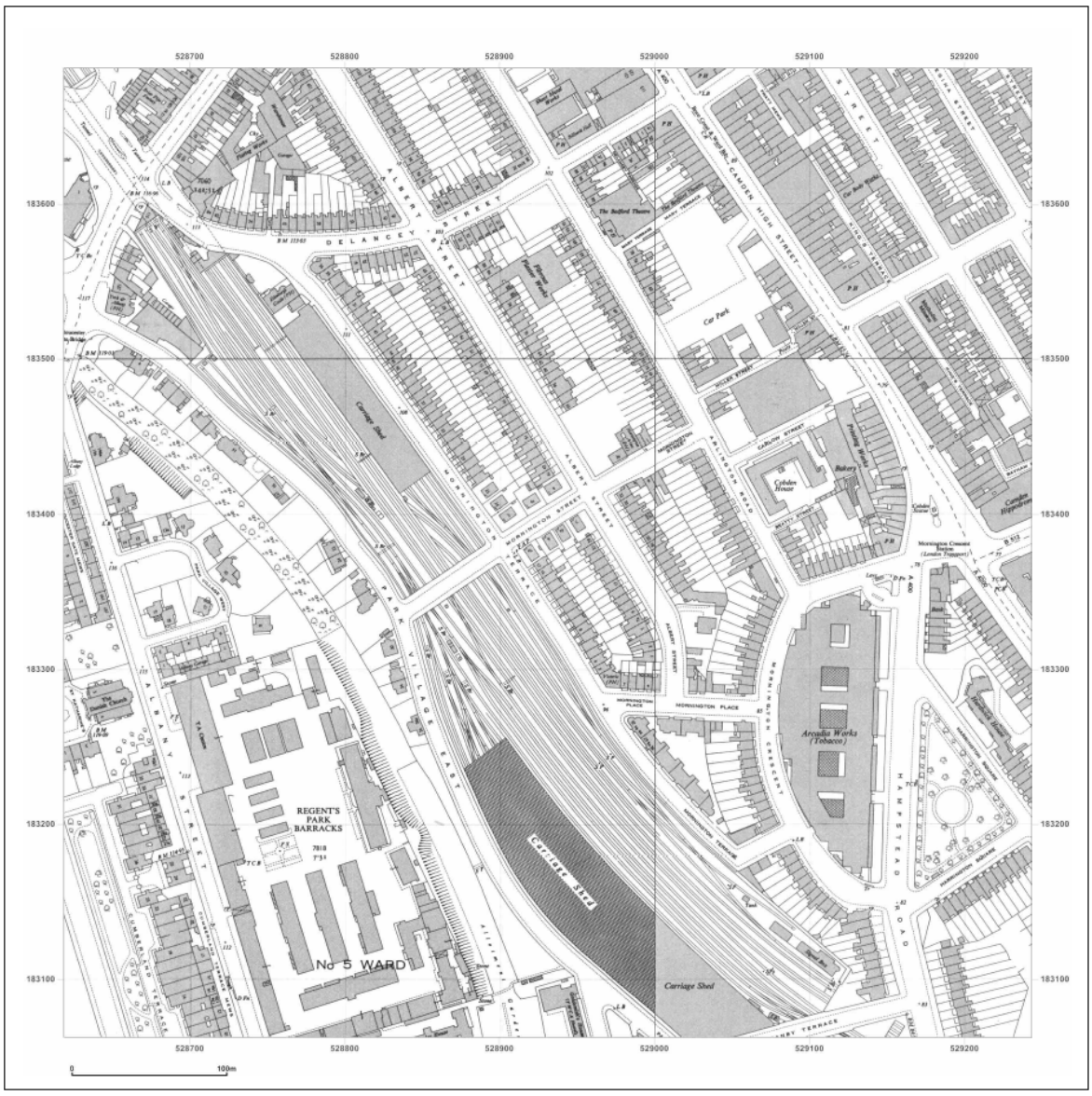

Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*

