

Heritage and Design Statement

**Flat 4,
26 Mornington Terrace,
London, NW1 7RS**



View of rear of 26-52 Mornington Terrace from nearby property.

January 2022

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1.0 Introduction

This Heritage and Design & Access Statement accompanies an application for Listed Building Consent to replace a defective glazed panelled door leading out to a second floor balcony.

The property is Grade II listed.

2.0 Planning and Heritage Context

26 Mornington Terrace is a mid 19th century, terrace house of 3 storeys plus a lower ground floor & mansard roof level and is Grade II listed. It is converted into five dwellings. This application refers to flat #4 at second floor level.

The property is part of the grade II listed terrace Nos. 26-52 Mornington Terrace. The brick front elevation is a symmetrical composition with extensive stucco details.

The brick rear elevation is an informal array of windows, drainage pipes, projecting parapet walls, chimney stacks and rear additions. Uniquely Flat 4, 26 Mornington Terrace benefits from a curved metal cantilevered balcony centred on a second floor window which was enlarged to provide door access.

In 1974 the building was listed, the following extract is taken from the Historic England register:

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.

3.0 Project Description

The existing door is in a very poor condition including the leaf and frame. A specialist historic window restorer (Dean Marie of The Sash Window Man) has inspected the joinery and advised it should be replaced with new painted timber door with 4mm single glazing.

Right: Internal view of door showing rotten stile and bottom rail



Below: External view of door showing defective weather moulding with bottom rail and softwood cill.





*View of rear of 26 Mornington
Terrace from Albert Street*

The replacement door will provide secure weatherproof enclosure to the dwelling with no impact to the existing character of the Grade II listed property.

The application includes an elevation and detail drawings of the proposed joinery.

4.0 Access

Accessibility is not affected by these proposals.

5.0 Summary

The proposal will bring no harm to the listed building.