CRAFT
ARCHITECTS

DESIGN AND ACCESS STATEMENT

Site Address: 9 The Mount, London, NW3 6SZ

Application: Mr. Alex and Emma Barnet

Agent: Craft Architects

Contact: Chris Axon, tel: 0208 037 9322, email: chris.axon@craftarchitects.co.uk

Date: 04 December 2024

The following documents form part of the architectural submission:

Drawing No.	Title	Scale @A3 (unless stated otherwise)
ARCHITECTURAL DOCUMENTS		
NA	OS Map	1:1250@A4
2405 PA HS 1010	Historical Survey Basement Plan	1:100
2405 PA HS 1011	Historical Survey Ground Floor Plan	1:100
2405 PA HS 1012	Historical Survey First Floor Plan	1:100
2405 PA HS 1013	Historical Survey Second Floor Plan	1:100
2405 PA HS 1014	Historical Survey Roof Plan	1:100
2405 PA HS 1015	Historical Survey Section A-A	1:100
2405 PA HS 1016	Historical Survey Section B-B	1:100
2405 PA HS 1017	Historical Survey East Elevation	1:100
2405 PA HS 1018	Historical Survey North Elevation	1:100
2405 PA HS 1040	Historical Survey Hallway Paneling	1:25
2405 PA HS 1041	Historical Survey Basement to Ground Floor Staircase	1:25
2405 PA HS 1042	Historical Survey First to Second Floor Staircase	1:25
2405 PA AB 2010	As Built Basement Plan	1:100
2405 PA AB 2011	As Built Ground Floor Plan	1:100
2405 PA AB 2012	As Built First Floor Plan	1:100
2405 PA AB 2013	As Built Second Floor Plan	1:100
2405 PA AB 2014	As Built Roof Plan	1:100
2405 PA AB 2015	As Built Section A-A	1:100

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

2405 PA AB 2016	As Built Section B-B	1:100
2405 PA AB 2017	As Built East Elevation	1:100
2405 PA AB 2018	As Built North Elevation	1:100
2405 PA PR 3010	Proposed Basement Plan	1:100
2405 PA PR 3011	Proposed Ground Floor Plan	1:100
2405 PA PR 3012	Proposed First Floor Plan	1:100
2405 PA PR 3013	Proposed, Second Floor Plan	1:100
2405 PA PR 3014	Proposed Roof Plan	1:100
2405 PA PR 3015	Proposed Section A-A	1:100
2405 PA PR 3016	Proposed Section B-B	1:100
2405 PA PR 3017	Proposed East Elevation	1:100
2405 PA PR 3018	Proposed North Elevation	1:100
2405 PA PR 3019	Historic, As built & Proposed Main Roof	As stated
2405 PA PR 3020	Proposed Basement Fixtures Plan	1:100
2405 PA PR 3021	Proposed Ground Floor Fixtures Plan	1:100
2405 PA PR 3022	Proposed First Floor Fixtures Plan	1:100
2405 PA PR 3023	Proposed Second Floor Fixtures Plan	1:100
2405 PA PR 3024	Retained Fixture Profiles	1:2
2405 PA PR 3025	Proposed Door Schedule [1 / 2]	1:20
2405 PA PR 3026	Proposed Door Schedule [2 / 2]	1:20
2405 PA PR 3030	Proposed Basement Services Plan	1:100
2405 PA PR 3031	Proposed Ground Floor Services Plan	1:100
2405 PA PR 3032	Proposed First Floor Services Plan	1:100
2405 PA PR 3033	Proposed Second Floor Services Plan	1:100
2405 PA PR 3040	Proposed Hallway Paneling	1:25
2405 PA PR 3041	Proposed Basement to Ground Floor Staircase	1:25
2405 PA PR 3042	Proposed First to Second Floor Staircase	1:25

