2 Willow Road, London NW3 1TH

Renewal of Roof Coverings and upgrading of insulation

Design, Access and Heritage Statement

September 2024

HS 13/09/204

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1. Introduction

1.1 Purpose of the Design, Access and Heritage Statement

This Design, Access and Heritage Statement accompanies an application by the National Trust, (BPG Surveyors & Architects Ltd as Agent) for Listed Buildings Consent to renew the roof covering and upgrade of roof insulation at 2 Willow Road. It sets out the background to the proposals, outlines the design considerations and provides information about the heritage context.

1.2 Pre-Application Heritage Advice

A pre-application site visit was carried out by Jessica McDonnel-Buwald, Camden Conservation Officer on the 22nd August and who are in support of this application. Comments are attached.

1.3 Structure and content of the document

This Statement is presented in four main sections. Section 2 provides a description of the application site. In section 3 design considerations relating to the proposed development are reviewed and access issues are addressed in section 4. In section 5 a heritage assessment is presented.

Appendices 1 contain the listing description for 2 Willow Road, Hampstead.
Attachment 1 contains Camden Conservation Office's pre-application Heritage comments.

2. No. 2 Willow Road

2.1 Application site

Figure 2.1 shows the location of the application site and figure 2.2 is an aerial view of 1,2, 3 Willow Road showing the application site location.

Figure 2.1 – Application site location plan (not to scale)

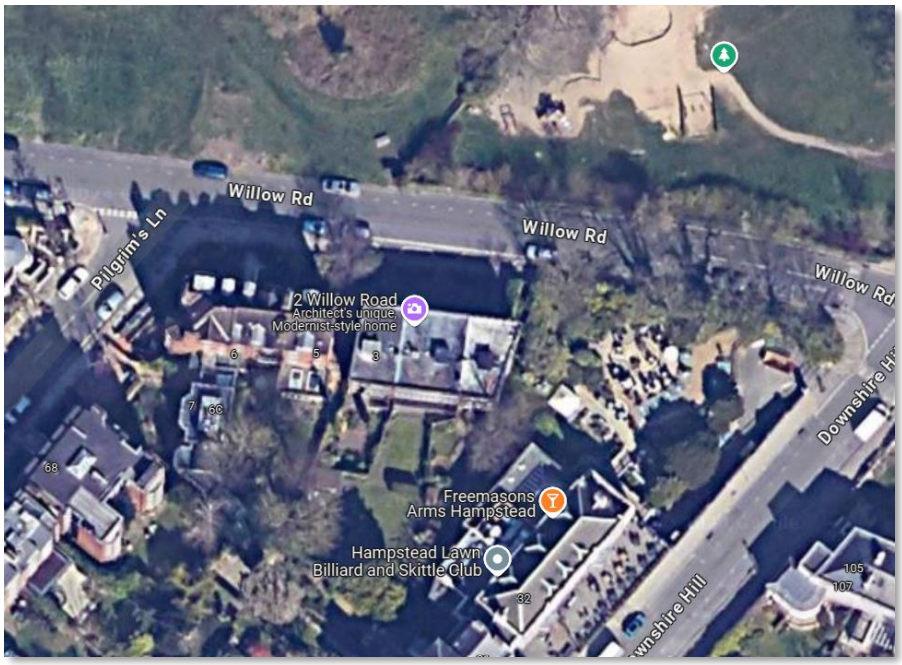

Figure 2.2 – Aerial photograph

The application site is the roof of no. 2 Willow Road and the extent of the National Trust's ownership is shown in the pink/blue outline of figure 2.1. Willow Road is in Hampstead off Downshire Hill and within close proximity to Hampstead Heath.

2 Willow Road is the middle terrace located between number's 1 and 3 Willow Road, which are privately owned. Concrete construction with red brick façade and Crittall style steel windows. The design of the front façade gives the impression of one large house. Designed by Erno Goldfinger and is an example of a modernist house.

