



Design Statement, Heritage Statement and Statement of Justification

6 Mornington Place, London (Basement and Ground Floor Flat)

Revision: Po1

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

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1 Introduction

1.1 Scope of this Document

- 1.1.1 This document relates specifically to the basement and ground floor flat at 6 Mornington Place where internal secondary glazing and noise attenuating mechanical ventilation is proposed to be installed. The property is a Grade II listed residential terraced house in Mornington Place, 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 considers the following proposals which require Listed Building Consent:
- A. **Installation of temporary internal secondary glazing to the front façade:** Installation of internal secondary glazing to three (3) windows at basement and ground floor level for noise mitigation during construction of the HS2 railway at Euston;
 - B. **Installation of temporary mechanical input ventilation fan:** Installation of two (2) mechanical ventilation units (Sonair F+ unit) to the front of the building at basement and ground floor 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 London Borough of Camden's listed building application requirements.
- 1.1.5 This application should be read in conjunction with the following documents:
- Existing and Proposed Drawings;
 - HS2 Submission Statement; and
 - Sonair Specification Sheet.

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1.2 Works Affecting 6 Mornington Place

- 1.2.1 6 Mornington Place 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, 6 Mornington Place 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 6 Mornington Place 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:

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

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defined to the west by the rail tracks which run from Euston to Birmingham. It is this linearity to the western boundary and the frontage of Mornington Terrace which defines the Conservation Area and provides its special interest.

1.5.2 Listing Description:

3-7 Mornington Place

Summary:

A terrace of five houses, each with three storeys over a basement, constructed as part of the Southampton estate in 1834.

Reasons for Designation:

3-7 Mornington Place, constructed in 1834, are listed at Grade II for the following principal reasons:

Architectural interest:

For the quality and composition of the façade, which is a good example of the principles of grand, palatial terraces applied to a small-scale set-piece; for the survival of the distinctive butterfly roof structure; for the good level of survival of the plan form and internal fixtures and fittings.

Group value:

With other listed C19 terraced houses in the Camden Town Conservation Area, particularly Numbers 2-35 Mornington Crescent (National Heritage List for England entries: 1113138, 1113139, 1113140; Grade II).

1.5.3 See Appendix 2 for the full listing description.

2 Historical Background

2.1 Mornington Place History & Design

- 2.1.1 The wider Camden area was first developed as part of the expansion of London at the end of the 18th century when landowners Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton sold leases for speculative housing developments. The area to the east of Camden High Street was developed before that to the west in the Southampton estate, which remained undeveloped until the 1830s when Stephenson's railway from Euston to Birmingham led to an increase in development of the area.¹
- 2.1.2 Mornington Place, or Crescent Place as it was originally named, was one of the first streets to be developed after Mornington Crescent. Mornington Place historically ran west all the way to Park Village East before the railway cutting was widened c.1905. Mornington Street, to the north, was extended across the cutting to retain the link between Park Village East and streets to the east of the cutting.
- 2.1.3 It forms part of the grid pattern of residential streets west of Camden High Street. The street lies within the residential sub-area of the Camden Town Conservation Area. Mornington Place, along with Mornington Street to the north, runs east-west perpendicular to Mornington Terrace, Albert Street and Arlington Road and is terminated to the west by the Euston railway line cutting.
- 2.1.4 The area contains several areas of post war low-rise housing constructed to replace those buildings lost as a result of bomb damage during World War II. As a result much of the 19th century character has been lost.

¹ Listing Description: 3-7 Mornington Place, Historic England.

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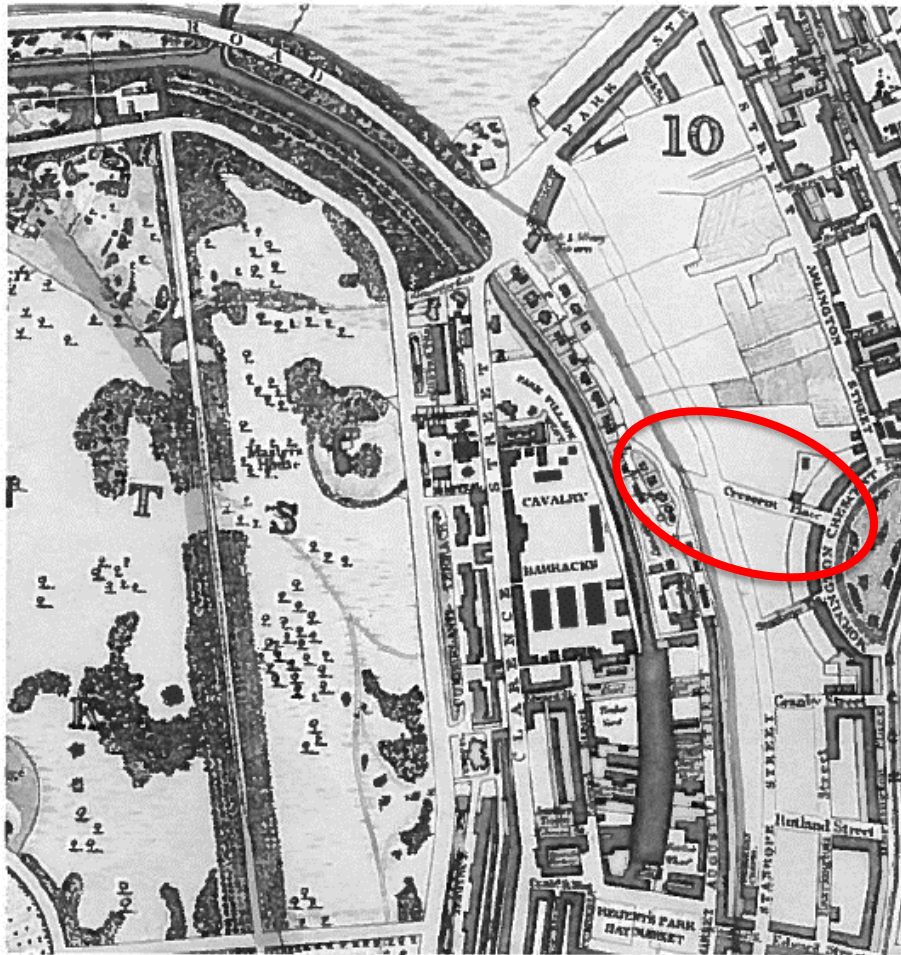


Figure 1: Current location of Mornington Place is shown on the right part of the 1834 map. The area is highlighted by the red oval, in The Camden Town Book, John Richardson (London, 2007), p. 55.