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

2405 PA PR 3050	Proposed Build ups Wall Types	1:10
2405 PA PR 3051	Proposed Build ups Floor Types	1:10
2405 PA PR 3052	Proposed Build ups Partitions, Ceiling and Roof Types	1:10
Supporting Documents		
04/12/2024	2405_Design and Access Statement	
04/12/2024	2405_Record of Retained Historic Fabric	
04/12/2024	2405_Materiality and Condition of Historic Fabric	
04/12/2024	2405_Materials Specification	
04/12/2024	2405_Method Statement - Removal of Cement Based Plaster	
04/12/2024	2405_Fire Safety Statement	
HERATAGE DOCUMENT		
9 Dec 2024	Heritage Statement 9 The Mount	
STRUCTURAL DOCUMENTS		
November 2024	24-034_Structural Engineers Design Statement	
August 2024	24-034 - Structural engineer's report Aug 24	
24-034-01 - A	Layout and condition of structure prior to recently undertaken works: Basement & Ground Floor Plans	
24-034-02 - A	Layout and condition of structure prior to recently undertaken works: 1st and 2nd Floor Plans	
24-034-03 - A	Layout and condition of structure prior to recently undertaken works: Roof Plan	
24-034-11 - A	Layout and condition of structure as seen in November 2024: Basement Plan	
24-034-12 - A	Layout and condition of structure as seen in November 2024: Ground Floor Plan	
24-034-13 - A	Layout and condition of structure as seen in November 2024: 1st Floor Plan	
24-034-14 - A	Layout and condition of structure as seen in November 2024: 2nd Floor Plan	
24-034-15 - A	Layout and condition of structure as seen in November 2024: Roof Plan	
24-034-21 - B	Proposed structural works: Basement Plan	
24-034-22 - A	Proposed structural works: Ground Floor Plan	
24-034-23 - A	Proposed structural works: 1st Floor Plan	

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

24-034-24 - A	Proposed structural works: 2nd Floor Plan
24-034-25 - A	Proposed structural works: Roof Plans

Introduction

This Design & Access Statement report is prepared to support the Regularisation of Unauthorised alterations at No. 9 The Mount, London, NW3 6SZ.

This application follows the Listed Building Consent for Internal and external works to the property, under application reference 2002/4871/L . The unauthorised alterations carried out on site are in addition to those consented works and have since been raised with Camden Council resulting in all works on site to have ceased, after this, the council have allowed a small amount of site work regarding the consented scheme to continue.

Craft Architects have been appointed to form a remedial strategy and head the design team. A pre-application has been submitted and a pre-app meeting held in July 2025, a written response was received 6 November 2024.

Any justification regarding the unauthorised removal of historical fabric will be based on the careful analysis of existing site photographs taken before and during the construction work, as these works where undertaken prior to our appointment. The previous project manager has now left the project.

Listed Building Description

The site is a grade II listed building and is within the listing for no8-9 The Mount.
Listed building
TQ2685NW THE MOUNT 798-1/26/1619 (West side) 14/05/74 Nos.8 AND 9
GV II
2 semi-detached houses. Late C18, altered. Brown brick with slated hipped roofs. 3 storeys. 2 and 4 windows. Entrance to No.8 with mid C19 cast-iron porch; No.9 with central C20 portico extension. Altered recessed sashes; No.8, 1st floor sashes with painted flat arches and cast-iron balcony to right hand window; No.9, gauged brick flat arches and shutters to 1st floor sashes. INTERIORS: not inspected.

Planning History

Reference	*Development Description*
2022/4555 & 4871	Various internal and external alterations to the existing dwelling, including excavation of two vaults (street level).
2006/4783	Internal alterations to the dwellinghouse which include the formation of a new door at first floor level, removal of shower room partition and external alterations involving the replacement of the first floor front elevation windows.
2006/3048	Refused
2005/5435	Refused
1997/02679	Minor internal and external alterations at ground floor and first floor level including new window to lightwell.
1995/70230	Approval pf details pursuant to listed building consent.
1994/01817&70359	External alterations including remodelling of existing single storey side extension.
13348	Erection of a single story side extension to N0. 9 The Mount NW3 to provide accommodation for housekeeper.

