



PLANNING DESIGN & ACCESS STATEMENT IN CONSIDERATION OF PROPOSED ROOF RENEWAL WORKS

MORETON HOUSE
HOLLY WALK
LONDON
NW3 6RA

RENNIE & PARTNERS
26 HIGH ROAD
EAST FINCHLEY
N2 9PJ

REF: MS/2646

Issue No.	Notes	Date	By	Authorised
v1	Renewal of roof coverings	10.07.2023	MS	MS

Planning & Design Access Statement - Moreton House, Holly Walk, Hampstead

1.0 DESCRIPTION OF THE PROPERTY

- 1.1.01 Moreton House is a Grade II detached house designed by the architect Thomas Garner and constructed between 1894-1896. The house has been converted into a self-contained lodge and 5 No. luxury flats. The property is located within Hampstead Conservation Area.

2.0 PURPOSE OF APPLICATION

- 2.1.01 Requirement to renew plain clay tiled roof coverings and overlay bituminous felt roof coverings to the main dormers.

3.0 DRAWINGS, DOCUMENTS & ENCLOSURES

- 3.1.01 The following documents have been submitted:
- Application Form
 - Ownership Certificate A and Agricultural Certificate.
 - Heritage Appraisal & Impact Assessment
 - Location Plan
 - Roof Plan
 - Specification of Works
 - Trade Literature.

4.0 HISTORICAL BACKGROUND

- 4.1.01 Moreton House is located on the west side of Holly Walk. Moreton House was Grade II listed on 11th December 1969. The property has been extended and converted into 6 homes (Moreton Lodge and Flats 1 – 5, Moreton House). The building retains its 'Cotswold Vernacular' style.
- 4.1.02 The building comprises masonry walls with stone dressing and pebbledash render finish.
- 4.1.03 The main roof slopes are covered with mixed plain clay tiles. The front (south) roof slope and associated apex's is in fair condition to suggest these slopes have been historically recovered. The remaining roof slopes have been historically patched repaired. These roof slopes have a considerable quantity of loose/slipping/broken tiles and frost damaged tiles. These slopes will become increasingly susceptible to further slipped and missing tiles leading to rainwater damage to the interior fabric of the building including the ornate plastered ceilings. The tiles warrants renewal to maintain the integrity/condition of the building.

5.0 DESIGN, AMENITY & ENVIRONMENT ISSUES

- 5.1.01 The building is of high architectural character. Taking into account its design, character and listing the replacement roof coverings to the pitched roofs must be plain clay tiles that match existing with regards size, profile and colour. Care has been taken to ensure the proposed tiles match the existing.
- 5.1.02 The overclad to the dormer roofs shall match the existing bituminous felt roof coverings.

6.0 DAYLIGHT, AMENITY & ENVIRONMENT ISSUES

- 6.1.01 The proposed renewal of the roof coverings will not affect daylight, amenity and environment issues.