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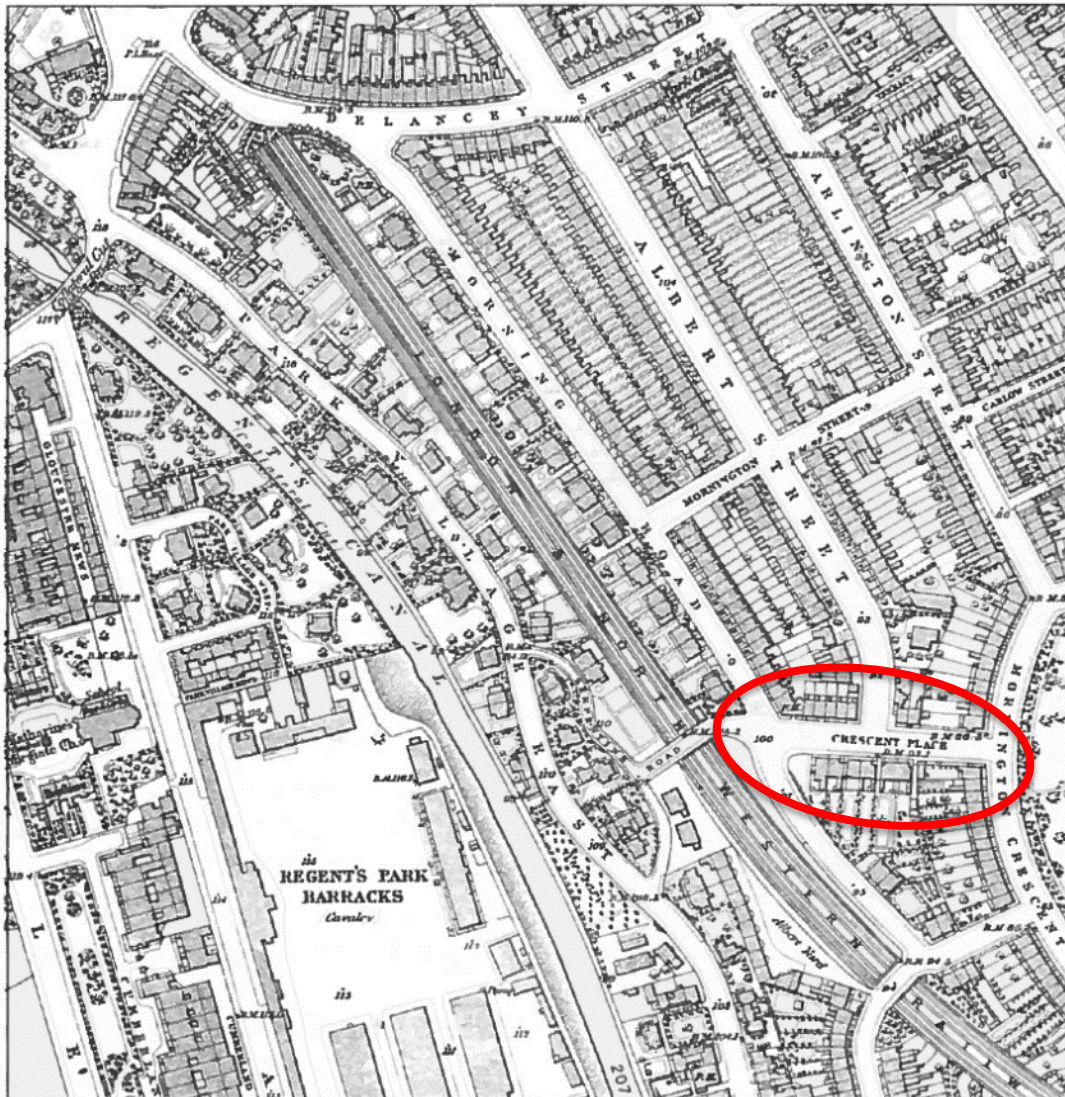


Figure 2: An 1870 map of the L & NWR route through the lower part of Camden Town – Mornington Place is highlighted by the oval, in The Camden Town Book, by John Richardson (London, 2007), p. 84.

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

- 2.1.5 Based on analysis of extant maps, the construction dates for buildings in Mornington Place are believed to be as follows:
- 1821- Development of Mornington Crescent begins.
 - 1834 Crescent Place developed.
 - 1837 The London and Birmingham Railway opens.

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Mid 1800s Crescent Place renamed Mornington Place.

Mid 1800s Former Victoria Public House on the corner of Crescent Place and Mornington Terrace is built.

1890s- Terraces along Mornington Place are demolished.

2.2 Design and Construction

3-7 Mornington Place

- 2.2.2 This short terrace of 5 houses is constructed of yellow stock brick laid in Flemish bond with rusticated stucco at basement and ground floors. Externally, there are timber box sash windows with architraves at first and second floors and decorative cast iron balconies to the first floors.
- 2.2.3 Some of the 5 houses have been subdivided into flats, but each remains two bays wide and three storeys high. Each house is rectangular in plan, with historic single-storey extensions projecting into the rear gardens of numbers 4, 5 and 7. The original plan for each house appears to have been similar, with the staircase at the rear of the building adjacent to the party wall and two rooms to each floor.²

2.3 Social History

- 2.3.1 In the C19 the street seems to have been popular among actors and others associated with the theatre for its proximity to the West End theatre district.
- 2.3.2 William Harries Tilbury (1806-1864), an actor and comedian who appeared at the Covent Garden, Drury Lane, Haymarket and Adelphi Theatres, was living at 7 Mornington Place at the time of the 1851 census. The houses were popular with artists and writers too. Landscape painter John James Bannatyne (1836-1911) was living at 7 Mornington Place at the time of the 1871 and 1881 censuses, and the writer H G Wells also briefly lived at number 7 in January to March 1894 with Amy Catherine Robbins, having left his wife for her. In the C20, Mornington Place was the subject of two paintings by Frank Auerbach, an artist celebrated for his landscapes of North London as well as his portrait paintings. His painting Mornington Place, 1994 features a view of the terraced houses at 3-7 Mornington Place.