9067	The enlargement of the garage and the formation of a wider means of access to the highway at 9 The mount NW3

Planning Policies

The statutory development plan for the LB Camden, comprises:

- The London Plan (2021)
- London Borough of Camden Local Plan (2017)

There are a number of other relevant adopted and emerging planning policy documents published nationally, regionally and by the Council that represent material considerations in determining this planning application, including:

- The National Planning Policy Framework (NPPF)
- The National Planning Policy Guidance (NPPG)
- London Borough of Camden Supplementary Planning Guidance
- Hampstead Neighbourhood Plan (2018)

The site is subject to the following site-specific planning policy designations as identified by the Council's adopted Policies Map:

- Hampstead Conservation Area Design Guide
- Conservation Area Statement Hampstead

The Proposal

Our clients seek to regularise the unauthorised alterations undertaken at No. 9 The Mount. It should be noted that these works have not resulted in either financial gain or additional floor area. Instead, the intent was to resolve inherent structural issues, repair damaged fabric and improve on unsympathetic historic repairs and bad workmanship or design. Along with this there are several minor changes to the plan form. The proposed remedial works has been based on careful investigation of the as built heritage asset, a review of past planning and listed building applications, a study of construction photographs and detailed discussions between the new professional team. Where appropriate published Historic England guidance has also been sort.

A. Roof:

A number of different roof forms combine to make up a complex roofscape.

Roof 01 (1st Floor - Kids Room) – Hipped roof with gable end.
Site photographs show significant fire damage to the historic rafters, loss of historic fabric including sarking boards etc and the subsequent remedial works are to a very poor standard. The roof covering was replaced as part of the 1994 consent, and there is visible evidence of timber decay and water ingress.

Proposal

- New timber roof structure using traditional detailing and following the same roof profile as the historic roof with an internal vaulted ceiling in lath and lime plaster. The roof will be insulated using fibreboard between the rafters, which is breathable / vapour open. See structural engineers design and report for more detail.
- The roof covering will either be the retained slate tiles (if there are enough to complete the roof) or natural Welsh slate, with lead rolls at hips and we will reuse the retained roof ridge tiles.
- All new leadwork to be Code 5
- The historic height of the ridge will be maintained.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

- The existing cast-iron gutter and downpipe will be reinstated. If any new components are needed, these will match existing.

Roof 02 (1st Floor – Shower Room) – Saltbox roof

Site photographs reveal a poorly designed roof with modern treated timbers, foil insulation and bituminous building paper. The roof has been constructed recently but is already failing, due to the lack of ventilation and trapped moisture. This type of construction build-up is typically avoided, and considered bad practice. The roof covering was replaced as part of the 1994 consent.

Proposal

- New timber roof structure following the same roof profile as the historic roof with internal vaulted ceiling in lath and lime plaster. The roof will be insulated using fibreboard, which is breathable / vapour open. See structural engineers design and report for more detail.
- The roof covering will either be the retained slate tiles (if there are enough to complete the roof) or natural Welsh slate, and we will reinstate the retained roof ridge tiles.
- All new leadwork to be Code 5
- The historic height of the ridge will be maintained.
- The existing cast-iron gutter and downpipe will be reinstated. If any new components are needed, these will match existing.

Roof 03 (2nd Floor Bathroom and Staircase) – Mono pitched roof

Site photographs show a poorly designed and constructed roof. The presence of a felt underlay and remnants of mineral wool insulation indicate a relatively recent poor attempt at remedial works. This type of construction build-up is typically avoided as the lack of ventilation can lead to trapped moisture. This issue is further exacerbated as the historic roof rafters would not have been treated and therefore are susceptible to decay and rot. The roof covering was replaced as part of the 1994 consent.

Proposal

- New timber roof structure following the same roof profile as the historic roof with an internal sloping ceiling. The roof will be insulated using fibreboard, which is breathable / vapour open. See structural engineers design and report for more detail.
- The roof covering will be natural Welsh slate tiles.
- The conservation style rooflights (2 no) will be retained and will sit low within the roof structure.
- All new leadwork to be Code 5
- The existing cast-iron gutter and downpipe will be reinstated. If any new components are needed, these will match existing.

Roof 04 (Bedrooms 2 & 3) – Main pitched roof

Site photographs reveal a roof which has historically undergone extensive remedial works, which have been executed to a very poor standard. An earlier roof is evident. This has clearly failed, and so a later roof structure was then built on top of the older failing roof, without addressing the initial flaws. The combined roof structure is spreading and has caused the external walls to spread outwards and become unstable at high level. This roof would have required replacement in its historical form, as does the current as-built roof, which did not address the spreading issue. This new roof, along with the ridge, has also been raised. The roof covering was replaced as part of the 1994 consent.

