14 Templewood Avenue, London

Heritage Note – Roof Repairs and Upgrade

Prepared by:

Stephen Levrant: Heritage Architecture Ltd

62 British Grove, London, W4 2NL

www.heritagearchitecture.co.uk

Prepared for:

Homeowner/s of 14 Templewood Avenue

Date: August 2024

14 Templewood Avenue, London, NW3 7XA: Heritage Note

62 British Grove, Chiswick, London W4 2NL
(020) 87485501
http://heritagearchitecture.co.uk

Written by: Claire Jackson
Checked by: Francesca Cipolla

Issue: August 2024

CONTENTS

1. INTRODUCTION

1.1 Aim of this Assessment & Authorship

This assessment relates to the roof repairs and alterations of 14 Templewood Avenue, London, NW3 7XA in London Borough of Camden. This heritage note has been drafted to accompany an application for listed building consent and highlights the proposals needing listed building consent. It has been prepared by Heritage Architecture Ltd. We are a specialist practice of conservation architects, surveyors, planners and heritage consultants which specialises in the historic environment. The authors of this assessment were:

- Francesca Cipolla, RIBA SCA, MSc (Heritage Planning), Dottore dell'Architettura – Practice Director – RIBA Specialist Conservation Architect
- Claire Jackson, MSc Historic Building Conservation, BA (Hons) – Historic Building Consultant

1.2 Location

1.2.1 Location and Setting

Figure 1: Contemporary OS Map, study site boundary marked in red.

14 Templewood Avenue is located on the periphery of Hampstead and is in the London Borough of Camden. The study site is located on the eastern side of the road, approximately half way down the

street. The street is on a northeast-southwest axis connecting West Heath Road to the north and Redington Road to the southwest. The street is wide, lined with mature trees and generally features large properties in large scale plots. West Heath, which is a section of the much larger Hampstead Heath, is located to the north. The study site is also approximately a kilometre away from the centre of Hampstead and Hampstead Underground Station located to the southeast.

1.3 Overview of Legislation, Planning Policy and Guidance

1.3.1 Relevant Legislation

This document was carried out considering up-to-date national and local policy, including:

- Planning (Listed Buildings and Conservation Areas) Act 1990

1.3.2 Relevant Policy and Guidance

- National Planning Policy Framework (NPPF) (2023)
- National Planning Policy Guidance (PPG) (2023)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, English Heritage, April 2008
- Good Practice Advice in Planning, Historic England (GPAs):
  - Planning Note 3: The Setting of Heritage Assets (December 2017)
- Advice Notes, Historic England (HEANs)
  - Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

London Plan (2021)

The *London Plan 2021* is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital.

Camden Policy and Guidance

- Camden Local Plan (adopted 2017)
- Camden's Supplementary Planning Documents (SPD):
  - Camden Planning Guidance, Design (January 2021)
  - Camden Planning Guidance, Home Improvements (January 2021)
  - Camden Planning Guidance, Energy Efficiency and Adaptation (January 2021)
- Redington/ Frognal Conservation Area Character Appraisal & Management Plan (December 2022)

1.4 Designations

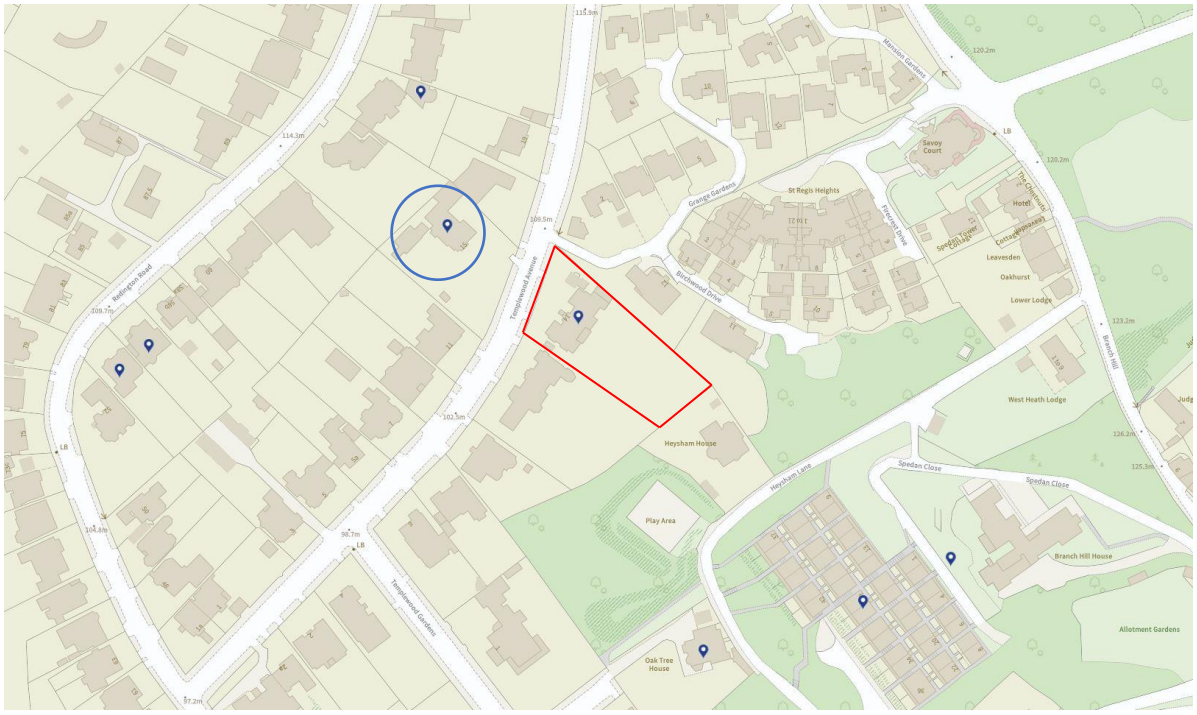

Figure 2: Map showing the listed buildings in the vicinity of the study site, indicated in red. 15 Templewood Avenue is circled (source: Historic England).

