



## Design and Access Statement

**3-6 Guilford Place, Camden**  
for Paragon Asra Housing Limited

# Introduction

This Design and Access Statement is provided by Churchill Hui as part of a Listed Building Consent application in relation to the proposed renewal of roof coverings and weatherings to four six-storey terraced townhouses located in Guilford Place, Camden. The application is submitted on behalf of the applicants, Paragon Asra Housing Limited. The development site is situated to the northern end of Guilford Place in close proximity to numerous character buildings which showcase a range of different architectural styles in the heart of a thriving part of London. The nature of the proposed works is that of maintenance and restoration - concerning the renewal of distressed and dilapidated roof coverings and their replacement with comparable materials to ensure preservation of the building's original character.

## Location

*The properties of 3-6 Guilford Place sit between the historic sites of the Foundling Hospital and Doughty Estates which are of a similar Georgian period. The immediate neighbouring building to the north is the recently completed Zayed Centre for Research, with the neighbouring building to the south being the public house 'The Lamb'.*

## Character

*The Bloomsbury Conservation Area, within which the buildings are situated, is widely considered to be an internationally significant example of town planning. Its Georgian terraces and beautiful garden squares are world-famous, while its is also home to some of the most iconic buildings in Britain.*

## Recent History of Development at 3-6 Guilford Place

*1984 - Full and Listed Building (LB) Consent: Nos. 3-6 - Change of use and works of conversion to provide 13 sheltered housing units, a warden's ancillary accommodation and 2 maisonettes.*

*1998 - LB Consent: No.3 - Works for the provision of a new cast iron rainwater pipe and new cast iron hopper.*

*2017 - LB Consent: Nos. 3-4 - Replacement of external emergency light fittings within basement lightwells and replacement of internal communal fire alarm system.*

*2019 - LB Consent: No.4 - Replacement of internal doors and side screens with new to comply with fire regulations.*



1 Aerial photograph of 3-6 Guilford Place, Camden



## Site Visuals

The general approach to the Grade II listed building is via the busy public roads of Guilford Place and Guilford Street, with wide concrete pavements to the front and flank and a pedestrian 'zebra' crossing to the west. The building is neighboured by the many facilities of Great Ormond Street Hospital to the west and north which include many recent developments that reinterpret the proportions of windows openings and storey heights set as a precedent by building such as Nos.3-6 Guilford Place. 'The Lamb' public house sits to the south of the building and has similar brickwork and fenestration detailing. Three mature trees along the street frontage help to articulate the imposing brick faced buildings.

Whilst there are four front-orientated entrances to the building - with one door on the northern facade and the other three on the western elevation - the majority of the access is conducted through the door for No.4 Guilford Place as this leads to the core residential accommodation of Akbar House. All entrances are imposing black painted timber doors with detailed glazing to the curved fanlights, all set within arched brickwork heads. Windows to the building are consistently white painted timber sashes with glazing bars, although some tax windows exist on the corners and over stairwells, and these are painted solid white.

*Surrounding the Guilford Place facade of the building are black painted cast iron railings that protect against the storey height fall to the basement level. Along these railings are situated wrought iron lamp holders that form a key part of the Grade II listing of the building. Other cast iron detailing can be seen in the presence of prominent rainwater hoppers and downpipes that extend to the full height of the building's parapet level.*

*Above the concrete parapets, large brickwork chimneys can be partially seen over Nos. 4, 5 and 6 Guilford Place, with lead covered timber windows on a natural slate mansard roof dominating the aesthetic of the pivotal corner location.*



2 Approach to buildings from north-western end of Guilford Place



3 Side elevation with partial entry to No.3 Guilford Place



4 Aerial view of Guilford Place from western perspective



5 Aerial view of Guilford Place from southern perspective



6 Aerial view of Guilford Place from eastern perspective



7 Aerial view of Guilford Place from northern perspective

# Design Statement

## Design Proposal - General

The aesthetics of the buildings will not be adversely altered as a consequence of the proposed works, with like-for-like materials intended to be used where visible from the street view within Guilford Place and Guilford Street, and from the elevated views from neighbouring buildings. The proposed renewal works will generally include stripping all roof coverings, roofing felt, overlaid membranes and timber roofing battens back to the timber joists - removing existing defective parapet gutters, flashings and weatherings in the process.

The deterioration of several key material components within the four separate roofs has resulted in the necessity for the wholesale renewal of the failing coverings in order to ensure that weathertightness is not compromised. In the process of undertaking these alterations - to supersede previous poor remedial works - it is considered the opportune time to upgrade the aesthetic quality and durability of the finished materials to assist in preservation of the character inherent to the Bloomsbury Conservation Area.