Proposal

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

- New timber roof structure following the same roof profile as the historic roof with an internal vaulted ceiling in lath and lime plaster. The roof will be insulated using fibreboard, which is breathable / vapour open.
- To stabilise the top of the masonry wall, and prevent future spread, we are proposing to anchor a steel channel along the length of the wall. See structural engineers design and report for more detail.
- The roof covering will be natural Welsh slate tiles, and we will reinstate the retained roof ridge tiles.
- All new leadwork to be Code 5
- The historical height of the ridge and roof planes will be reinstated.
- The existing cast-iron gutter and downpipe will be reinstated. If any new components are needed, these will match existing.

The proposed works will result in a structurally improved roof design with better thermal performance and a carefully considered strategy for dealing with rainwater. Where possible the retained slate roof tiles will be reused.

Roof 05 (Kitchen) – Modern Flat Roof

Changes to this roof were consented as part of the 2022/4555 & 4871 application, however we would like to improve the way in which rainwater runoff from this roof is managed. Currently there is a single gully outlet which drains vertically through the kitchen. We propose to direct rainwater across the flat roof and into cast-iron hoppers and downpipes located on the kitchen elevation.

B. Masonry and wall finishes:

Upper Floors – Ground, First & Second

The external masonry walls have been plastered internally with a sand and cement parge coat and expanded metal mesh. Tests carried out on site have shown that coat has not fully bonded to the historic brickwork and can be removed fairly easily with little or no damage to the underlying brick. Please see the detailed Method Statement for Removal of Cement-Based Plaster

Proposal

Following tests carried out on site, we are confident that we can remove all of the cement-based plaster with little or no damage to the underlying masonry.

Once this work has been undertaken, the bare masonry walls will be inspected to identify damaged areas or missing brickwork. The walls will be repointed using a lime-based mortar, based on an analysed sample of the existing mortar, while missing bricks will be replaced using matching reclaimed bricks. Repairs identified by the structural engineer will also be carried out.

The masonry walls will then receive a lime based bonding coat, into which woodfibre insulation boards is then bedded. Woodfibre insulation boards are vapour open, meaning they "breath" allowing moisture to move freely between the masonry and insulation. This ability for moisture to evaporate on either side of the external walls will aid the natural drying out process. Finally, two coats of lime plaster will then be applied, with a total build-up of nominally 35mm.

The proposed works will improved thermal performance of the solid masonry external walls, while also ensuring that the walls are vapour open to better regulate moisture. Structurally, remedial works will increase the stability of the walls.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

In the basement, a drained cavity damp proofing system will extend from the new basement into the historic basement. As part of this work the floor slab and external basement walls will be insulated.

C. Floor joist and ceiling joists

The historical floor / ceiling joists have been removed and replaced with a new timber floor structure. Site photographs show that the historic floor structure had undergone a significant amount of strengthening works or change. Modern interventions can be observed at each floor level, these include new timber trimmers or joists, steel joist hangers, modern bolts and fixing methods etc. Generally, where remedial works have been undertaken, this is to a low standard. Over notching of the joists, decay and insect damage is also visible in photographs. The overall impression is that of an historical floor structure which either wasn't robust enough at initial construction, and / or has been structurally compromised through later unsympathetic works, and which has therefore required additional strengthening.

Proposal

The structural engineer has undertaken a detailed review of the as built installation of the floor/ceiling joists. The recommendation is to retain most of the as built floor however some remedial works are proposed where the recent work does not meet current building standards. At first floor, part of the as build structural floor will be removed and reinstated on the lines of the historic structural diagram, as the current installation is neither structurally adequate or historically accurate. As part of this work, two new steel beams are proposed at this level to provide better support for the loadbearing partitions above. These will be enclosed within the floor build-up. Please see the structural engineers report for more detail.

The proposed work will ensure that the historic structural form is maintained, traditional structural methods are used where possible and the overall structural performance of the floor, and therefore building, is improved.

D. Ceilings:

Basement

Historically the ceilings in the basement were of plasterboard construction.

We are proposing to reinstate these ceilings in plasterboard.