1.3.3 14 Templewood Avenue

14 Templewood Avenue, the study site, is a Grade II listed building, designed in 1910-11 by C. H. B. Quennell, and first listed in 1999. Refer to the full listing description in Appendix 1 of this report.

The study site is a large detached house of two storeys plus attic and basement. It is built of red brick with white timber vertical sliding sash windows and attic dormer windows. Two single storey extensions have been added to the northeast side elevation, both with hipped roofs and not connected. The front extension projects further forward than the front building line, featuring two projecting wings, and the rear matches the depth of the projecting wings. The building features a central projecting gable pediment and porch.

1.3.4 Redington and Frognal Conservation Area

The study site is also situated within the Redington and Frognal Conservation Area (see Figure 3). The boundary hugs the plot boundary of the study site. 14 Templewood Avenue is situated to the northwest of the boundary. The conservation area confines a surburban area in the Hampstead neighbourhood bounded by West Heath Road to the north, Finchley Road to the west, Frognal to the south and Templewood Avenue/ Redington Road to the east. Redington Road stretches the vast majority of the length of the conservation area. Templewood Avenue and Redington Road run parallel to each other. The conservation area was first designated in 1985 and was extended twice: in 1988 and again in 1992. The boundary, along with the neighbouring Fitzjohn's Conservation Area, was altered in the late 20th century with part of the conservation area being moved to Fitzjohns. This

conservation area is bordered by Hampstead Conservation Area along its eastern boundary. Refer to section 1.3.5 of this report for more information on Hampstead Conservation Area.

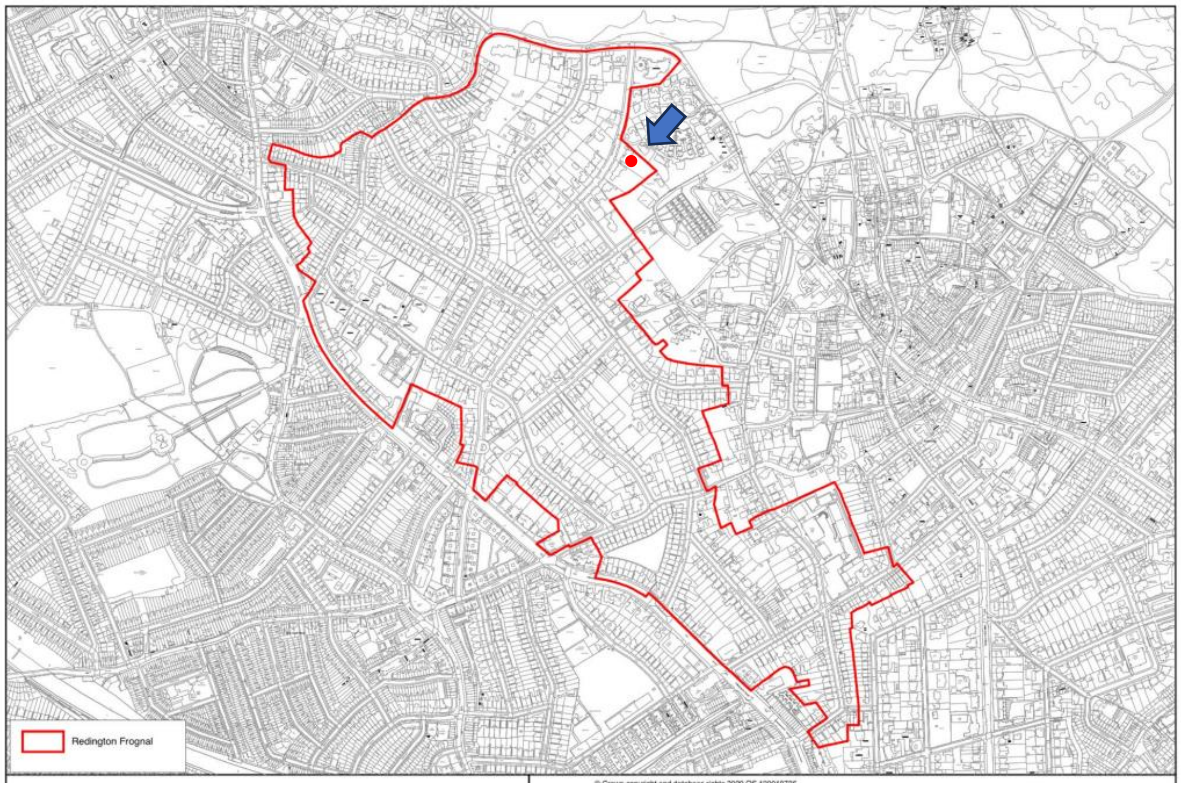

Figure 3: Redington and Frognal Conservation Area Map. The location of study site is indicated by a red dot. It is located towards the northwest boundary of the conservation area and borough (source: London Borough of Camden).