3. Design

3.1 Context

The roof is the original mastic asphalt covering with brick parapet and houses a tank room that gives access onto the flat roof. There are Georgian wired glazed louvres for the bathrooms and a glass dome roof lights across the roof construction providing natural light onto the iconic internal spiral staircase.

The roof is starting to fail with leaks and water ingress over the last couple of years, water staining is visible on the top floor ceiling.

A core sample take in 2023 shows that there is very little of the original cork insulation remaining. The house gets very cold in the winter and hot in the summer and would benefit for improved roof insulation.

Access onto the roof is difficult and addition of grab rails will help aim access via the tank housing. The roof of the tank housing has been installed incorrectly and also leaks and should be replaced at the same time as the renewal of the roof coverings.

Figure 3.1.1 shows the construction of the roof, which matches the core sample taken, indicating that the roof is original and so now approaching 90 years old.

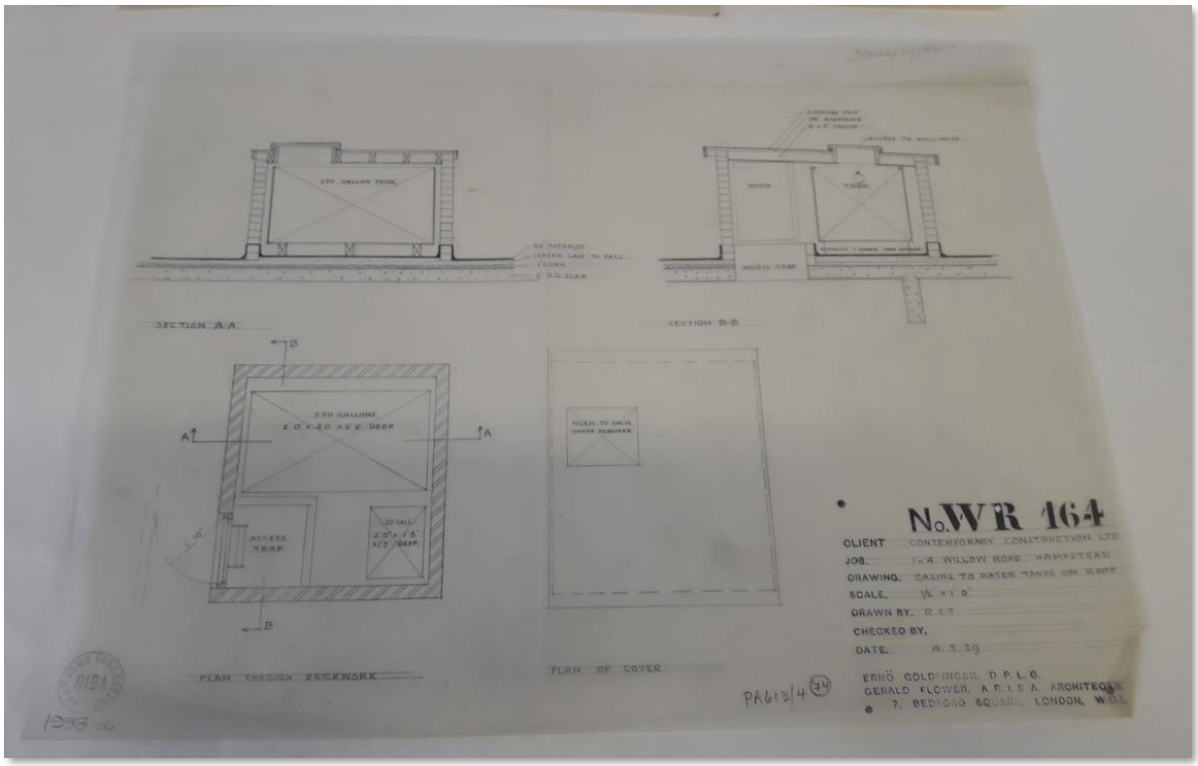

Figure 3.1.1 –Goldfinger casing to water tank on roof drawing showing roof construction dated 1939