The main improvement, with the most significant impact, will be the proposed installation of new natural slates to the entire roofscape, replacing broken and loose slates to the mansard element and synthetic slates to the remaining three pitched roofs that are in an equally poor state. In the process of removing and relaying these slates, all leadwork detailing will be redressed to form sound abutment junctions with existing brickwork and parapet guttering.

All existing lead parapet gutters are to be removed and renewed with Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' with minimum 1:80 falls to outlets. Lead valleys located between the duo-pitched roofs of no.5 and no.6 Guilford Place are also to be removed and finished with the same system.

Thermally, the roof structures to no.3 and no.4 Guilford Place are to be upgraded with rigid insulation to provide a warm roof construction. The roof structures to no.5 and no.6 are to be upgraded with 300mm glass fibre insulation where a cold roof construction is to be reinstated, albeit to a greater efficiency.

All cast iron rainwater goods are to be retained where possible, with repairs carried out or replacements installed in instances where this is deemed necessary. There are a total of five exposed cast iron rainwater hoppers and downpipes covering the building, with two on the front elevation, one on the flank and two on the rear. Those to the street frontage are deemed to be in good condition.

Wall abutments and perimeter lead details are showing signs of failing which require repointing as a matter of course alongside the other remedial works proposed in this application.

Primary access onto the roof area is achieved via a reduced height timber door from the crown roof space of No.4 Guilford Place. This access door, leading directly out onto the wide valley gutter of No.5 Guilford Place, is to be retained for future maintenance access following completion of the proposed works.

In conjunction with an overhaul of the existing roofing materials, a review of the building's fire strategy was also undertaken and there is a noted lack of smoke ventilation to the communal stairwell. Consequently, further roof access is also proposed in the form of a new automatic opening vent (AOV) to the crown roof over No.4 Guilford Place. As this stairwell serves all of the upper floor residential accommodation spanning five floors, there is a desire to address this problem and introduce a compliant AOV as part of these maintenance works despite the existing scenario being part of an historic building arrangement. The venting AOV is to be situated to the crown roof in order to address the fire safety concerns with a level of discretion that will not impact the visual appearance of the buildings.

In the process of undertaking any works to these roofs it is proposed that an asbestos survey be conducted prior to the removal of existing materials as the synthetic slates currently utilised on the roofs of No.4-No.6 Guilford Place may possibly contain Chrysotile asbestos.



8 Front (west) elevation of No.3-6 Guilford Place



# Design Statement

## Design Proposal

### No.3 Guilford Place

The proposal concerns the stripping back of the existing natural slated mansard roof and its renewal with new natural slates in order to retain the character and authenticity of the period building, particularly on this corner property with dual aspect.

The mansard roof is to be redressed using 'Kendale Blue Grey' slates from Spain that fulfil the requirements of many Local Planning Authorities due to their resemblance to Welsh slate. These slates are proposed to be 500 x 250mm in size in order to replicate the proportion of the existing roofing.

Existing lead flashings, trims and weatherings are to be renewed with lead in accordance with the approved details of the Lead Sheet Association (see Appendix A). The heads and cheeks of dormer windows are also to be renewed with lead detailing, forming a new drip detail to the dormer heads that will address existing water penetration where it tracks back into the timber sashes.

With a view to improving the craftsmanship of the detailing on this feature roof, lead hip roll details are to be formed to the mansard hips to provide a degree of refinement not achieved by the existing concrete hip tiles. This should also prove to be a safer and more durable option for works undertaken at such heights.

The mansard's flat roof is proposed to be finished in Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' colour. The robust and flexible nature of the Polyroof is well suited to the flat roof areas that are largely unseen and difficult to access. The same material finish is also proposed to the lining of all parapet gutters.

There are currently three vertical vent penetrations to the flat roof section of roof over No.3 Guilford Place. Proposals allow for renewing the existing uPVC SVPs in their current locations should they be damaged during the stripping of the current roof finishes. New ventilation is to be incorporated to the mansard junction with the flat roof - providing continuous crossflow ventilation - with the use of Airtrak MV150 Mansard Ventilators and Airtrak LB45 Layboard Ventilators. The use of such a mansard ventilation strategy to the three elevations will be more discrete than the in-line tile vents currently used.

In the process of upgrading the external finish of this roof it is proposed to also increase the thermal properties with the use of Celotex GA4000 within the mansard rafters to a depth that the existing cavity allows. This will not be determined until opening up of the walls is undertaken but the selected thickness of insulation will be dependant on retaining a suitable ventilation gap to the external walls.