1.3.5 Surrounding Heritage Assets:

15 Templewood Avenue

15 Templewood Avenue is located opposite to the study site on the northwest side of Templewood Avenue (refer to Figure 2). It is also a Grade II listed building designed by C. H. B. Quennell in c.1905. It too is a two storey detached house with attic and basement but is instead positioned at right angle to the street with a prominent decorative chimneystack. It is built of plum colour brick with red brick dressing and has leaded casement windows. There is a visual relationship between the two Quennell buildings. Both 14 and 15 Templewood Avenue contributes to one another's setting as well as the character and appearance of Redington and Frognal Conservation Area.

Hampstead Conservation Area

Bordering the study site is Hampstead Conservation Area. The Branch Hill/ Oak Hill sub area of the conservation area shares the same boundary as the Redington and Frognal Conservation Area along the north and east boundary of the study site. Therefore, the study site is situated in the setting of the Hampstead Conservation Area. This conservation area has eight sub areas which were designated between 1968 and 1991 and includes the Hampstead High Street and Hampstead Grove. The Banch Hill/ Oak Hill sub area was desginated in 1988.

1.5 Relevant Planning History

The table below includes all of the relevant planning history pertaining to the study site. It is important to note that in 2020 a lawful development certificate (reference 2020/0699/P) was granted confirming that planning permission 2013/6912/P had been lawfully implemented and in turn, also the applicable listed building consent 2013/6973/L. These permission have been highlighted as well as other permission of particular note.

Planning Ref	Description	Status/Decision Date
2024/2954/P	Variation of condition 1 (approved plans) and removal of conditions 2 (time limit for implementation), 6 (Engineer details), and 7 (rose garden) of planning permission 2013/6912/P (as later amended by non-material amendment 2024/1436/P granted 15/05/2024) for; 'Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, reinstatement/ repair of boundary treatments, removal of car port and erection of cycle store, associated landscaping, and conversion from six self-contained flats to a dwelling house (Class C3)', namely to; erect a link to connect the coach house to the main house, reduce extent of basement excavation, modify the internal layout, remove approved front lightwell, make changes to fenestration, retain existing balcony and railings, retain existing dormer window and balcony to side elevation, make changes to the external staircase, and lower the ground floor level.	Registered Decision Pending
2024/2952/L	Variation of condition 1 (approved plans) and removal of conditions 2 (time limit for implementation), 6 (Engineer details), and 7 (rose garden) of planning permission 2013/6912/P (as later amended by non-material amendment 2024/1436/P granted 15/05/2024) for; 'Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, reinstatement/ repair of boundary treatments, removal of car port and erection of cycle store, associated landscaping, and conversion from six self-contained flats to a dwelling house (Class C3)', namely to; erect a link to connect the coach house to the main house, reduce extent of basement excavation, modify the internal layout, remove approved front lightwell, make changes to fenestration, retain existing balcony and railings, retain existing dormer window and balcony to side elevation, make changes to the external staircase, and lower the ground floor level.	Registered Decision Pending
2024/2285/L	Details pursuant to condition 2 (joinery) of listed building consent 2013/6973/L (dated 01/04/2016), for; Alterations in connection with excavation works to provide single level basement floor, extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and works of conversion from five self contained flats to a dwelling house (Class C3).	Registered Decision Pending
2024/1447/L	Non-material amendment to listed building consent 2013/6973/L granted 29/04/2016 for Alterations in connection with excavation	Registered

	works to provide single level basement floor, extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and works of conversion from five self contained flats to a dwelling house (Class C3). Changes include amending the description of development to reference the correct number of existing flats at the site, and reference the reinstatement/repair of boundary treatments referenced in the approved drawings.	Decision Pending
2024/1436/P	Non-material amendment to planning permission 2013/6912/P granted 29/04/2016 for Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3). Changes include amending the description of development to reference the correct number of existing dwellings at the site, and reference the reinstatement/repair of boundary treatments referenced in the approved drawings.	Granted 23rd April 2024
2020/0699/P	Implementation of planning permission ref 2013/6912/P dated 29/04/2016 (for Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house).	Granted 25th March 2020
2018/6027/P	Details required by conditions 6 [suitably qualified engineer] of planning permission 2013/6912/P granted on 29/04/2016 for excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3).	Granted 13th December 2018
2014/1402/L	Internal alterations including removal of internal partitions and amendments to circulation.	Granted 14th April 2014
2013/7774/P	Conversion of six flats to single family dwelling house, following occupation of four new flats at 14/15 College Crescent.	Granted 20th December 2013
2013/6973/L	Alterations in connection with excavation works to provide single level basement floor, extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and works of conversion from five self contained flats to a dwelling house (Class C3).	Granted 12th November 2013