Photograph 1 – Water pooling on roof and tarpaulin cover to tank roof

3.2 Proposals

To remove existing mastic asphalt and cork and screed back to the concrete roof deck and renew the roof coverings with an IKO design flat roofing system, upgrading the insulation as to the best that can be achieved. Using two types of high-performance insulation and a modern asphalt system by IKO the existing finished levels of the original asphalt, along with all details to upstands etc can be left as they are whilst enhancing the U-Value from an existing 1.12 W/m²K to a vastly improved 0.29 W/m²K. Associated works will include:

- Removal, cleaning and replacement of all the existing roof lights.
- Renewal of all lead flashings.
- Pointing of parapet coping joints.
- Render/concrete repairs to chimney/flue stacks including flaunching.
- Cleaning/clearing of roof outlets – existing gullies and gratings to be checked and re-used if in good enough condition.
- Decoration to all pipework above roof level.
- Renew leaking tank housing mono-pitch roof deck and covering with a built-up felt system to reflect what was originally installed according to the historic drawings.
- Install new grab rails around tank access door within the tank room.

IKO the system provider have stated in relation to the existing reinforced concrete roof slab:

'The new mastic asphalt flat roof system is basically an upgrade of the existing asphalt build-up with newer modern materials and will not be detrimental to the integrity or performance of the existing structure.'

And in relation to the modern high-performance insulation boards:

'Whilst cork was often used within flat roof build-ups, it is not an efficient insulation when compared to current day products and is rarely if ever used now. Given the limited insulation zone depth on this project, the recommended Flat Roof threshold U-value of 0.35W/m2k contained in Approved Document L of the Building Regulations could not be achieved with cork insulation.'

The roofing works will be carried out whilst the house is closed to visitors and this work is planned for January to February 2025, subject to Listed Buildings consent. The project team will work closely with National Trust conservator, curator, facilities team and contractor to ensure the internal collection is protected during the roofing works and that there is no damage.

3.3 Design consideration

As stated earlier the new roof system will not increase the existing finished levels and so there will be no changes to the existing upstand details which will be carefully recreated.

The flat roof is not visible from the street and so there will be no visual changes or impact on the external elevations of the terrace overall at 1,2 & 3 Willow Road.

The roof insulation will now meet current Building Regulation Part L dramatically improving the thermal performance of the roof element thereby reducing, at least in part, the overall energy usage in the property.

4. Access

4.1 Construction access

During construction works the front forecourt of 2 Willow Road will be made available for contractor site compound and welfare facilities.

The roof will be accessed via scaffolding.

Vehicle access and deliveries will be via Willow Road and consideration to times for deliveries will be stated within the specification so not to disturb the local residents.

4.2 Operational access

The proposed development would not involve any permanent alterations to vehicular, cycle or pedestrian access to 2 Willow Road.

Heras fencing will be used to create a defined construction area. All construction work will be carried out on National Trust land.

5. Heritage impact assessment

6.1 Overview

This heritage impact assessment provides information about the heritage assets at 2 Willow Road and about the impact of the proposed development on the fabric, setting and significance of these assets.

6.2 The nature of the assets

As noted in section 2.2 no's 1,2 & 3 Willow Road are a Grade II* listed building and no.2 Willow Road is owned by the National Trust and is open to the public to visit.

6.3 The extent of the assets

The extent of the building and National Trust ownership is shown in figure 2.1.

6.4 The significance of the assets

Designed and built for his own habitation by architect Erno Goldfinger one of three in the terrace, No.2 has a significant interior collection and is owned by and managed by the National Trust as a museum open to visitors.

The roof is original and has reached the end of its serviceable life and needs to be renewed, ensuring no future leaks occur, protecting and preserving the historic fabric as well as preventing damage to interior and collection.

1.5 The impact on the assets

The new roof will have no visible impact to the building from the road with no alterations to the parapet, current upstand details of louvre, glass domes and services.

The roofing methodology to be adopted and the system allows for areas to be safely stripped and waterproofed in manageable sections on a daily basis thereby eliminating the potential for water ingress whilst the renewal works are undertaken.