Ground Floor

Photographs indicate that the historic ceilings to the WC, TV Room and Study were plasterboard, while the ceilings in the Hallway, Lobby and Reception Rm were lath and plaster.

Our proposal is to reinstate the materials, plasterboard to the WC, TV Room and Study and lath and lime plaster to the Hallway, Lobby and Reception Rm.

First Floor

Site photographs indicate that the historic ceilings to the Shower Room, Master Bathroom, Dressing Room (His), Dressing Room (Her) were finished with plasterboard, while the Landing, Master Bedroom and Kids Room were part plasterboard and part lath and plaster.

Our proposal is to reinstate the plasterboard in the Shower Room and Master Bathroom. All other ceilings on this floor will be in lath and lime plaster, this includes the vaulted ceiling in the Kids Room.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

Second Floor
Photographs indicate that the ceilings to the Bathroom were formed in plasterboard, while the ceilings in the Landing and both bedrooms were in lath and plaster.

Our proposal is to reinstate the materials, plasterboard to the Bathroom, and lath and lime plaster to the Landing and vaulted ceilings in Bedroom 2 and 3.

E. Floorboards

Basement
Historically the subfloor in the basement was concrete with either carpet or tiles.

We are proposing a new insulated concrete floor slab with engineered timber boards, apart from the shower room which will be tiled.

Ground / 1st / 2nd
Photographic records show that in general the suspended timber floors had pine floor boards, apart from the Ground Floor - WC, 1st Floor - Shower Room, part Master Bathroom, Dressing RM (Her) and 2nd Floor - Bedroom 3, which all had plywood sheeting.

Our proposal is to use reclaimed pine floorboards on all suspended timber floors, throughout the building apart from the Ground Floor – WC and 1st Floor - Shower Room, which will have plywood sheets.

F. Staircases

Basement
The staircase has been removed, however some elements have been retained and will be reinstated where possible.

We proposed to reinstate a significant portion of the retained fabric, new elements will be fabricated from softwood timber, to match existing retained profiles. The retained staircase newel post and panelling will be reused, while the stringers, treads, risers, balustrades and handrail will be templated from retained fabric.

Ground Floor
This staircase is currently in place, however the staircase dado rail and panelised spandrel have been removed and retained, and will be reinstated.

We are proposing to accommodate the historic circa 125mm difference in levels across the ground floor, with an additional step at the base of the existing staircase between ground and 1st floors. The dado rail and panelised spandrel below the stringer, will be reinstated.

First Floor
The staircase has been removed, however some elements have been retained and will be reinstated where possible.

Staircase handrail and balustrade will be reused where possible, to form a new staircase at first floor, and to enclose the landing on second floor. The stringers, treads, risers and other details will be copied from the retained staircase at ground floor.

G. Partitions and Coverings

All plastered surfaces will be finished in a suitable lime based plaster.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

Ground Floor
The ground floor partitions to the TV Room, Study, Lobby/Hallway and Reception Rm have been reinstated in their historic positions, and have a plasterboard finish.

We propose to retain these partitions in their historic locations. The partition between the TV Room / Study and Lobby/Hallway will require additional structural work to reinstate its loadbearing capacity, this will include two new steel columns within the existing partition depth (see Structural Report). Historically this partition had plasterboard on both sides, however we are proposing to finish the Lobby elevation in lath and lime plaster. The opposite partition to the Reception Rm will have lath and lime plaster on both sides to match its historic construction.

First Floor
At first floor the partitions to the Dressing RM (Her), Dressing Rm and Bathroom have been reinstated in their historic positions, and have a plasterboard finish. The historic door to the landing has been repositioned within the reinstated partition.

We propose to retain these partitions in their historic locations. The historic door (ref.1F.04) will be reinstated so that it is visible from the landing but blanked off within the bathroom. The elevations within the bathroom will be plasterboarded to match their historic finish. An additional partition is proposed within the Master Bathroom to create a new shower and wc area, this is adjacent to the consented partition enclosing this space. The remaining historic partitions to the Dressing Room and Dressing RM (Her) will be finished with lath and lime plaster, as will the partitions enclosing the landing.

Second Floor
The second floor Bathroom partition to the landing and the partition between the Bathroom and Bedroom 3 are not in their historic positions. The remaining partitions on this floor have been reinstated in their historic positions, and all partitions have a plasterboard finish.