2013/6912/P	Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and conversion from five self-contained flats to a dwelling house (Class C3).	Granted 12th November 2013
2010/4998/P	Conversion of six flats to single family dwelling house (Class C3).	Granted Subject to a Section 106 Legal Agreement 20th September 2010
2010/2895/L	Internal alterations related to the conversion of the building from 6 flats to a single dwelling house (Class C3).	Granted 14th June 2010
2006/1758/L & 2006/1757/P	Erection of a single storey conservatory to the rear ground floor level of the existing flat.	Granted 2nd June 2006
2003/1456/P & 2003/1594/L	The conversion of the loft to provide additional habitable accommodation for the second floor flat, incorporating the installation of 3 rooflights in the rear roofslope and 2 rooflights in the side roofslope.	Refused 3rd August 2004
P9603325	Conversion and extension of the garage to form a 2 bedroom self-contained dwellinghouse. As shown on Drawing Numbers: 178/1d and 2 unnumbered survey drawings.	Grant Full Planning Permission (conds) 30th October 1996
9160049	Partial demolition garage in connection with its change of use and conversion to 3/4 room house as shown on drawing no 178/d and two un-numbered drawings dated 26.02.91. Appeal received against the Council's failure to issue their decision within the appropriate period.	Granted at Appeal 18th April 1991
9100417	Change of use of garage and works of convrsion and extension to provide a 3/4 room house as shown on drawing no 178/1d and 2 un-numbered drawings dated 26.02.91. Appeal received against the Council's failure to issue their decision within the appropriate period.	Granted at Appeal 18th April 1991
8401987	Change of use including works of conversion of garage into a 3/4 room house as shown on drawing No.178/1B revised on 4th December 1984.	Grant Full or Outline Perm. with Condit. 4th December 1984
24489	The erection of a single storey addition at 14 Templewood Avenue, N.W.3. at ground floor level.	Conditional 15th March 1963

1.6 ROOF CONDITION ASSESSMENT

Regency Grove Consultants were commissioned to carry out a report on the condition of the roof and more generally, the building. This survey was carried out in January 2024 for the previous owner of the property.

The condition assessment concluded that the roof was in the need of some patch repairs. This was recommended on page 4 of the report: '*Carry out patch repairs to roof tiles where damaged/missing to prevent immediate water ingress.*' Whilst we agree with the assessment of condition, it is our professional opinion that the roof evidences poor quality patch repairs carried out in the past which demonstrates a reoccurring issue with the roof that should be addressed. The upgrading of the thermal performance of the building presents a good opportunity to overhaul the roof and secure its conservation for the long-term.

2. PROPOSALS

This section is to be read in conjunction with the as existing and as proposed drawings prepared by Wolff Architects Ltd, August 2024. Refer also to Wolff Architects's Roof Methodology for further information on the proposals.

2.1 FAÇADE CLEANING AND REPOINTING – LISTED BUILDING CONSENT NOT REQUIRED

Refer to general note section in Roof Methodology document prepared by Wolff Architects Ltd.

The proposals include cleaning the masonry of each elevation of the property using a DOFF system. A sensitive approach is proposed, using soap and water and a stiff brush. The existing mortar mix of lime and cement will be racked out to a depth of 20mm and the elevation repointed with a matching lime mortar mix to the original and colour. The replacement of cement mix with a mortar with lime will remove an incongruous material and reinstate the traditional building performance of the property, allowing it to breathe and function more efficiently.

2.2 ROOF REPAIR WORKS – LISTED BUILDING CONSENT NOT REQUIRED

A portion of the repair works are proposed using like-for-like materials and adopting established conservation techniques, and therefore do not require Listed Building Consent. For information, the following provides a summary of these repair works:

- Repairs to the roof structure including rotten/damaged roof timber (void and roof level)
- Repair of chimneys
- Repair of lead flashings
- Repairs to dormers including timber and clay tiles
- Repairs to drainage and cast iron rainwater goods
- Repairs to ceilings
- Repairs to the brickwork upon removal of scaffolding

Refer to the Roofing Methodology report, prepared by Wolff Architects Ltd for more information on like-for-like repair works.

2.3 ROOF ALTERATIONS – LISTED BUILDING CONSENT REQUIRED

In the assessment of the roof's condition and the development of proposals for the general upgrade of the building's performance, works were identified that require listed building consent prior to commencement. The works will not alter the profile, height or appearance of the listed building. However, owing to the change of materiality and adaptations relating to energy efficiency, Listed Building Consent is sought for the following works:

2.1.1 Temporary scaffolding and roof

The approach to the roof alterations involve erecting a temporary scaffold for access/ works on all sides of the house and a temporary roof and sides for weather protection. The works to the roof will be conducted externally rather than internally to not impact the historic lathe and plaster ceilings. The former approach is deemed to be less intrusive and more sensitive to the listed building whilst still achieving the repair and alterations to the roof necessary to ensure the building is water tight and improve the roof's energy efficiency.

Proposed Works

A temporary scaffold is proposed using ties to minimise any damage to existing brickwork. Where there are windows on the front and rear elevations, clamps will be used to secure the scaffold. To secure the scaffold, drilled anchor points will be required on the elevations. These anchor points will be situated on mortar joints to avoid damage to brickwork. Any damage to the mortar will be repointed with a similar lime mortar mix and colour as existing.

A waterproof temporary roof is proposed as part of this scaffold.

2.1.2 Replacement of roof and dormer covering

The existing roof covering is a non-breathable roofing membrane. The materiality of this covering is not an appropriate material to use on a historic/ traditional building with a timber structure. Therefore, the proposals will improve and return the roof coverings to materials that are appropriate for the roof of the main building. The roof tiles are laid with nibs. When this type of fitting starts to fail, it demonstrates an inherent issue with roof that typically needs attention. The roof features numerous patch repairs suggesting this is a reoccurring issue to be addressed in order to maintain/ protect the building. These patch repairs do not match the historic clay tiles and there is evidence of concrete tiles being used for these repairs.

Similarly, the dormers are covered in modern roofing felt with exposed nail fixings. Felt is a water-resistant material, not waterproof and subsequent water damage has occurred internally to the dormers. This is inappropriate for a historic/ traditional building and therefore, is proposed to be altered to a more appropriate traditional building material.