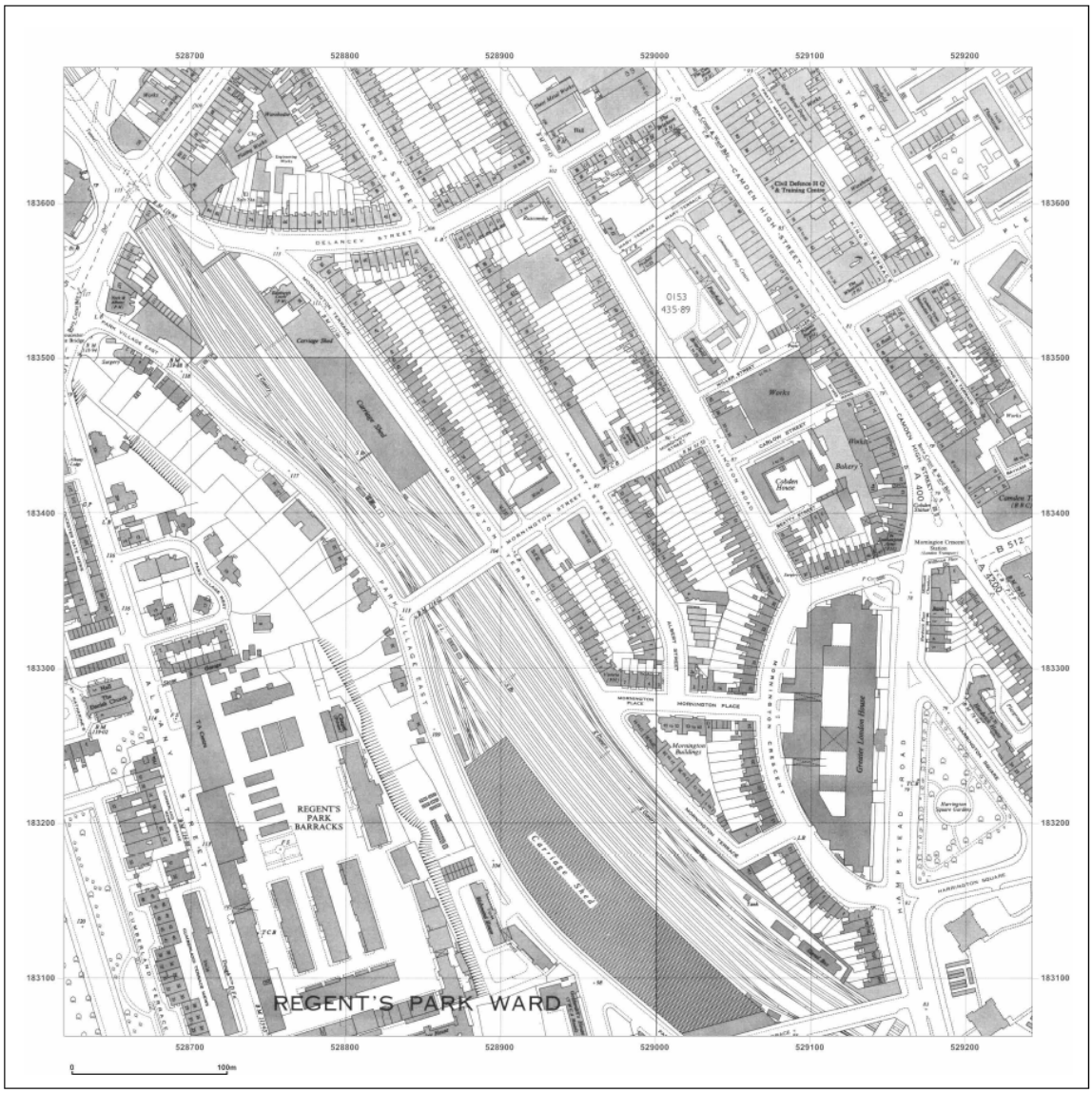

Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). *Copyright: Ordnance Survey 100035207*