² Listing Description: 3-7 Mornington Place, Historic England.

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2.4 Timeline

2.4.1 A brief chronology is included of the development of Mornington Place 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- Development of Mornington Crescent begins.
- 1830 26 June 1830 King George IV dies and his brother, William Henry Hanover becomes King William IV until his death on 20 June 1837.
- 1834 Development of Crescent Place begins.
- c.1834 Edinburgh Castle, 58 Mornington Terrace is built. Figure A2 in appendix.
- 1834-37 Construction of the London & Birmingham Railway from Camden Town to Euston and rail cutting is created.
- 1837 20 June 1837 King William IV dies and Alexandrina Victoria Hanover daughter of Prince Edward, Duke of Kent and Strathearn, the fourth son of King George III, becomes Queen Victoria.
- 1837 The Euston to Boxmoor section of railway opened on 20 July 1837, and the 32-mile (52 km) line from Euston to Tring (and another section south from Birmingham) was opened in October 1837.
- 1838 The railway through line from London to Birmingham opened for public service on 17 September 1838.
- 1840-51 10 February 1840 Queen Victoria and Prince Albert of Saxe-Coburg and Gotha (Francis Albert Augustus Charles Emmanuel) are married.
- 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

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London & North-Western Railway (LNWR).

1871 - 1881 John James Bannatyne (1836-1911) was living at 7 Mornington Place at the time of the censuses.

1894 H G Wells lived at 7 Mornington Place.

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: 6 Mornington Place

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

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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 6 Mornington Place is part of the row of houses originally named Crescent Place. 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. Crescent Place was created on farmland 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. The street was named Crescent Place because it intersects with the centre of the Mornington Crescent and originally extended westwards, over the London and North Western Railway via Serpentine Road, to join up with Park Village East.
- 3.2.3 The ground floor retains some early plaster detailing with early joinery including windows, and shutters. The interior has **SIGNIFICANT** architectural and historical value.
- 3.2.4 6 Mornington Place has **SIGNIFICANT** architectural, historic and aesthetic value as part of the terrace, originally designed as a single, architecturally uniform, row of houses.
- 3.2.5 The landscape and setting of Mornington Place have been substantially altered with the demolition of the semi-detached villas along the western side of Mornington Terrace and the complete removal of the Serpentine Road with the widening of the rail cutting in 1900-1905. This severed Mornington Place's connection with Park Village East. A bridge over the extended railway cutting was constructed by Mornington Street instead. Much of the original early 19th character of the site was lost due to severe cumulative bomb damage during the Second World War (1939-1945). Despite these considerable changes, Mornington Place still retains important architectural and communal values in its setting. The terrace is a strong visual element within the Camden Town with a short terrace of good quality late Georgian and early Victoria houses set within a relatively quiet residential road which is enhanced by tree planting and the surrounding roads of late Georgian and early Victorian houses.
- 3.2.6 Key elements which contribute to the setting of Mornington Place are; the architectural uniformity of the surviving 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

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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. Additionally, the grandiose façade of No. 5 Mornington Place, with two large pilasters bordering a single arched timber sash window with curved trim cornicing, contributes greatly to Mornington Place's character and creates an architectural distinctiveness from other rowhouse terraces within the Camden Town Conservation Area. The setting of 6 Mornington Place and the terrace as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.

3.3 Communal Significance

- 3.3.1 Mornington Place 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: 6 Mornington Place

- 3.4.1 The following schedules provide guidance on the heritage significance of the grade II listed 6 Mornington Place and forms the basis for the assessment of impact that follows in section 4 'Design Statement & Statement of Justification'. The schedule assesses those elements of the listed buildings that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.
- 3.4.2 Since the scope and extent of the proposed work is limited, the schedule of significance has also been limited to building elements, which directly or indirectly might be considered to be impacted by the proposals. The broad grading of significance outlined in point 3.1.4 is used.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Mornington Terrace	c. 1843	Evidential, Historic, Aesthetic & Communal Value	Significant	<p>The setting of 6 Mornington Place has a shared or group value with the houses in the terrace building including 2-35 Mornington Crescent, 53-54, 55-56, The Edinburgh Castle and 58 Mornington Terrace.</p> <p>The setting comprises views along Mornington Place, the view and appearance of the buildings within</p>

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						<p>the townscape, and views across the rail cutting towards Park Village East, as well as the view towards Mornington Crescent.</p> <p>The setting is also concerned with experiencing Mornington Place 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 Place. Examples of alterations and repair which would enhance the setting include: reinstating railings along the boundary between the houses and roadway footpath; reinstating sections of missing cornice and stucco details on the terraced building, painting the external stucco details, windows and railings in a uniform colour to strengthen the architectural uniformity of the 'Palace-front' façade.</p> <p>Installation of external secondary glazing, even on a temporary basis for approximately 10 years would diminish the architectural uniformity and provide a stark contrast to historic fenestration and glazing. Secondary glazing would give the impression of modern windows being installed and would harm the emotional experience for residents, the local community, and visitors.</p>
2	Building Façade	Front Elevations	c. 1843	Evidential, Historic & Aesthetic values	Significant	<p>Front Elevation</p> <p>The front elevation is a fine example of row houses built with architectural uniformity using visually defined, slightly larger central and end blocks</p>

