



Heritage Statement

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

Introduction

This Heritage 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'.

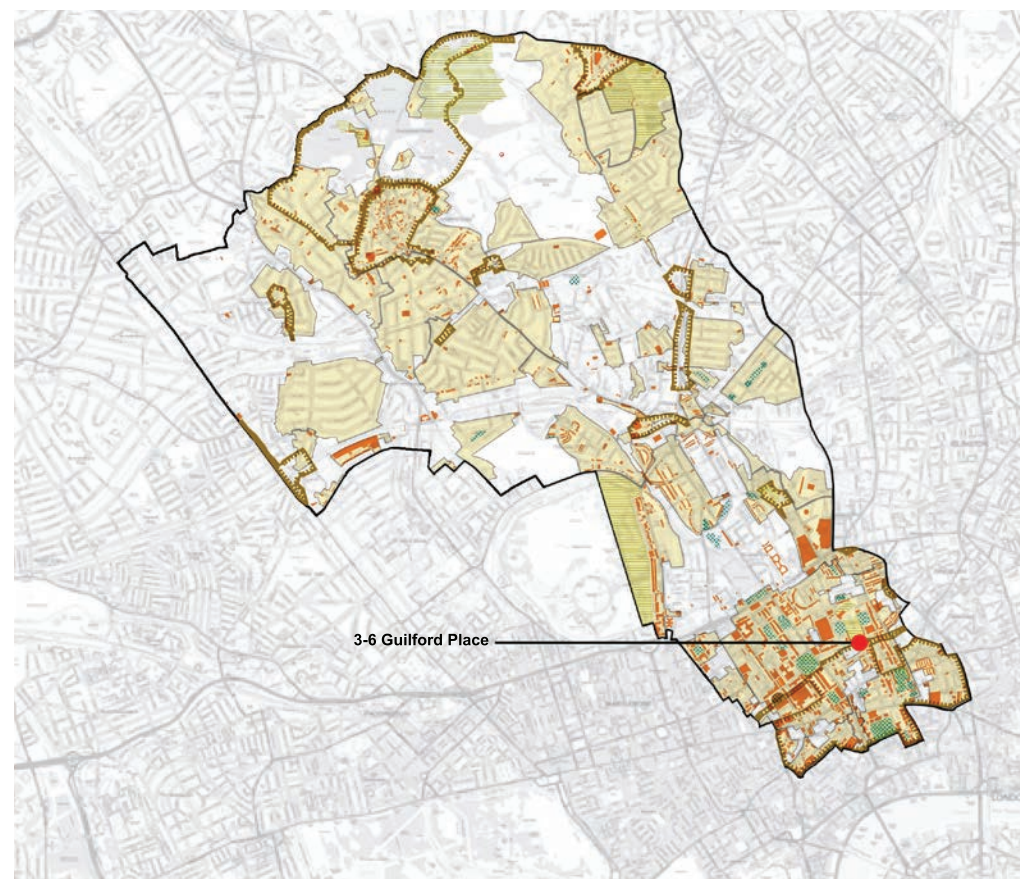
Character

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.

The approach to the building from Guilford Street to the north contributes to it's subtle sense of setting. The cast iron railings that surround the townhouses are reflected in turn by the continuation of such metalwork to the newly refurbished below-ground wine bar that occupies the former public conveniences at the head of the street. The drinking fountain that resides over the entrance into Guilford Place was erected circa 1870 by architect Henry Darbshire and is Grade II listed.

Surrounded by the buildings of Great Ormond Street Hospital, a recent addition to the area has been the construction of the Zayed Centre for Research that sits immediately north of No.3-6 Guilford Place. The four-storey brickwork element of the building translates fittingly with the massing of No.3 Guilford Place, with the additional two stories above set back from the street and constructed with a glazed facade.

There are also natural components that significantly impact the setting of No.3-6 Guilford Place, with three imposing trees set within the pavement to the front of Guilford Place and a further two situated to the rear.