1.6 Preservation, enhancement and mitigation

Roof renewal is part of planned maintenance of the house and will prevent further leaks as the original covering continues to deteriorate. Upgrading of the roof insulation will also improve the thermal performance.

Appendix 1 – 1, 2, 3 Willow Road listing description

Listed Grade II*

List Entry Number: **1379196**

Details

CAMDEN

TQ2785NW WILLOW ROAD 798-1/28/1723 (South side) 14/05/74 Nos.1, 2 AND 3

II*

Terrace of 3 houses, designed to appear as a single building. 1938. By Erno Goldfinger. Reinforced concrete with external walls faced in red brick. Floors carried on reinforced concrete columns and on the cylindrical drum from which the spiral staircase in the centre of the house is cantilevered. EXTERIOR: 3 storeys to front, 4 to rear. Continuous window opening at 1st floor level; 2nd floor, 7 windows. Ground floor with recessed entrances and garages; garages of Nos 1 & 3 project to support 1st floor balconies. Entrances with plain doors and rectangular sidelights. Metal framed casements. 1st floor window openings in concrete architrave having vertically set panes providing French windows to the balconies and continuing as a strip across a secondary opening with concrete architrave having picture windows alternating with windows of 2 rectangular lights. 2nd floor, 7 rectangular 2-light casements in concrete architraves standing forward from the brick surface. Parapet. Rear facade simpler with balcony over garden. INTERIOR: No.2 has the largest and most important interior, surviving with a richness of detailing as continually evolved by Goldfinger himself, who lived there until his death in 1987, and his artist wife Ursula. Lower floor divided as separate children's flat. Narrow ground floor with rubber-floored entrance hall, whence top-lit spiral stair with slim steel balustrade rises through house. Sculpture by Victor Passmore from their 'This is Tomorrow' exhibition collaboration, 1956, at base. First floor with living room overlooking rear garden with fitted bookcases and furniture, curved frame surround to formal wall for exhibiting paintings over fireplace, with study behind. In centre, Goldfinger's fitted work bench, set over a change in levels, with pairs of sliding screens to adapt space as artist's studio. Broader dining room across front, with broad window shelf, fitted furniture and dining table by Goldfinger. Later kitchenette to side added mid-late 1960s by Goldfinger. Bedroom floor simpler but retains much fitted furniture and top-lit bathroom

with cupboards and fittings. HISTORICAL NOTE: the principal surviving artistic interior from the 1930s: a collection of modern artifacts and fittings within a Modern Movement house. It is a demonstration how the

Modern Movement in Britain at the end of the 1930s reasserted an interest in brick as a facing material. This terrace replaced an C18 row of cottages in what Goldfinger called "an adaptation of C18 style", based on a hierarchy of spaces that follows the Classical divisions; basement, piano nobile and attic. Goldfinger's own house, No.2, acquired by the National Trust in 1992.

Attachment 1 – Camden Pre-Application Heritage Comments

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Pre-Application Heritage Comments

29 August 2024

Application Reference	Address
2024/2472/PRE	2 Willow Road, NW3 1TH
Heritage Asset Name	**Heritage Status**
1, 2, 3 Willow Road	Listed Grade II* (No. 1379196) Hampstead Conservation Area Article 4 Directions

Description of the Asset and Summary of Significance

The application building, 2 Willow Road, is the central property in a terrace of three houses *1, 2, 3, Willow Road* that is Listed as Grade II* on the National Heritage List for England (No. 1379196), located in the Hamstead Conservation Area and covered by Article 4 Directions.

The building was designed by architect Erno Goldfinger in 1938 along modernist lines with the three individual terrace houses forming a unified block to appear as a single building. The subject central property was the architect's own home and is now owned by the National Trust and operated as a museum with a separate self-contained flat occupying the lower ground floor. The terrace has a reinforced concrete structure with upper floors carried on columns. The external façades are faced with red brick and have a continuous parapet line with concrete coping around the external edge and north-south upstands dividing the delineating the party-wall divisions between properties.