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						<p>within the row to give the impression of a single building. The terrace was constructed to a good standard using uniform shaped and coloured yellow London Stock bricks and tuck pointed joints with banded stucco rustication at ground floor and basement, uniform balconies at first floor and door and window architraves and pediments.</p> <p>Lack of appropriate maintenance to some of the properties has resulted in the loss of the stucco cornice and loss of isolated stucco details, particularly parts of the banded stucco render at first floor level.</p> <p>Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.</p>
3	External Windows and Doors	Front elevation	c. 1843	Evidential, Historic & Aesthetic values	Significant	<p>Basement Bedroom</p> <p>In the basement there are two identical 8-pane fixed windows positioned evenly adjacent to each other, above which are two 4-pane top-swung casement windows. Roller blinds are fitted above the two casement windows. There is a deep reveal extending from the windows into the room. While the configuration and use of timber for the fixed and casement windows attempts to be sympathetic to the visual aesthetic and proportions of the original/early windows at ground, first and second floor, these windows are evidently modern installations.</p> <p>Ground Floor Sitting Room</p> <p>The arched sash window and timber window architrave are likely to be original but have been stripped of their original paint finishes and painted with a 'scumble' varnish. The sash window is large in size and elegant in design and characteristic of the later Georgian/ early Victorian</p>

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						<p>period. The window is operable and in good condition with minor distortion and wear. Much of the paint work on the external face of the window has been worn away exposing parts of the timber elements of the window. The timber window architrave is shallow but relatively broad. It is coated in the same paint as the rest of the room; however, evidence of wear and build-up of dirt is visible on the lower panelling.</p> <p>A modern roller blind has been fitted to the architrave above the window. Alteration to the joinery in this room should be small in scale, reversible and preserve original details.</p>
4	Room interiors (space, proportions, size and scale)	Internal rooms	c.1843	Evidential, Historic & Aesthetic values	Significant to Low Significance	<p>Basement</p> <p>Sections of the wall plaster in the basement bedroom appear to be modern re-rendering coated in a modern paint similar to the coating the ground floor sitting room. The ceiling appears to be curved or vaulted from the front to the rear of the property. Modern cable ducting lines the join of the wall to the ceiling. The ceiling appears to be coated in modern paint with stipple textured patterns. A timber skirting board lines the base of the walls. The room may retain a sense of the original scale of the room; however, most of the interior features of the room appear to be modern repairs and alterations following to subdivision of the building into flats. Consequently, the basement bedroom is considered to be of low significance.</p> <p>Ground Floor</p> <p>The ground floor sitting room appears to retain its original lime plaster albeit with modern decorative finishes. The wall plaster is plain and flat. A timber skirting</p>

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						board lines the base of the walls. No ceiling cornice is present, and no evidence of a cornice being previously fitted is evident. The sitting room appears to retain a sense of the room's original size and scale despite forming part of a number of sub-divided flats within the building.
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3.5 Camden Town Conservation Area

- 3.5.1 Subdivided into two distinct character areas: the commercial high street to the northeast and the quieter, more formal residential area to the southwest, this part of Camden Town Conservation Area represents a phase of late urbanisation while it was subsumed into Greater London.
- 3.5.2 The Conservation Area is celebrated for its high proportion of C19th buildings, and there is an overall C19th architectural and historic character and appearance throughout.
- 3.5.3 Mornington Place is positioned towards the western edge of the Conservation Area, at which point the rhythm of façade frontages creates a strong contrast with the modern social housing on the street and adjacent railway cutting. A high brick wall with stone copings now screens the railway cutting below.

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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 & Mechanical Ventilation Units

- 4.3.1 Refer to design drawings:

Floor/Room	Existing Arrangements	Proposed details
Basement - Bedroom	WPI Po66 NI - 6A MP-EX-BS-J-01	WPI Po66 NI - 6A MP-PR-BS-J-01.1
		WPI Po66 NI - 6A MP-PR-BS-J-01.2

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Ground Floor Lounge	–	WPI Po66 NI - 6A MP-EX-GF-J-02	WPI Po66 NI - 6A MP-PR-GF-J-02.1
			WPI Po66 NI - 6A MP-PR-GF-J-02.2

4.4 Schedule of Proposed Works

4.4.1 Listed building consent is sought for the following works:

Basement

- One Sonair F+ unit (from Titon or similar) in the front sitting room, installed to the front external wall (Chapter 6, Figure 4, 5);
- Temporary internal secondary glazing to two (2) windows.

Ground Floor

- One Sonair F+ unit (from Titon or similar) in the front sitting room, installed to the front external wall (Chapter 6, Figure 6);
- Temporary internal secondary glazing to one (1) window.

4.4.2 Specialist contractors will provide Method Statements prior to installation.

4.4.3 A 106mm dia. hole will be core drilled through the existing external brick wall to allow a ventilation fan to be installed within the room. Cut lines will be confined to bedding joints where possible to minimise impact to the fabric of the wall and to facilitate re-insertion of bricks after the unit is removed.

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

4.4.5 On removal of the fan unit, the opening will be repaired using reclaimed London stock brick to match the existing and rendered to match the surrounding existing stucco finish.

4.4.6 Refer to following elevation drawings for indicative location of the mechanical input ventilation fan:

- WPI Po66 NI-6A MP-EX-EL-01

4.5 Design Proposal

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

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- 4.5.1 The proposed design for secondary glazing and mechanical ventilation has been prepared by historic building professionals and HS2. The design is intended to meet the functional requirements of providing additional ventilation within the residential home (6 Mornington Place) whilst minimising the impact on the significance of the heritage asset and inconvenience to the resident. The proposal for internal secondary glazing and mechanical ventilation includes the following aspects:
- 4.5.2 **Noise mitigation.** Secondary glazing and mechanical ventilation are temporary measures to mitigate increased noise levels created by construction of the HS2 railway.
- 4.5.3 **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 8.8 mm laminated glass for acoustic attenuation.
- 4.5.4 **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. The mechanical input fan will be installed through the external wall to the front of the building as shown in the application drawings. Externally, as few bricks as possible will be removed.
- 4.5.5 **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.
- 4.5.6 **Maintaining existing window functionality:** All existing windows will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.
- 4.5.7 **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.
- 4.5.8 **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.