Proposed works

Roof: The materiality of the roof will remain unchanged. The existing rear facing slop has some holes/ missing tiles which is causing water ingress and water related damage to the property. As a temporary solution, timber boards have been crudely installed internally to cover these holes to prevent significant water ingress.

The existing historic clay tiles, where in good condition, will be retained. Any damaged clay tiles will be matched like-for-like. It has been suggested that the tiles from the existing coach house (consented to be demolished, ref: 2013/6912/P), can make up the shortfall of tiles needed for the roof. These tiles are of a similar colour to the roof, though owing to lack of patina, do not appear to be an exact colour match. During the works, if the coach house tiles do not match, like-for-like tiles will be sourced. The existing poor quality patch repairs, including both clay tiles, e.g. the ridge tiles, which do not match

the colour of the historic roof tile, and concrete tiles, will also be replaced for more appropriate, like-for-like replacements to improve the visual appearance of the roof.

There may be a requirement from building control for the addition of counter battens in the relaying of roof tiles which may alter the roof profile.

It is proposed to utilise and prioritise the existing clay roof tiles on the front and rear elevations. All replaced tiles will be situated on the side elevations, principally the north elevation which is obscured in views owing to intervening development. It is proposed to remove and store the existing clay roof tiles, ensuing to avoid uneven loading during the dismantling. The salvageable tiles will be brushed and sensitively cleaned to remove any moss and re-laid with nibs, not nails, as per the original and existing detail.

A vapour control layer is proposed to wrap in and out of the rafters. New treated timber roofing battons are proposed in the exact location as the existing to not alter the tile coursing and thus the appearance of the roof. Any flashing, valley gutter and junctions will be detailed in lead and working in with the re-laid tiles.

Dormers: It is proposed to remove the modern felt covering and assumed chipboard deck and replace with a new breatheable membrane, vapour control layer, similarly applied as the roof, and covered in lead which is a more appropriate traditional building material. The profiled fascia are to be carefully removed as well as the tile hanging of the dormer cheeks. There is one dormer, which was a later addition, that features glazing in the dormer cheeks instead of tile hanging. This glazing will be retained under a lead roof. Salvageable clay tiles will be stored to be rehung on the rest of the dormers. Similar to the approach on the roof, historic clay tiles will be prioritised for the front dormers and any replacement like-for-like tiles are to be situated at the side and rear to maintain the character and appearance of the conservation area.

2.1.3 Insulation to pitched roofs – warm roof – and dormers

The property features board insulation positioned between the rafters in the main roof void. The proposal is for the replacement of any existing insulation on the roof with a better performings alternative to enhance the thermal performance of the historic building. The new insulation is proposed to similarly be installed in between the rafters to produce a “warm roof”. Breatheable membranes will avoid any potential issues of condensation. Moreover, the existing ceilings are a mix of modern plasterboard and lathe and plaster ceilings. Care will be taken during the works to avoid damage to the retained lathe and plaster ceilings – any repair works required as a result will be carried out on a like-for-like basis and follow best conservation practice. Insulation is also proposed to the dormers between the existing ceiling joists.

Proposed works: The insulation proposed for the roof and dormers will be installed to the manufacturers recommendations. The thickness of insulation will be calculated to work towards the Building Regulation approved U-value, not to the detriment of the existing building. It will be in a material that complements the performance of a traditional building. In fact, this adaptation should greatly reduce the heat loss in the property and thus greatly improve its energy performance.

2.1.4 Lead details on dormers

Existing lead flashing/soakers and lead roofs will be replaced to a new finish that will not visually alter the character or appearance of the building. Each dormer window is to be covered with lead with lead flashing. The existing fascia is to be retained and thus carefully removed, stored, repaired (if necessary) and reinstalled.

Proposed works: Lead is proposed to all dormers except one which is a glazed unit. Lead is a traditional building material that is durable and will provide robust protection to the historic fabric and reduce maintenance issues in the future. It is malleable and appropriate for use on a dormer. The tiles to be rehung on the dormer cheeks will be secured with hanging nails and the lead is to connect back to the main tiled roof. The proposed lead will follow the Lead Association Recommendations to avoid moisture build up.

2.1.5 Replacement and reinstatement of rainwater goods

The eaves gutters are a mixture of the original cast iron or replacement uPVC. Any uPVC rainwater goods are to be replaced with cast iron.

Downpipes were originally cast iron, with some examples surviving. Any uPVC downpipes are also to be replaced with cast iron counterparts.

Proposed works: To all external facing elevations, cast iron will be retained or reinstated to match the surviving examples. Removal of the plastic additional elements and reconfiguration of drainage outlet to discharge correctly into the original hoppers. Cast iron is a traditional building material for rainwater goods and will enhance the character and appearance of the building.

2.1.6 Chimney pots and vents

The existing chimneys are not in use. The condition of the chimney stacks, pots and vents will be inspected during the works. The brickwork, pots and vents will be repaired and replaced like-for-like in the eventuality of poor condition.

Proposed works: The chimney's will be repaired and the flaunching renewed to push water away from the top of the chimney. New clay pots and ventilation cowls are to be installed to prevent water ingress if deemed appropriate after inspection. The design is to be appropriate to the building's character and appearance to minimise the impact on the listed building and conservation area.

2.1.7 Timber replacement and structural repairs

The principal roof is formed of pitched timber rafters supported on timber purlins and crossbeam.

The existing timber structure of the roof have been exposed to water ingressThis may have resulted in decaying structural roof timbers in localised areas and potential areas of dry/ wet rot.

