

# **DESIGN AND ACCESS / HERITAGE STATEMENT**

Project: **8 Antrim Grove**  
**London**  
**NW3 4XR**

**Project No.: 11261**

Issue Date: May 2023  
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## **DESIGN & ACCESS STATEMENT**

### **For the proposed works to roof at the above**

## **1.0 INTRODUCTION / SITE LOCATION**

The proposal relates to works at 8 Antrim Grove NW3 4XR. The property is semi detached and located on the eastern boundary of the Belsize Conservation Area.

A previous application reference 2012/0994/P included works to the roof summarised as follows:

*Modifications to the roofscape are proposed to improve the accommodation in the existing 2<sup>nd</sup> floor rooms at the rear and side of the house. The existing rear dormer would be widened by a single window bay and the window would be replaced to match the modern character of those on the lower stories. The revised width would be consistent with that on No. 's 4, 6, & 14 Antrim Grove and would match the widening granted for No. 10 last year. It is also proposed to widen an existing and build a new dormer onto the side roof of No. 8. In both cases the new dormers have been sized so that they are set far back from the hipped ridge, eaves and top ridge of the main roof form and their height and proportion are consistent with the period of the dwelling.*

This permission has been implemented however the roof now requires various maintenance works, including the replacement of the existing tiling as set out below.



Location plan



Site frontage along Antrim Grove NW3 4XR

## 2.0 EXISTING

The pitched roof coverings are a machine made clay plain tile which over the time has been repaired. The flashings to abutments are a mixture of Lead and Zinc, which in places do not cover the Zinc soaker leaving brickworks showing between the Lead and tiles.

The Lead apron at the junction between the tiling and Crown roof does not have enough cover on the tiles leading to possible water ingress. The rear hip junction has been repaired using Bonnet hip tiles which have not been bedded in sand / cement mortar.





The Dormer windows have a mineral felt finish which is cracking / splitting around the perimeters. The Cheeks are clad in Lead sheet.





### 3.0 THE PROPOSAL

The proposed works are summarised as follows:

- 1: Replacement of existing roof tiles with Redland “Rosemary red clay machine made plain tiles to match existing, including bonnets to hipped elements.



- 2: Install Code 4 Lead to cheeks and faces and roof of dormers.





3: Remove one fixed light from crown roof and replace with aluminium insulated roof access hatch. Similar to adjoining property refer to image below, to provide maintenance access only.



- 4: Remove existing crown roof covering and replace with “Protan” dark grey single ply membrane.



#### Specification:

##### Pitched roof:

Install 70mm foil face PIR insulation cut and fitted tightly between rafters.

Install TLX foil multi over pitched rafter. Install Redland rosemary red clay machine made plain tiles (to match existing).

Form eave in double course plain tiles projecting 50mm past fascias.

Form Verges in tiles/gables bedded in sand and cement mortar on fibre cement undercloak with 50mm overhang past existing boards.

Form valleys in purpose made valley tiles fitted to true straight lines.

Form hips in purpose made Arris hip tiles fitted to true straight lines.

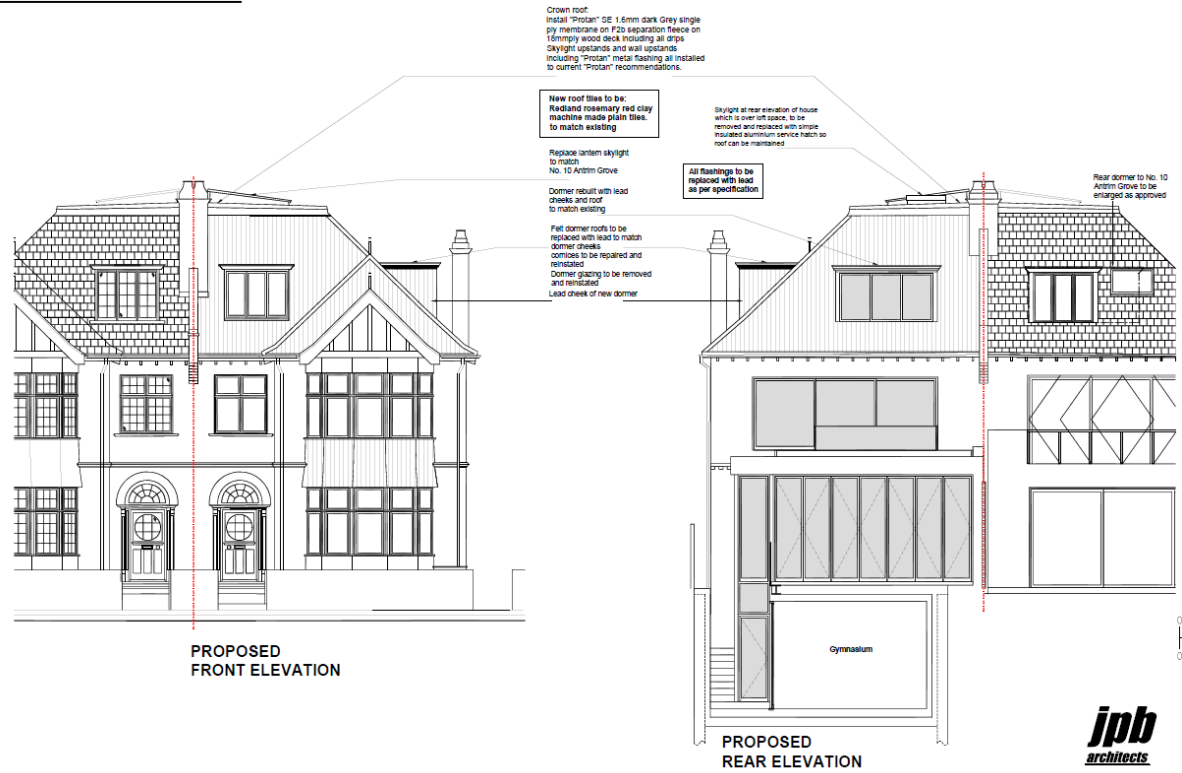
Form ridge in purpose made roll top ridge tiles bedded in sand and cement mortar to true straight lines.

Tile around existing Roof Light to true straight lines. Install 180mm Code 3 Lead soakers to Wall/ Chimney / Dormer abutments, 150mm Code 4 Lead stepped flashing to wall / Chimney abutments, 300mm Code 4 Lead aprons to Chimneys / Dormer fronts / flat roof perimeter and 450mm Code 5 Lead to Chimney back gutters all dressed and fitted to current LSA (Lead Sheet Association) recommendations.

Dormers x4 - Remove existing timber windows and set aside for reuse.

Remove decorative cornice and set aside for reuse.

Cheeks and Faces: Install new Code 4 Lead welted cladding on building paper on existing timber substrate including all clips, fixings and welts all dressed and fitted to current LSA recommendations.



Proposed front and rear elevation

## **4.0 ACCESS STATEMENT**

### **ACCESS**

Existing access arrangement will remain unchanged for the existing building.

## **5.0 SUMMARY**

Overall, the proposed works are considered to be essential maintenance which will preserve the character and appearance of the host property and the conservation area and the amenity of neighbours.