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- 4.5.9 **Mechanical Ventilation Fan Unit (Sonair):** Installation of the mechanical input fan will require a 106mm (dia.) hole to be drilled through the external wall. The external wall is composed of yellow London stock brickwork and constructed in a lime mortar and finished internally with a plain lime wall plaster. The fan will be installed just above floor level at ground floor and includes push button controls to increase or decrease the volume of air entering the building; ventilation rates can be adjusted from 28m³/h to 225m³/h. The device can be turned off when required. The unit is powered using a simple 13amp cable which is routed to the closest 13amp socket. When switched off and during power cuts, the device provides 2882mm² EA of background ventilation³. For details and dimension of the Sonair F+ see specification included within this application.
- 4.5.10 **External Grille:** It is proposed to install a plain metal grille to be flush with the external wall in keeping with the historic character of the building. The external grille will be simply detailed and painted to match the existing external wall colour. Where it is proposed to be set within an un-rendered brick wall, the grille will be finished in black.
- 4.5.11 **Temporary installation:** On completion of the HS2 construction works the secondary glazing and input fan will be removed and the hole through the masonry wall will be repaired. 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.
- 4.5.12 Bricks which have been drilled through for the mechanical ventilation duct will be cut out and replaced with salvaged bricks to match the existing size, colour and appearance, installed using a lime mortar to match existing. New mortar joints will match the surrounding existing joints in colour and profile. Internally the wall plaster will be repaired and painted to match the existing wall. The wall will be redecorated internally.

4.6 Impact Assessment

- 4.6.1 The following section provides summary of the impact of the proposal on the significance of the heritage asset.

³ Titon Test Report No. MD0015b dated 08/11/2007 for Sonair F+ with G2 filter.

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4.6.2 This section also provides a statement of the national and local planning policies which the proposal has complied with.

4.6.3 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.

4.7 Impact of the Proposed Design

4.7.1 The proposed design has a **LOW** impact on the special interest and character of the grade II listed 6 Mornington Place. The installation of secondary glazing and mechanical ventilation will introduce minor harm on the fabric and minor harm to the setting of 6 Mornington Place and Camden Town Conservation Area. The proposed works have been mitigated by the following considerations:

4.7.2 6 Mornington Place:

1. The visual impact of the external ventilation grille will be minimised by careful and consistent positioning in relation to the other existing openings in the palace front wall. The external ventilation grille will be finished in a traditional fashion to match the existing external wall finish. Where it is proposed within an un-rendered brick wall, the grille will be finished in black.
2. The installation of fan units will provide additional levels of ventilation, allowing continued residential use of 6 Mornington Place as a residential dwelling. The proposed design takes all reasonable steps to improve ventilation and ensure the health and well-being of the residents, whilst maintaining minimum levels of disruption to the existing building fabric.

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3. The position of the internal secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The external visual impact on the significance of the heritage asset is an accepted consequence of installing secondary glazing into historic buildings.
4. Primary elements of significance will remain unaffected.

4.7.3 Camden Town Conservation Area:

1. The external ventilation grille will be set within the stucco at ground floor and basement level. This will be kept to the minimum size and where possible the grille will be positioned in line with other existing openings.
2. The impact will be negligible to the overall streetscape of Mornington Place and adjacent roads. Should a substantial number of other properties require mechanical ventilation there may be cumulative impacts of the presence of many other similar grilles on the group of listed buildings, although these will where appropriate be sited consistently and unobtrusively to minimise harm.

4.7.4 The installation of both secondary glazing and mechanical ventilation is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal of both.

4.7.5 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

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

4.7.6 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.

4.7.7 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'.
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*'.

4.8 Justification

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

4.8.2 The design meets the functional requirements of providing additional ventilation within the residential property whilst introducing only minor harm to the heritage asset and minimising inconvenience to the resident. The design set out in chapter 4.5 seeks to minimise harm as far as possible with this solution.

4.8.3 The proposals are in line with HS2's commitments to provide noise attenuating ventilation to listed properties.

4.8.4 The proposed works will be reversible following completion of construction works.

5 Conclusion

- 5.1.1 The assessment of the installation of the proposed temporary secondary glazing and mechanical input ventilation fan concludes that this will introduce minimal harm to asset of 6 Mornington Place, its setting and Conservation Area as a whole.
- 5.1.2 Measures have been taken to minimise the impact of the works to all relevant assets, including considerations to the installation methodology, positioning and design of the fan units and the external grille.
- 5.1.3 The installation of the secondary glazing and mechanical ventilation fan is temporary and reversible. Internal and external building fabric will be restored to its previous condition following the removal both.

6 Photographs



Figure 4: Internal view of the two casement windows in the bedroom at basement level

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Figure 5: Internal view of the window reveal in the bedroom at basement level

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Figure 6: Internal view of the timber sash window in the sitting room at ground floor level

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Figure 7: External view of the two casement windows in the bedroom at basement level

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Figure 8: External view of the timber sash window in the sitting room at ground floor level

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Figure 9: External view of 6 Mornington Place front elevation