An extensive assessment of the condition will be carried out by the structural engineer once the existing roof covering has been removed.

Proposed works: Where there is any damaged or rotten timbers owing to the persistent water ingress, this timber will be repaired/ replaced like-for-like. Minor timber replacement will be carried out with

timber to match existing endeavouring to source sustainably. Any rotted and damaged section will be cut out and replaced with a scaft joint to maintain as much historic fabric as possible and sa long as this is structurally possible.

2.1.8 Internal finishes

As a result of the long period of water ingress, there has been water damage throughout the property – particularly to historic ceiling finishes. Damage has also occurred to modern finishes such as plasterboard ceilings.

Proposed works: Ceilings and internal finishes, where damaged, will be repaired. All internal finishes are to be retained like-for-like. Where there is a lathe and plaster ceiling, this will be retained and patch repaired and likewise for a modern plasterboard ceiling, this will be replaced and made good. Plasterboard is also proposed in wet areas, such as bathrooms and en-suites, to be fitted between the lathe and plaster wall and any bathroom fittings to protect the lathe and plaster.

3. IMPACT ASSESSMENT AND CONCLUSION

2.1.9 Impact Assessment

The proposed repair works will be undertaken with appropriate materials and by experienced specialists to the highest conservation standards. Existing historic fabric will be retained as much as possible and relaid on the building, preserving not only fabric of architectural interest but the character and appearance of the listed building. Undertaking these repairs are necessary for maintenance, the functioning of the building and the preservation of its special interest. All repairs will have *a minor beneficial impact* on the listed building and the character and appearance of Redington and Frognal Conservation Area.

The retention of salvageable clay roof tiles retains historic fabric as well as the appearance of the listed building. The like-for-like replacement roof and dormer clay tiles will maintain the character and appearance of the listed building and conservation area. The removal and replacement of low quality patch repairs will enhance the character and appearance of the listed building and conservation area by creating a uniform roof. The placement of the new/ existing coach house tiles on the side/flank roof slopes will avoid visually prominent patch repairs. Using the existing historic tiles on the front and rear facing slopes will *preserve* the character and appearance of the listed building on its principal elevations and within the conservation area.

In the eventuality that building control requests the addition of counter battens to the roof structure, and relaying of roof tiles, this will lead to a very minor alteration to the roof profile which will be almost imperceptible and thus will result in a *neutral impact* to the listed building and character and appearance of the conservation area.

The proposed insulation will not alter the profile or height of the roof structure or historic fabric with its positioning between joists and rafters. This insulation replacing existing insulation in the same location and therefore, will not impact the roofline of the listed building. It is considered to have a neural impact on the significance of the listed building whilst recognising it will greatly improve the thermal performance of the property.[1] This proposal will not visually alter the appearance of the building in the conservation area, and thus will also have a *neutral impact* on its setting.

The proposed replacement of felt covering for lead on each dormer replaces an inappropriate material for a sympathetic/ historically appropriate traditional material. This replacement is considered a *heritage benefit* and will have a *minor beneficial impact* on the character and appearance of both the listed building and conservation area.

The proposal to remove a non-breatheable roof membrane to a breatheable replacement will improve the functionality of the roof space, and by extension the building, allowing moisture to escape and thus ultimately protects the surviving historic fabric of the roof. This again, similar to the insulation,

[1] This approach is approved by the London Borough of Camden in their SPG document on: Energy Efficiency CPG (January 2021).

will have a *neutral impact* on the listed building but will greatly improve its performance and energy efficiency.

The reinstatement of cast iron rainwater goods and removal of inappropriate uPVC gutters and downpipes is considered a *heritage benefit* and will have a *minor beneficial impact* on the character and appearance of the listed building and conservation area.

The proposed alterations/additions to the property on the whole will have a *beneficial impact* to the listed building, enhancing its special interest, energy efficiency as well as the character and appearance of the Redington and Frognal Conservation Area in a sustainable way.

2.1.10 Conclusion

The existing roof at 14 Templewood Avenue consists of a historic clay tiles, evident patch repairs and inappropriate replacements such as concrete tiles. The roof is currently not water tight and is allowing major water ingress into the property that requires immediate attention to preserve surviving internal historic finishes.

The proposals, as well as repairing where appropriate, seek to upgrade the thermal performance and energy efficiency of the roof. The alterations are modest and respond to the significance of the listed building without adversely impacting its special character or the character and appearance of the conservation area. In fact, with the heritage benefits in the scheme like replacing incongruous materials for traditional building materials such as lead, concrete and cast iron, the proposals will have a minor beneficial impact on the building and its performance. By re-introducing like-for-like clay tiles, the character and appearance of the building and conservation will also be enhanced.

As such, the proposals adhere to conservation principles, local and national policy, and approaches the works in a sustainable way. The minor alterations in the proposals are in accordance with Section 66 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy D2 of Camden Local Plan (2017).

Therefore, it is considered that these proposals will enhance the special interest of the listed building and enhance the character and appearance of the Redington and Frognal Conservation Area.