The existing polycarbobate roof light is also to be renewed over the water storage tank in order to provide an access hatch for maintenance purposes. This new unit is proposed to be the Velux Manuall Flat Roof Window CXP 120120 which will offer an openable access point that has not previously been available despite the presence of a rooflight in this location.

With the anticipated future use of an amended roof access hatch it is also proposed that a mansafe/fall-arrest system is included within the new roofing finish to facilitate safe future access for maintenance. This line system is planned to connect roof access from the point of the valley access door over No.5 Guilford Place to the flat area on the mansard roof.



9 Rear of mansard roof at no.3 Guilford Place



10 Patch repairs to flat roof membrane over no.3 Guilford Place



11 Leadwork detailing to dormer windows and mansard junction

# Design Statement

## Design Proposal

### No.4 Guilford Place

The existing synthetic slates to the crown roof are proposed to be stripped back and renewed with new natural slates to match the improved appearance of the highly visible mansard roof of No.3 Guilford Place. Existing lead flashings, trims and weatherings are also to be renewed with lead in accordance with the approved details of the Lead Sheet Association.

The pitches of the crown roof are to be redressed using 'Kendale Blue Grey' slates that resembles the appearance of the existing slate utilised on the mansard roof of the building. The crown flat roof is proposed to be finished in Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' colour. The robust and flexible nature of the Polyroof is well suited to the flat roof areas that are largely unseen and difficult to access. The same material finish is also proposed to the lining of all parapet gutters, where existing lead has been patch repaired with various membranes and bituminous paint.

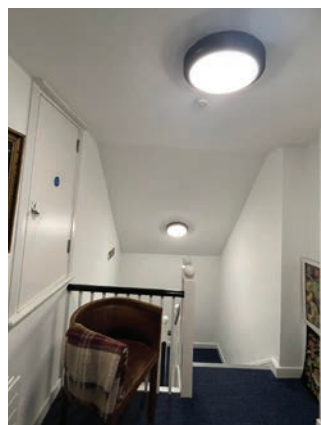
There are currently five vertical vent penetrations to the crown roof over No.4 Guilford Place. Proposals allow for renewing the existing uPVC SVPs in their current locations should they be damaged during the stripping of the current roof finishes. New ventilation is to be incorporated to the crown flat roof junction with the pitched roof - providing continuous crossflow ventilation - with the use of an Airtrak MV200 Mansard Ventilator alongside an Airtrak LB30 Layboard ventilator. The use of such a ventilation strategy will be more discrete than the in-line tile vents currently used.

The existing scenario for this entire building has no smoke ventilation to the main stairwell that serves the majority of properties across the block - particularly at second, third and fourth floors. Whilst this is an existing situation within an historic building, stairwell ventilation would ordinarily be required for fire safety reasons with an automatic opening vent (AOV) located at the head of the stairs. As such, it is proposed that an AOV with detector and operating system is installed on the crown roof element of the roof structure to address this matter with the maximum level of discretion. The proposed AOV unit is a Velux Glass Lid AOV that measures 1.2m x 1.2m and provides the requisite 1m<sup>2</sup> of free area ventilation.

With the new AOV located centrally to the crown roof it is proposed that the new mansafe/fall-arrest system proposed over No.3 is extended to facilitate safe future access for maintenance. This line system is planned to connect roof access from the point of the valley access door over No.5 Guilford Place to the flat area on the mansard roof.

It is understood that the original roof structure over No.4 Guilford place was in keeping with the arrangement employed above No.5 and No.6, with a valley gutter between two duo-pitched roofs. The brickwork marking internal to the roof void provides evidence to suggest that this was a recent alteration - although not covered by documented planning approvals.

It is proposed that the new crown roof treatment will include for the upgrading of insulation to this void space. There is currently a 100mm loose laid glass fibre insulation roll applied between the joists at ceiling level creating a cold roof construction. As the poor quality synthetic slates, felt underlay and modern roofing battens are to be removed, it is intended to upgrade the insulation installed between the joists to provide an increase in the thermal properties of the roof with 300mm Knauf 'Loft Roll 40' insulation. A solid and secure pathway will also be provided within the roof void to enable a safe pathway through to the valley access door on the southern parapet wall. This thorough re-roofing process will not impact the genuine history of the building as the crown roof element was never part of the original design and is of poor architectural merit.



12 Internal crown roof at head of stairwell over no.4 Guilford Place



13 Brickwork markings of original roof pitch to no.4 Guilford Place prior to crown roof construction



14 Felt covered crown roof to no.4 Guilford Place with brickwork party wall to no. 3 Guilford Place

# Design Statement

## Design Proposal

### No.5 and no.6 Guilford Place

The existing synthetic slates to the crown roof are proposed to be stripped back and renewed with new natural slates to match the improved appearance of the highly visible mansard roof of No.3 Guilford Place. Existing lead flashings, trims and weatherings are also to be renewed with lead in accordance with the approved details of the Lead Sheet Association.