Appendix 1: Historic Maps



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

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

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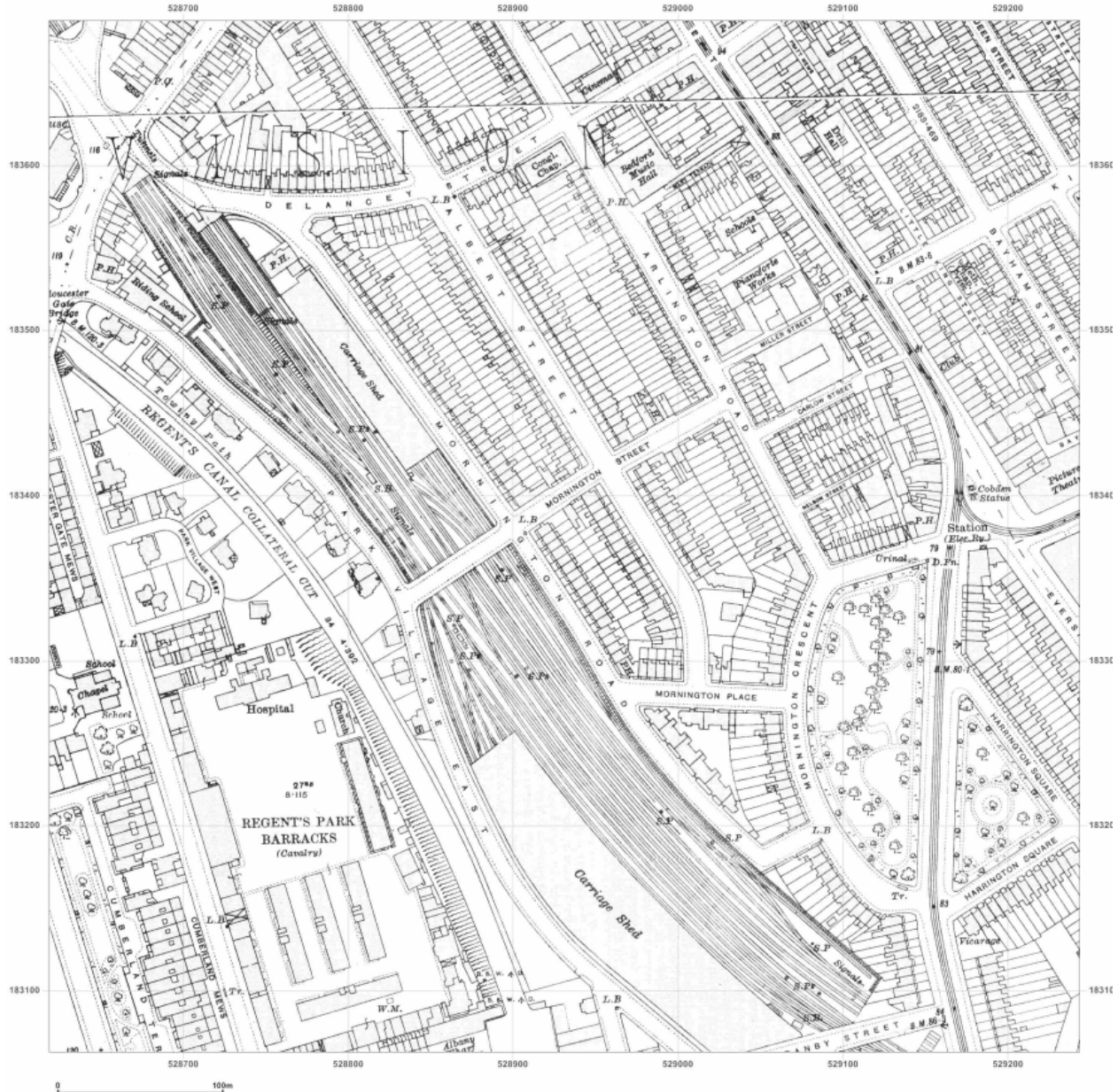


Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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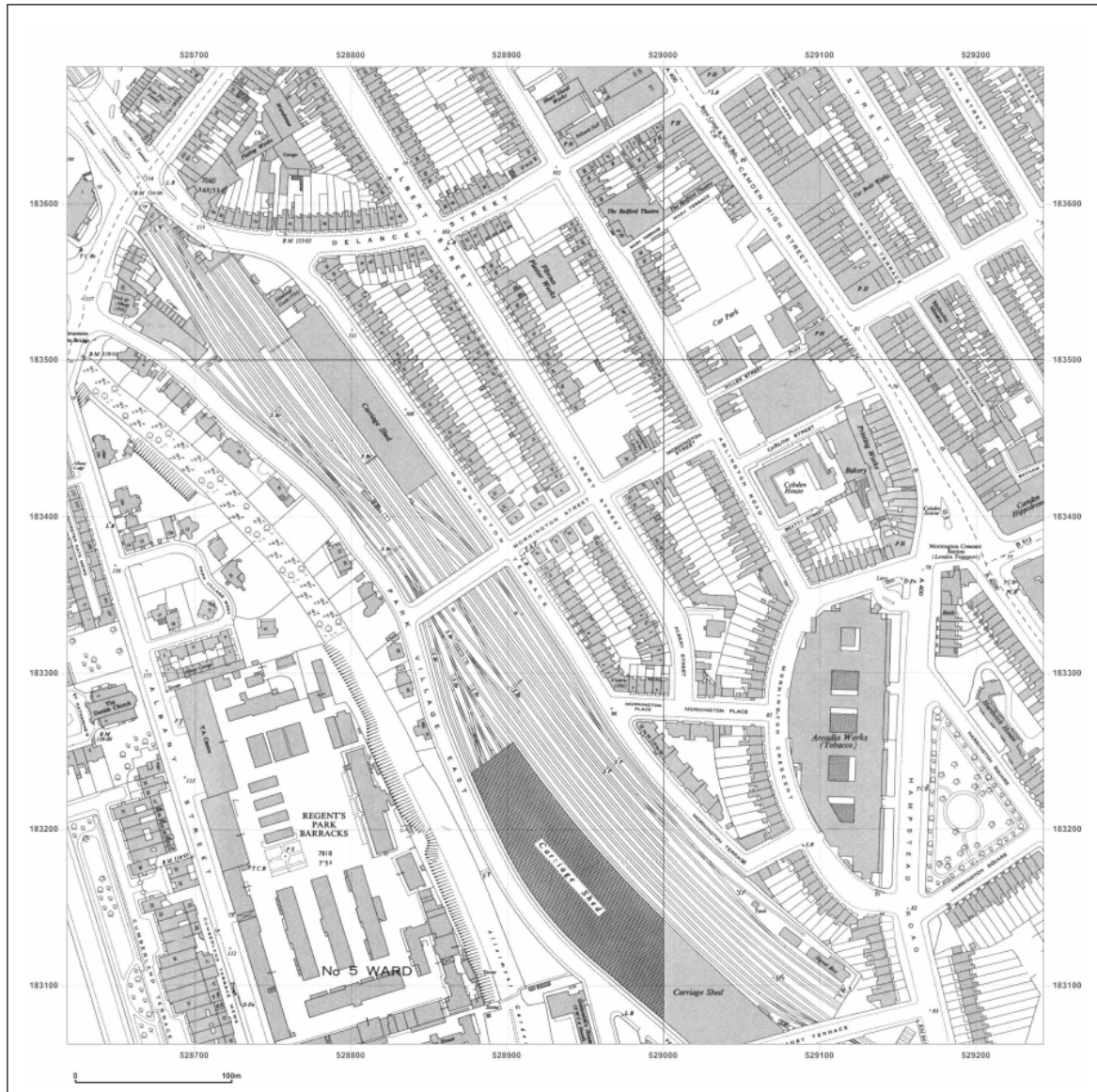


Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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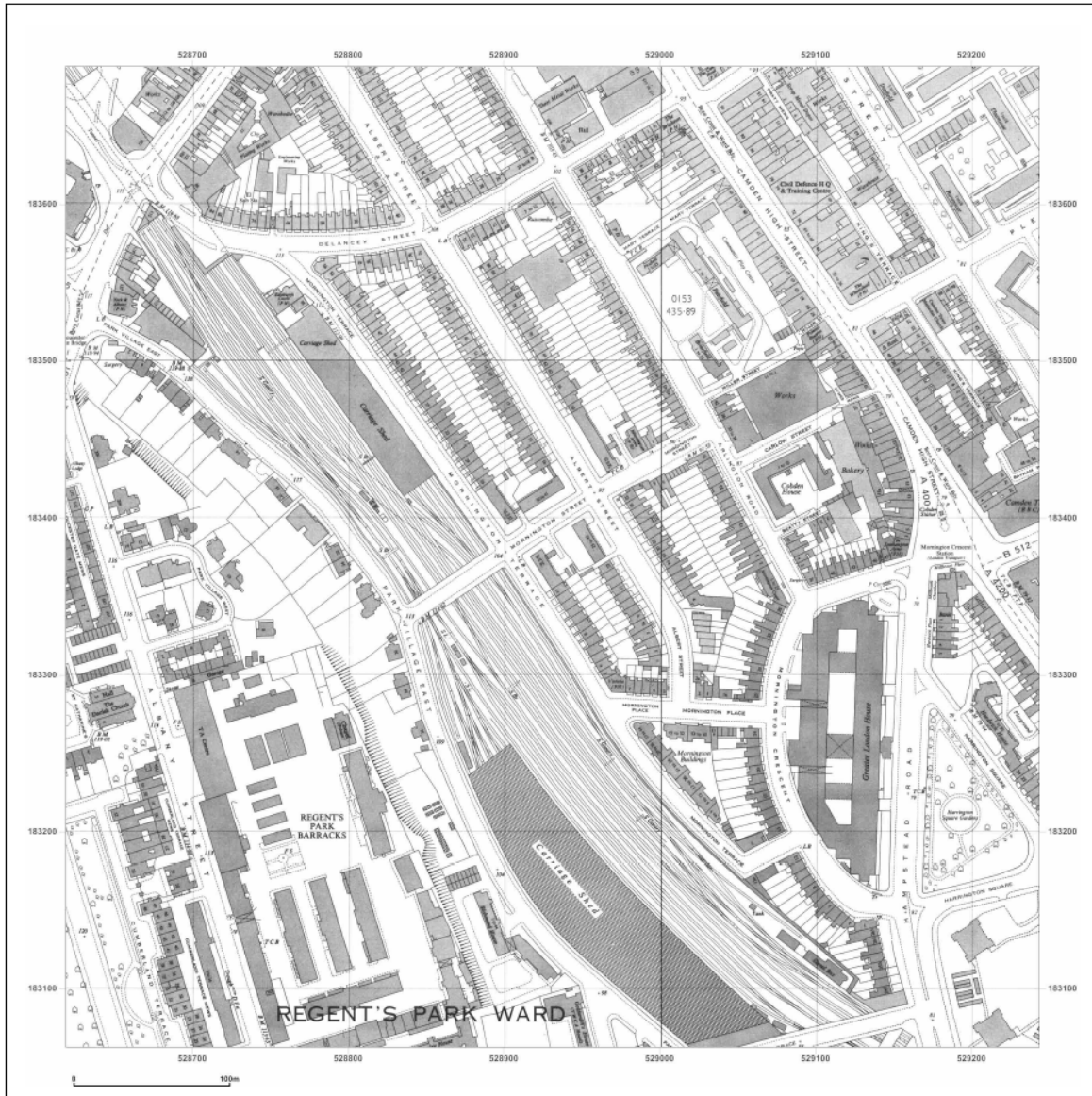


Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

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Appendix 2: Full Listing Description

History

At the end of the C18, as the expansion of London reached Camden Town, local landowners Charles Pratt, Earl Camden, and Charles Fitzroy, Baron Southampton began to sell leases for speculative housing development. The Camden estate to the east of Camden High Street was developed first, while many building plots in the Southampton estate to the west remained undeveloped until the 1830s when the arrival of the railways increased speculative development in the area.

Mornington Crescent was one of the first streets to be developed on the Southampton Estate between 1821 and 1832. The Greenwood Map of 1828 shows the completed Mornington Crescent with a gap in the centre of the crescent for the planned street that would later become Mornington Place. A map from the Topographical Survey of the Borough of St Marylebone dated June 1834 shows Crescent Place (renamed Mornington Place in the mid-1880s) extending westwards from Mornington Crescent, with Albert Street extending northwards but no buildings yet illustrated. A second map from the same survey, also dated 1834, shows the terrace along the north side of Crescent Place, suggesting a construction date of 1834. Along with Arlington Street and Stanhope Place, which also radiate out from Mornington Crescent, Crescent Place was one of the early phases of development to the west of Mornington Crescent, with the rest of the Southampton Estate developed slightly later following the opening of the London and Birmingham Railway in 1837. The surviving houses at numbers 3 to 7 Mornington Place are significant as the earliest remaining group of houses from that original residential expansion west of Mornington Crescent. The former Victoria Public House, which abuts the west end of the terrace, was constructed later in the mid-C19 and was converted to residential accommodation around 2013. Other original terraces on Mornington Place were demolished from the 1890s onwards.

Like Mornington Crescent, the street was named after Richard Wellesley (1760-1842), second Earl of Mornington, Governor-general of Bengal and eldest brother of the Duke of Wellington. In the C19 the street seems to have been popular among actors and others associated with the theatre for its proximity to the West End theatre district. William Harries Tilbury (1806-1864), an actor and comedian who appeared at the Covent Garden, Drury Lane, Haymarket and Adelphi Theatres, was living at 7 Mornington Place at the time of the 1851 census. The houses were popular with artists and writers too. Landscape painter John James Bannatyne (1836-1911) was living at 7 Mornington Place at the time of the 1871 and 1881 censuses, and the writer H G Wells also briefly lived at number 7 in January to March 1894 with Amy Catherine Robbins, having left his wife for her. In the C20, Mornington Place was the subject of two paintings by Frank Auerbach, an artist celebrated for his landscapes of North London as well as his portrait paintings. His painting Mornington Place, 1994 features a view of the terraced houses at 3-7 Mornington Place.