4. APPENDIX 1 : LIST DESCRIPTION

14 Templewood Avenue

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378974

Date first listed: 11-Jan-1999

List Entry Name: 14, TEMPLEWOOD AVENUE

Statutory Address 1: 14, TEMPLEWOOD AVENUE

Location

Statutory Address: 14, TEMPLEWOOD AVENUE

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 25834 86166

Details

CAMDEN

TQ2586SE TEMPLEWOOD AVENUE 798-1/15/1602 (South East side) No.14

GV II

Large detached house. 1910-11. By CHB Quennell. Red brick with full height brick pilasters to angles supporting a moulded brick cornice and 4 to central bay. Tiled hipped roofs with dormers and tall brick slab chimney-stacks. Symmetrical free Baroque design. 2 storeys and attics. Windows read 3:2:3:2:3. Central entrance bay and outer bays project. All windows are flush framed sashes with exposed boxing and gauged brick flat arches except the central 1st floor and central ground-floor which are round-arched to give Venetian window effect. Distyle-in-antis pedimented portico flanked by oculi. 1st floor has 2 narrow sashes flanking a round-arched sash the head of which breaks into the brick pediment carried on pilasters; windows with shaped brick aprons. INTERIOR: not inspected.

5. APPENDIX 2 : PHOTOGRAPHIC SURVEY

Refer also to the photographs included in the package put together by Wolff Architects Ltd add date.

5.1 EXTERNAL ELEVATIONS

Figure 4: Front elevation from within the boundary of the study site. This view omits the single storey projecting addition which is located on the left of the frame. This is consented to be demolished and the tiles are proposed to replace damaged clay tiles on the roof.

Figure 5: Rear elevation from the rear garden. There is a small rear extension, permitted in the 1960s, just discernible to the edge of the frame on the right.

5.2 ROOF

Front – main building

Figure 6: View of the front roof slope from the central balcony looking to the northern wing of the house. This photo shows three dormers on this side of the roof with cheeks that have tile hanging, some lead flashing and flat, felt roofs. The main building has brown clay tiles, though the ridge tiles appear to have been replaced with reddish clay tiles. The hipped roof of the front project single storey extension is also visible in this view. Any clay tiles on the main building are proposed to be replaced in part with the clay tiles from this single storey extension (consented to be demolished).

Figure 7: Front slope looking northeast. Note the junction of the tiles with the felt roof of a front dormer, and the missing string of clay tiles. There are clearly some patches in the roof with missing/ brokem tiles that are in need of attention. The felt roof on the dormers are to be replaced with lead – a more durable, historically appropriate material for a dormer.

Figure 8: Central section of the front slope of the main building. There is one prominent chimney stack in this section of the roof and another chimney stack on the southern wing of the house to the right of the frame. There have been some replacement tiles at the junction with the dormer suggesting there have been some previous issues with leaks.

Figure 9: View of the front roof slope from the central balcony looking to the southern wing of the house. There are four dormers in this view with tile hanging, flat felt topped dormers and obtrusive vent on the projecting south wing. The condition of the chimney stacks will be reviewed during the roof works.

Figure 10: Views looking down in the recesses either side of the central projecting balcony. The dormers feature lead flashing and there are four rows of clay tiles to the eaves. The property features a mix of cast iron and uPVC gutters. It is proposed to replace any uPVC with cast iron.


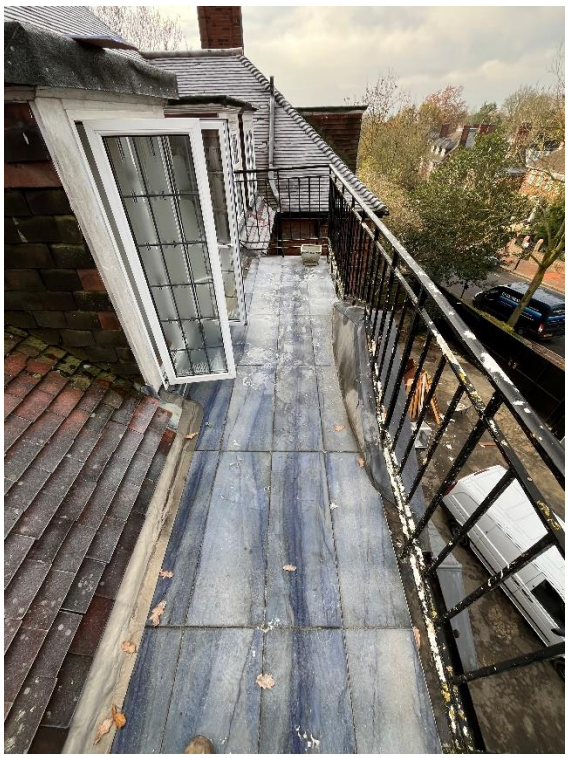

Figure 11: Left, detail of roof hip and dormer. Right, view of central balcony and railing and casement windows to dormer for access.

Rear – main building

Figure 12: View of the rear roof slope. It is clear in this image the holes in the roof and the patch repairs around the glazed dormer. These holes are the source of the water ingress and associative damage throughout the property.

Figure 13: View of the fully glazed dormer at the rear.

5.3 INTERNAL

Figure 14: Timber roof structure.

Figure 15: Timber cross beam, rafters and joists. Boarded insulation between rafters. Timber boards covering holes in the roof.


Figure 16: Left, water damage to ceiling on first floor, former kitchen, and right, water damage to lathe and plaster ceiling on the first floor in the stair hall. It is unknown whether there was a ceiling rose prior to the damage.