The duo-pitched roofs are to be redressed using 'Kendale Blue Grey' slates that resembles the appearance of the existing slate utilised on the mansard roof of the building. New Marley concrete segmental ridge tiles in 'Smooth Grey' are to be installed on all four ridges with Airtrak RTV Ridge Tile Ventilators installed to aid airflow throughout the detail.

The two wide valley gutters and all parapet gutters at both the front and rear of the building are proposed to be finished in Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' colour. The robust and flexible nature of the Polyroof is well suited to these areas that are largely unseen and difficult to access - replacing the existing lead that has been patch repaired with various membranes and bituminous paint.

There are currently eleven vertical vent penetrations to the two roofs over No.5 and No.6 Guilford Place. Proposals allow for renewing the existing uPVC SVPs in their current locations should they be damaged during the stripping of the current roof finishes. New ventilation is to be incorporated to the pitched roof voids via the use of an Airtrak RTV Ridge Tile Ventilator alongside an Airtrak LB30 Layboard ventilator at eaves level. The use of such a ventilation strategy will be consistent with the method of ventilation proposed to all other roofs.

It is proposed that the new roof treatment will include for the upgrading of insulation to these void spaces. There is currently a 100mm loose laid glass fibre insulation roll applied between the joists at ceiling level creating a cold roof construction. As the poor quality synthetic slates, felt underlay and modern roofing battens are to be removed, it is intended to upgrade the insulation installed between the joists to provide an increase in the thermal properties of the roof with 300mm Knauf 'Loft Roll 40' insulation.

The original slate finished roof to these houses has been removed at some point in the distant past with new joists installed along with necessary steelwork, roofing felt, plywood to valley gutter linings and new battening to the synthetic slates. Other than party wall brickwork, there is nothing of original status above ceiling level on these two townhouses.



15 Synthetic slates to existing roofscape of no.5 Guilford Place



16 SVP venting to the rear pitched roof of no.6 Guilford Place



17 Existing ply-lined valley gutters to no. 5 and no.6 Guilford Place

# Design Statement



## Design Proposal - Material Selection

Materials to be utilised across the roofscape of the building:

- New 500 x 250mm 'Kentdale Blue Grey' (spanish) natural slates
- Marley concrete segmental ridge tile in 'Smooth Grey'
- Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' to flat roofs
- Code 4 lead (to flashings/abutments)
- Velux Glass Lid AOV (over stairwell of No.4 Guilford Place)
- Velux Manuall Flat Roof Window CXP 120120 (rooflight to water tanks)
- Coping stones (existing: concrete to be cleaned)
- Mansard dormer windows (existing: white painted timber sash)
- Airtrak MV200 Mansard Ventilator (No.3 Guilford Place)
- Airtrak MV150 Mansard Ventilator (No.4 Guilford Place)
- Airtrak LB45 Layboard Ventilator (No.3 Guilford Place)
- Airtrak LB30 Layboard Ventilator (No.4 - No.6 Guilford Place)
- Airtrak RTV Ridge Tile Ventilator (No.5 & No.6 Guilford Place)
- SVP penetrations (existing: uPVC - replaced with matching if required)
- 50-100mm Celotex GA4000 PIR insulation board (depth as structure/ventilation permits)
- 300mm Knauf 'Loft Roll 40' mineral wool insulation



# Design Statement

## Appendix A

Lead Sheet Association approved details to be used across the roof design:

Fig 27. Dormer top - front and back corners

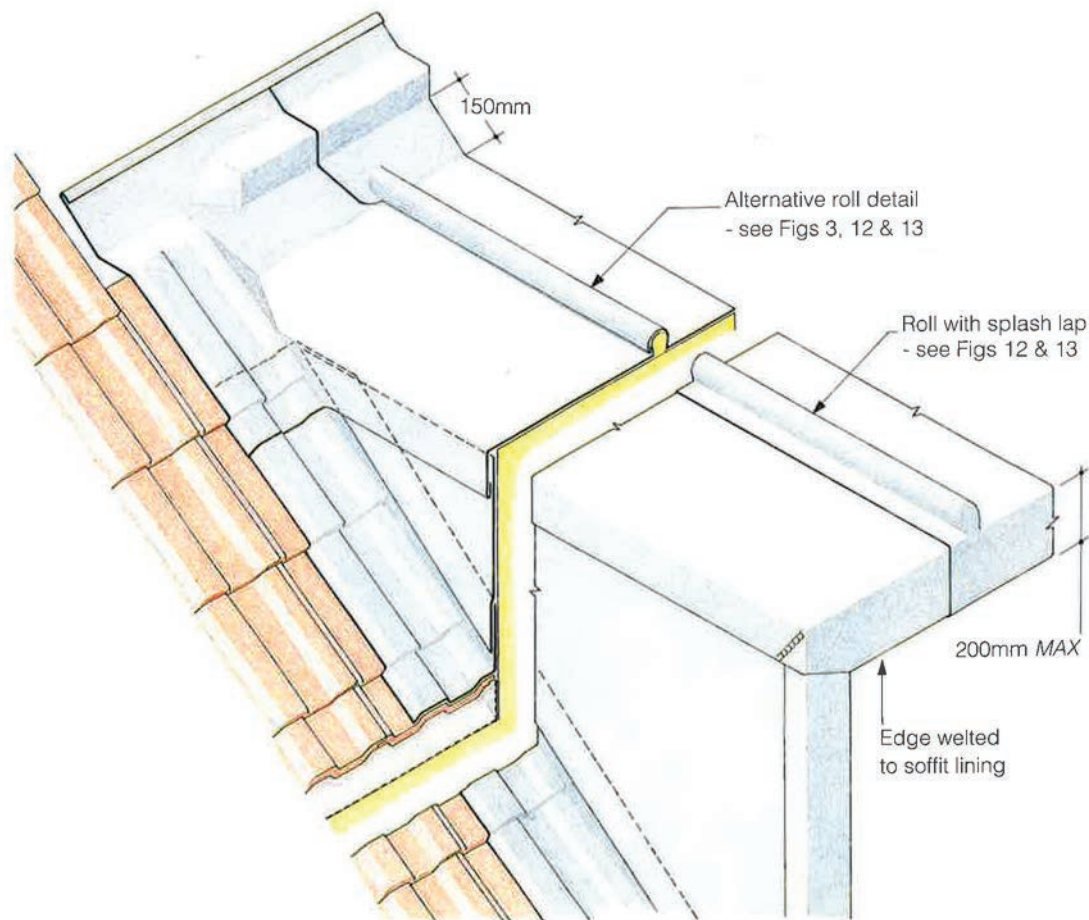


Fig 69. Hip roll soakers. Shown with slates

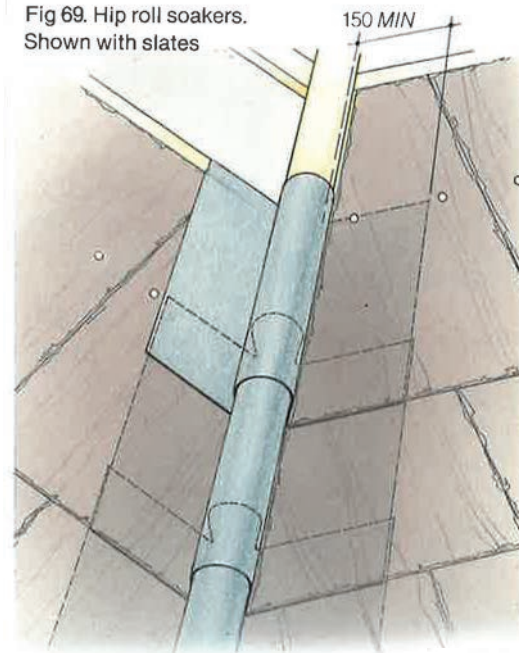
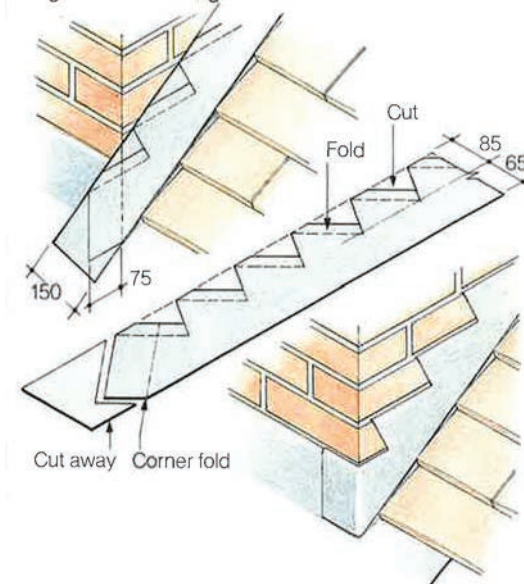


Fig 38. Side flashing over soakers



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