The 1876 OS map indicates that all five houses had single-storey ground-floor extensions one bay wide projecting into the rear gardens. Of these, the extensions for numbers 4, 5 and 7 survive but those of numbers 3 and 6 appear to have been demolished at some point after 1971, as they are still shown on the 1:2,500 OS map published that year. The extensions may originally have been small sculleries or attached stores or privies, unless they were a later addition to the 1834 building, in which case, they may have been

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flushing water closets. An outbuilding in the rear garden of number 3 may originally have been a workshop or studio for the resident of number 3. It reportedly had a chimney, since removed, and has been converted into a garage accessed via Albert Street. Numbers 3, 5 and 6 have been subdivided into multiple dwellings, probably in the late C20. The lighter colour of the bricks to the upper part of the blind, east elevation of number 3 facing onto Albert Street suggests this part of the wall was rebuilt relatively recently.

Details

A terrace of five houses, each with three storeys plus a basement, constructed as part of the Southampton Estate in 1834.

MATERIALS: external walls of yellow stock brick laid in Flemish bond and rusticated stucco; timber box sash windows; cast iron balcony screens to the first floor.

PLAN: the terrace on the north side of Mornington Place originally consisted of 5 houses, some now subdivided, each one two bays wide and three storeys high. Each house is rectangular on plan, with historic single-storey extensions projecting into the rear gardens of numbers 4, 5 and 7. The original plan for each house appears to have been similar, with the staircase at the rear of the building adjacent to the party wall, and two rooms to each floor.

EXTERIOR: on the principal (south) elevation, the ground floor and basement level are of stucco, with banded rustication and radiating voussoirs above the arched sash windows, while the first and second floors are of yellow stock brick laid in Flemish bond. Moulded, stucco parapets conceal the valley or 'butterfly' roofs behind, and all the first-floor windows to the front elevation have stone balconies with cast iron, floriated railings. Brick chimney stacks straddle the party walls between each house.

The street frontage to Mornington Place forms one unified and near symmetrical composition. Numbers 3 and 4 are slightly lower than the rest of the terrace to account for the slightly sloping street, which offsets the symmetry of the front elevation. At the centre of the group, number 5 is flanked by giant pilasters which rise the full height of the first and second floors to meet with the parapet cornice, which rises here at the centre of the elevation. The ground floor has a square-headed sash window and the first-floor window has an arched head with a hood mould. Both these windows have replacement timber frames that probably match the originals. The second-floor window is square, with an architrave surround and four panes. The panelled front door has a moulded doorcase and a transom light with a row of rounded panes.

3 Mornington Place forms the end of the terrace at the junction with Albert Street. The Mornington Place elevation is symmetrical with a pair of six-over-six sash windows to the basement level, a pair of round-arched windows to the ground floor, and pairs of architraved, recessed, windows to the first and second floors. The first-floor windows, which have moulded cornices, carry down to floor level and open onto a balcony with cast iron railings that bridge the two windows. The panelled entrance door, which has a moulded doorcase, is located to the side on the Albert Street elevation, accessed by a set of steps perpendicular to the elevation. There are two cast iron pattress plates at first floor level, but otherwise the side elevation is blind and unadorned.

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Numbers 4, 6 and 7 have almost identical front elevations to that of number 3, but with moulded doorcases containing panelled front doors and rectangular transom lights adjacent to a single round-arched window at ground floor level. The elevations differ from one another only at basement level: Numbers 4 and 7 have a single window each while number 6 has a pair of windows. The first and second floors are identical to that of number 3, although the brickwork to number 7 has been painted white.

The rear elevations of all five buildings in the terrace have six-over-six sash windows with segmental arches of brick. The fenestration is asymmetrical across the two bays of each house: one window to each of the three storeys with two windows at an offset level lighting the staircases. The sawtooth pattern of the valley rooves is clearly visible on the rear elevation.

INTERIOR: 4 Mornington Place has two reception rooms at ground floor level. The larger front room retains the original cast iron fireplace with a marble mantelpiece. The entrance hall continues under an original, round-headed arch to the rear of the building where the single-storey extension is located. Rising from the entrance hall to the first and second floors is a dog-leg staircase with stick balusters and turned newel posts. The first floor comprises a large, front bedroom spanning the width of the building, with a smaller bedroom to the rear. The second floor also comprises a large front room and a smaller room to the rear. There is an original built-in cupboard at the top of the staircase. The house retains the original plaster corninging throughout, and also the original internal timber shutters and surrounding panelling to the windows. All the shutters retain their original ironmongery.

Number 5 Mornington Place has an almost identical layout to number 4. The larger front room on the ground floor is accessed via the adjacent entrance hall and has a set of double doors leading to the smaller room at the rear. The second floor has a front bedroom, with a bathroom inserted into the north-west corner probably in the C20, and a kitchen to the rear. All the reception rooms, bedrooms and the kitchen retain their chimney breasts. The first-floor reception room has a cast-iron fireplace with a timber mantelpiece. The ground-floor rear room retains original corninging and panelled window shutters, as does the first-floor front room along with a picture rail. It is likely that similar historic features survive in other rooms too.

The other houses in the terrace are likely to have similar plan forms, although numbers 3 and 6 have been subdivided into multiple dwellings, which will have resulted in some changes to the interiors, but some original fixtures and fittings survive. Number 6b retains the original internal window shutters and ironmongery in the first-floor front room and the dog-leg staircase with stick balusters and turned newel posts. Number 7 has not been subdivided and likely retains its original plan form.

All the houses in the terrace are reported to have two coal vaults each at basement level. Some of the original metal coal hole covers survive in the York stone pavement in front of the terrace, but these are not included in the listing.

Sources

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