

Numbers 26 to 52 Mornington Terrace, together with their attached railings, are listed Grade II; they were first listed on 14 May 1974. Their List Entry Number is 1113144. and their National Grid Reference is TQ 28811 83531 and Listing NGR is TQ2915685180.

The terrace comprises 27 houses built in the middle of the nineteenth century, of yellow stock bricks above rusticated stucco ground floors and with slate mansard roofs and dormers. The terrace was once symmetrical, with a projecting central section comprising nos. 33-38) and the similar projection at the northern end, nos. 50-52, mirrored at the southern end, but the original southern projection is now missing. The houses are generally of three storeys plus attic floors and semi-basements, with the projecting central and northern houses being four storeys plus attics and semi-basements.

No. 27 is typical of the smaller houses: its three upper floors each have a pair of windows; at first and second floor these have recessed, stucco-architraved sashes, those at first floor with console-bracketed cornices. At ground floor there is a stucco portico with pilasters carrying a simple entablature, framing a panelled entrance door, which appears to be original, with a fanlight above. At first and second floors stucco fluted Ionic pilasters mark the location of party walls and carry a continuous simply-detailed entablature at third floor level. This originally carried a balustraded parapet but now supports a continuous decorative cast-iron balcony. The house retains both the attached cast-iron railings flanking the asphalted entrance steps and running along the back of pavement, and the simple diagonal pattern railings to the basement area.

The rear garden is surrounded by a one-brick wide wall to all three boundaries, of approximately 1300mm height. Much of this is constructed of flettons laid in cement mortar. Some areas are of a different facing brick but it is hard to tell if even these are original. There is a recently constructed brick outbuilding close to the boundary in the garden of no. 26. A moderately large tree remains at the end of the garden; it is believed that some small trees/saplings have been removed from adjacent to the boundary walls. The two side walls, those to the boundaries with 26 and 28 Mornington Terrace, are structurally unsound and unstable: besides significant cracking through the bricks themselves, both walls have rotated inwards to the extent that they have been continuously propped to avoid collapse. The props are of substantial timbers and are an unsightly and purely temporary measure. The boundary wall to no. 26 incorporates a timber boarded fence which is in poor condition.

Following the structural failure of the two boundary walls a report was prepared by Ellis + Moore, structural engineers. This concludes that there is no alternative but to demolish the existing walls and remove what are suspected to be shallow corbelled brick footings. It is proposed that new walls are constructed in a new stock brick of appropriate F2 designation which will be a good match for both the rear wall of the house and the brick outbuilding adjacent to the boundary with no. 26, Smeed Dean Mile End Mixture, rather than retaining or imitating the flettons etc of the existing construction. The new walls will be constructed on a concrete foundation which will guard against future ground movement, both that resulting from future tree growth or removal, and from increasing seasonal movement related to climate change, with more dramatic seasonal differences, including hotter summers with annual prolonged drought periods combined with very wet winter/midseason periods. Foundation dimensions and depth will be the minimum feasible given the ground conditions.

The recommendation that the tree at the end of the garden is removed may result on further ground heave and the current proposal is that it be retained and careful crown reduction be carried out and repeated as necessary. This should minimize ground movement in the area.