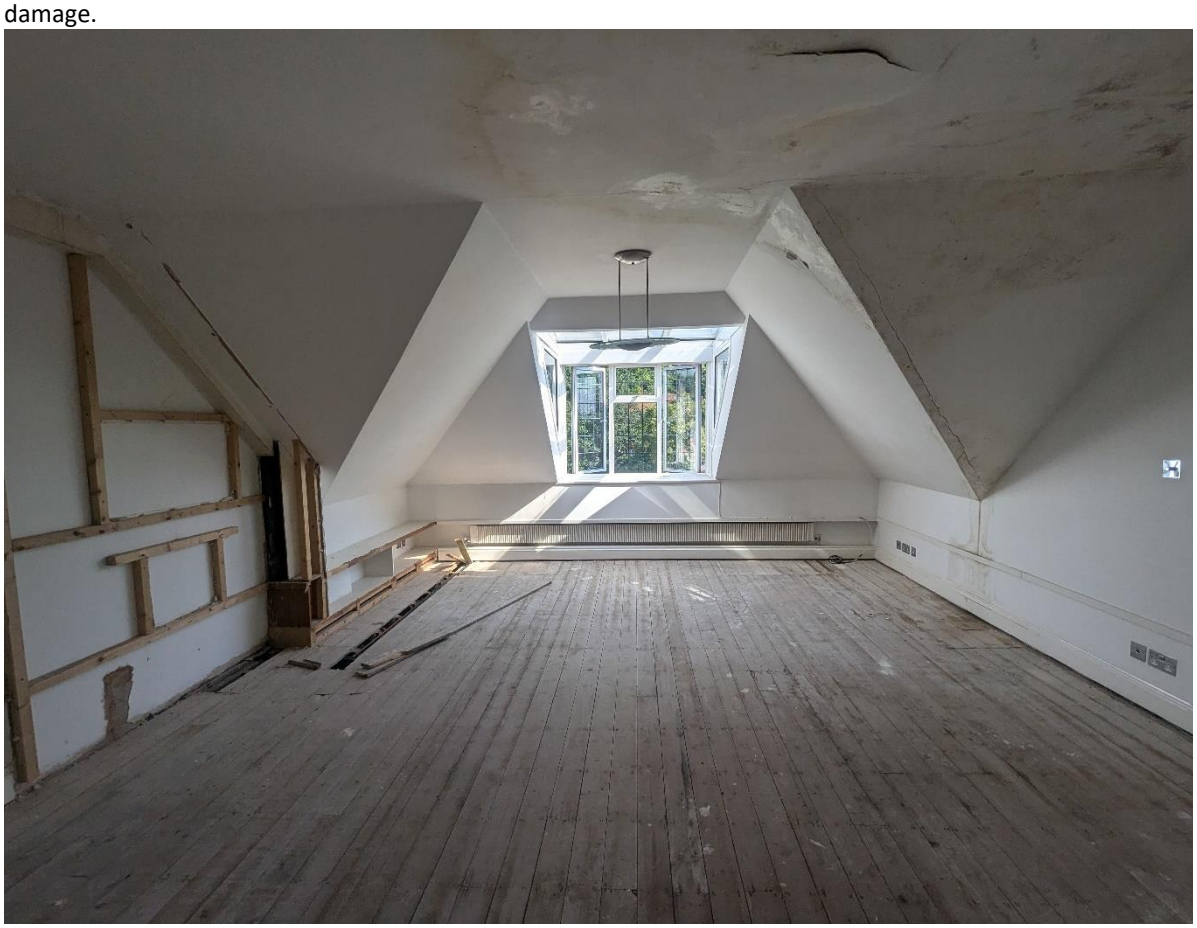

Figure 17: Water damage to the ceiling and dormer alcove.

Figure 18: Water damage to lath and plaster ceiling on second floor.

Figure 19: Water damage to lath and plaster ceiling on second floor.

6. APPENDIX 3 : METHODOLOGY

Assessing Impact

The impact of the proposals on heritage assets has been based on the understanding of their significance and setting, the nature of the proposals themselves. The following grading system has been used for physical/visual impact assessments in this assessment:

- **Substantial adverse / harm / impact:** a fundamental change in the appreciation of the resource and its historic context, or setting, involving the degradation of a cultural heritage site of national importance, or the substantial demolition of any grade of a statutorily listed building, or conservation area. This is usually considered as 'substantial harm'.
- **Moderate adverse / harm / impact:** a change that makes an appreciable difference to the ability to understand the historic context, or setting, resulting in an extensive long-term change to the setting or fabric of listed buildings / NDHAs. It may moderate fabric loss, or clear encroachment upon a conservation area/historic parkland/setting, where intrusive views are created or impacts upon its integrity would result.
- **Minor adverse / harm / impact:** effects which create small dis-benefits to the historic fabric of the heritage asset. This may also provide other benefits or mitigation, or be necessary for safety, statutory regulations or other essential purposes. It may involve small areas of fabric loss, or limited encroachment upon a conservation area/historic parkland/setting, where slightly intrusive views are created or slight impacts upon its integrity would result. This is usually considered as 'less than substantial harm'.
- **Neutral:** the development would not materially affect the status quo.
- **Minor beneficial:** small yet perceptible improvement in the setting of, or condition of, or character of the listed building, conservation area or its setting. It may involve the removal of minor adverse features, or to limited areas of appropriate reinstatement.
- **Moderate beneficial:** a change that appreciably helps to explain the significance and history of the site and surrounding area, ensuring the long-term future and understanding of the Listed Building. This may include the reinstatement of lost historic features or formats and the removal of inappropriate and intrusive later features.
- **Substantial beneficial:** effects which ensure the long-term future of the most significant historic fabric by providing viable and appropriate uses and, impacts which substantially improve the setting of a Listed Building/historic parkland/Conservation Area, and which repair and conserve the most significant fabric of the Listed Building.