The existing original roof structure consists of a 225mm thick reinforced in-situ concrete slab, 25mm cork insulation, sand cement screed with falls from 50-130mm, 20mm asphalt to main roof and details at upstands, with lead flashings along the parapet walls and around the central access hatch. The flat roof features a collection of three glazed louvred vent housings, two single piece domed rooflights, a tank room housing an intake/extract fan ventilation unit, a concrete chimney flue and several plumbing vent pipes. The other two adjacent properties have the same features at roof level, with No.3 also having a recently installed solar array.

Proposed Works

The proposed works of concern primarily relate to the reroofing of the property with an additional build-up of insulation in order to secure its weathertightness and also improve the thermal performance. Other associated repairs outlined include:

- Renewal of all lead flashings.
- Pointing of parapet coping joints.
- Render/concrete repairs to chimney/flue stacks including flaunching.
- Cleaning/clearing of roof outlets – existing gullies and gratings to be checked and re-used if in good enough condition.
- Decoration to all pipework above roof level.
- Renew leaking tank housing mono-pitch roof deck and covering.
- Install new grab rails around tank access door.

A site visit and meeting were held 22 August 2024.

Impact on the Listed Building, Conservation Area and Setting

It has been confirmed that the existing roof covering is reaching the end of its functional life such that repairs are required to secure the building's general weathertightness. The cork insulation has deteriorated unevenly in places which is likely contributing to rainwater pooling. Internally there are areas of water damage to the second-floor ceiling, including in the south-east corner – at the junction with the parapet and party wall), and in the high-level

cupboards in the play room – that is approximately aligned with the rear south elevation of the rood hatch and water tanks above.

It is proposed that the existing asphalt roof would be replaced with a new mastic asphalt IKO system. The IKO system would introduce a number of new materials including a glass fibre tissue slip layer, permascreed, and insulation board that are not original to the building. While the reinforced concrete construction method of the subject building may allow for these more contemporary materials to be introduced without harming the structural integrity/performance, it would be good to have further information/specification provided to demonstrate this compatibility.

The existing cork insulation is proposed to be replaced with Kingspan Optim-R (vacuum packed high performance) insulation. Ideally a new cork board insulation would be reinstated, better maintaining the original material condition of the building. It will need to be demonstrated and justified as to why reinstating this original materiality is not a viable option.

As proposed, two layers of the 20mm Kingspan insulation and standard TR27 boards are proposed, giving a total thickness of 40mm. This would result a build-up in height of the roof level. The exact dimensions of this build-up form the existing levels will need to be provided, and it demonstrated in section detail drawings (1:25) that the finished hight would not impact or project above either the parapet or party-wall upstands.

Any of the associated roof features that will need to be removed in order to facilitate the works (dome rooflights etc.) will need to be retained and reinstated. Further detail of the design and location of the proposed grab rails should also be included.

Other works outlined do not raise any specific concern and largely consist of general regular maintenance and like-for-like repairs – provided they are carried out using the same materials and methods.

It was noted that the roofing would likely occur over the winter. Consideration should be specifically given to the methodology and sequencing of works and associated details provided demonstrating that the building would be protected while the roof is exposed and ensure any internal damage from water egress is avoided.

Conclusions

Any project arising will be assessed according to policies D1 and D2 of Camden's Local Plan of 2017, and section 16 of the NPPF. This, among other things, requires Camden to take account of the desirability of sustaining and enhancing the significance of heritage assets; and to weigh harm caused to such assets by development against public benefits accruing therefrom, including securing the asset's optimum viable use.

The proposed works are largely like-for-like and at completion should not present with notable visual discrepancies or a break in the homogenous roof elevation or continuous parapet line. The reroofing, and other associated repairs, would prolong the life of the building rather than cause any substantial harm to its special interest. The works are therefore supportable in principle from a heritage and conservation perspective.

Moving forwards to application stage, specifications and details of materials, dimensioned detail drawings and a Methodology of Works should be provided to confirm there would be no harm posed.

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www.camden.gov.uk/conservation-and-listed-buildings

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