- 1 Heritage map identifying the location of 3-6 Guilford Place within the London Borough of Camden

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The Grade II listed Georgian townhouses were built in the early 1790s and many of the original features of the terrace of buildings still remain. The following listing description from 1973 is provided by Historic England:

Terrace of 4 houses. c1791-1793. Built by J Tomes and W Harrison. Yellow stock brick, No.3 with slated mansard roof and dormers. 4 storeys, No.3 with attic, and basements. 3 windows each, No.3 with 2 windows and 5-window (2 blind) entrance front on the return, No.6 with 2 windows. Round-arched doorways with rendered reveals, pilaster-jambs carrying cornice-heads (except No.3), fanlights (Nos 3, 4 & 6 radial patterned); panelled doors. Gauged red brick flat arches to recessed sashes. No.3 with cast-iron balcony to 1st floor, 2nd window from right. Parapets. INTERIORS: not inspected: now converted to flats. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. Nos 5 and 6 with wrought-iron lamp-holders. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 30)

With the properties being protected in this manner they have been preserved through recent refurbishments and modifications which have been controlled and restricted through the planning process. A variety of Listed Building Consent approvals have been granted in recent times, notably:

Recent History of Development at 3-6 Guilford Place

1984 - Full and Listed Building 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 - Listed Building Consent: No.3 - Works for the provision of a new cast iron rainwater pipe and new cast iron hopper.

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

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

Since the granting of a change of use to the properties in 1984, all other applications for works to the buildings have been for the purpose of maintenance and safeguarding, with works undertaken in an understandably sensitive manner given the status of the accommodation. The proposals to refurbish the roofs of 3-6 Guilford Place, as detailed in this application, are intended to respond directly to the parameters of Camden's Local Plan in relation to the maintenance of such listed character buildings.

Camden Local Plan – Design & Heritage - Listed Buildings Policy Detail:

7.57 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.

Response:

The proposed works to the roofs of these buildings will ensure that the properties can continue to be safely inhabited as intended and used to their full potential. The specification of materials that will either match the existing, or improve upon the quality of the existing appearance, have been chosen to assist in presenting the buildings amongst its precious setting in the best possible manner.

7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

Response:

Whilst the works proposed are purely of a maintenance nature, it is appreciated that this can still have an influence on the overall aesthetics of the buildings. Through the selection of appropriate materials and the consideration of discreet detailed design, the special interest of the properties can be retained as intended. The street-level railings and lamp-holders that receive special mention within the 'Listing' status are not subject to any works and will be protected throughout construction.

7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation...

Response:

The upgrading of material finishes to the visible surfaces of the roofscape will be matched with the upgrading of the insulating properties of the four independent roof structures. New rigid insulation is proposed to the roof build-up of No.3 and No.4 Guilford Place to provide a warm roof construction and thereby a significant improvement over the existing scenario. An increase in the depth of glass fibre insulation will also be installed to the roof voids of No.5 and No.6 Guilford Place to help improve the U-values to the upper most floors where residents have reported both thermal and ventilation concerns.

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With distinct efforts to keep the existing appearance of the building in its current state of restrained grandeur, it is proposed that like-for-like materials will be used in all visible locations - except where improvements are able to be made. The exceptions to existing materials being replicated will be in the following areas:

- Existing liquid applied membrane over felt to the flat area of the mansard roof over No.3 Guilford Place and the existing felt to the flat area of the crown roof over No.4 Guilford Place are to be replaced with Polyroof Protec cold applied liquid waterproofing system in 'Quartz Grey' finish.
- Synthetic slates to the roofs of No.4, 5 and 6 Guilford Place to be replaced with 'Kentdale Blue Grey' natural slates to match those being installed as new to No.3 Guilford Place.
- Existing overlaid liquid membrane to the valley gutters between No.5 and 6 Guilford Place to be replaced with the Polyroof Protec system in 'Quartz Grey' finish (as above).

The proposed 'Kentdale Blue Grey' slates offer a non-shiney, natural texture that very closely resembles the appearance of slates indigenous to the UK. This slate has received approval from several Local Planning Authorities as a suitable alternative to Welsh slate - including in Snowdonia National Park. The proposed installation of the Polyroof Protec system to the flat roof areas, valleys and parapet gutters is intended to improve material longevity and reduce maintenance requirements in unseen and difficult to access areas. The 'Quartz Grey' finish is selected to provide tonal continuity to the roofscape.



The existing natural slates to the mansard roof of No.3 Guilford Place are in a degrading but satisfactory condition, although some fixings are loose and the workmanship of recent lead detailing is poor (1). Despite not being evident from ground level, the lead flashings to the ridge have lifted and the in-line ventilators are discoloured and warped (2). The condition of the synthetic slates to the three other roofs is deteriorating, with many broken tiles in places where previous remediation has taken place (3). An expanding patchwork of moss between the tiles is causing some to lift and encourage the ingress of water.



The existing cast iron rainwater pipes and hoppers across the whole building are in a satisfactory condition, but some leadwork to the parapet gutter outlets is in need of renewal, with mortar bedding around the masonry openings becoming loose (4). Continued loss of mortar to these openings will result in failure to the structure and damage to the original cast iron features. Failures to remedial dressings along the narrow mansard parapets has led to the collection of debris and potential recurrence of previous problems (5). The large rooflight to the water tank room over No.3 Guilford Place is largely obscured from view but remains unsightly. The lead flashing to the kerb upstand is in good condition but the polycarbonate shell of the domed window is discoloured and detrimental to internal use of the tank room (6).

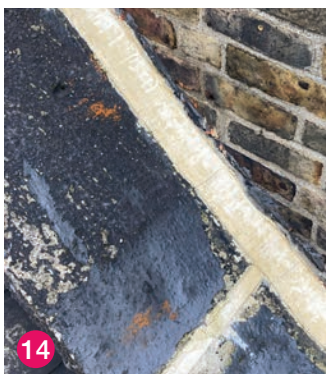


The mansard roof has faults to multiple patched areas of the existing liquid membrane. Strip patching appears in dozens of locations where previously damaged - extending over the whole roof, including poor jointing at vent pipe collars (7). Although lead details to the dormer windows are in a sound state, there is no drip detail formed to the face where it overhangs the windows (8). This has contributed to the staining of the leadwork on all dormers and the initiation of water damage to the timber sash windows and glazing bars. The felt roofing to the crown roof is losing adhesion at the seams along with general material degradation (9).

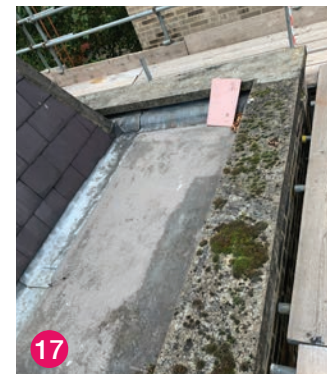
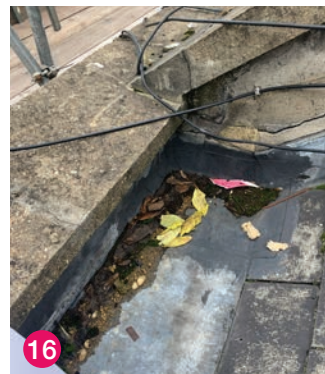
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Between the double roof pitches of No.5 and 6 Guilford Place, the 1metre wide valley gutters provide a trap within which considerable leaves and debris falls (10). With a build-up of foliage caught in the valley, the single drainage outlet provided per roof becomes easily blocked (11) and increases the collection of ponded water - thereby increasing the degradation of materials. Poor remediation works undertaken previously include the overlaying of lead with patched membranes and bituminous paint - which has subsequently split and failed (12). The poor drainage capacity has also caused damp problems to the ceilings of residential units directly below.



Although not visible at street level, a large proportion of the roof's angled coping stone abutment details have previously been treated with the heavy use of grey bituminous paint which has since failed (13). Different levels of wear suggest that this method of rectification may have been used on multiple occasions. Further poor workmanship is evident where excessive mortar has been used over the bituminous paint to compound the issue along vulnerable joints (14). Other weak points in the jointing of materials is apparent in the untidy cabling that adorns the roof and is often tucked under slates and flashings wherever convenient (15).



The proximity of some large trees in the vicinity of the building contributes to the build-up of leaves and moss in all locations across the four roofs (16). In particular, the largest tree to the rear sheds significant foliage in addition to casting a prominent shadow that prevents eastern facing areas from drying out effectively (17). The collection of debris in the parapet gutters does not directly impact the appearance of the buildings from street level, and the linings can be replaced as required, but the growth of moss and lichen on sheltered copings and slates (18) causes visual harm in addition to increasing the unwanted moisture held at roof level.

During the course of the proposed works there shall be protection measures installed to the listed elements of the buildings at street level in order to ensure no damage is caused from necessary scaffold or debris. This will specifically protect against harm to the cast iron railings and wrought iron lamp holders at street level.

Due to the height of these roofs being at approximately 13m above street level it is considered that there will be no detrimental impact upon the existing setting within Guilford Place. As such it is considered that the proposed renewal of the four connected roofs will be beneficial to the life of the buildings by allowing the heritage asset to retain a high level of significance at the corner of two imposing streets without notable intervention.

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