We are proposing to rebuild the two partitions in their historic locations, as part of this work the partition between the Bathroom and Bedroom 3 will require additional structural work to reinstate its loadbearing capacity (see Structural Report). The elevations within the bathroom will be plasterboarded to match their historic finish. The remaining historic partitions to the bedrooms and landing will be finished with lath and lime plaster, a number of these had previously been finished in plasterboard.

H. Decorative Features:

All new softwood elements will be profiled using retained historic materials unless there is a readily available equivalent that matches.

Skirtings
The skirtings will vary in height, dependant on location. These will all be made from softwood and will have a torus profile to match the existing moulding.

Basement	There were no historic skirtings at this level. We are proposing new skirtings throughout, profile to match the upper floors (torus profile @ (125mm).
Ground Floor	The new skirting will match the existing moulding (torus profile), as will the height (200mm in reception room and 150mm in all the other ground floor rooms).
First Floor	The historic skirtings were a combination of 125mm high square edge and 125mm high torus profile. ,We are proposing to match the existing moulding (torus profile), as will the height (125mm).

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

Second Floor	The new skirting will match the existing moulding (torus profile), as will the height (125mm).

Architraves

All new architraves will be profiled from and matched to retained materials

Basement	All doors will require new softwood architraves throughout, profiles based on retained historic fabric.
Ground Floor	The retained doors will be reinstated in their historic positions with their original architraves. Where an architrave is missing, a new softwood architrave will be fabricated with profiles copied from the retained historic fabric.
First Floor	The retained doors will be reinstated in their historic positions with their original architraves. Where an architrave is missing, a new softwood architrave will be fabricated with profiles copied from that doors historic architrave.
Second Floor	The retained doors will be reinstated in their historic positions with their original architraves. Where an architrave is missing, a new softwood architrave will be fabricated with profiles copied from that doors historic architrave.

Window architraves have generally been retained in their historic position, where they have been removed, they will be reinstated.

Cornice / Picture Rail

Basement	Historically there were no cornices on this floor. We are proposing to install new cornices throughout, which will match the less decorative historic cornice found in the ground floor Hallway and Study.
Ground Floor	A segment of the ornate cornice in the Reception Room has been retained and will be used as a template to produce a new plaster cornice for the room. The retained cornice will be prepared by a specialist, and then squeezes taken to form a matching replica. Elsewhere on the floor we are proposing new cornices throughout, these will match the less decorative historic cornice found in the hallway and study.
First Floor	Historically there where no cornices on this floor. We are proposing to install cornices throughout, which will match the less decorative historical cornice found in the ground floor Hallway and Study. A picture rail will be reinstated in the bedrooms and Kids Room, this is based on the historic picture rail profile.
Second Floor	Historically there where no cornices on this floor however the vaulted ceilings in the bedrooms did have a historic picture rail, which we are proposing to reinstate.

Doors

The internal doors have been retained, and will be reinstated to their historic locations.

In addition to this work we are also proposing the following related works:

- Replacement of the panelled front door, which was installed as part of the 1994 works, with a matching but taller panelled front door, to provide a level access – DG.03.
- To improve circulation the new door to the basement staircase will be a double leaf panelled door, rather than single leaf – DG.02 in a matching style to the existing. The door opening width will not change.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

- The historic opening between the Reception Rm and Main Entrance will be retained, and a jib door installed – DG.01.
- New internal doors in the basement: BD.01, BD.02, BD.03, BD.04 (refer to plans and door schedule for locations and details). These will be in a matching style to the retained upper floor doors with matching architraves.
- The proposed pocket door on the first floor to the Master Bathroom - DF.01 will match the style of the retained panelled internal doors with matching architraves

Fireplaces

Where they have been removed, fireplaces will be reinstated to their historic locations: Gnd – Reception and TV Room. The remainder are currently in situ: 1st - Dressing RM (Her), Master Bedroom and the Kids Room, 2nd – Bedroom 2.

Corbels
The historic plaster corbels have been retained. After preparation by a specialist the corbels will be reinstated along with a new flush plaster arch, in their historic location.

Stained glass windows
The current opening between the dining room and the landing will be infilled and the stained-glass window reinstalled to its historic position as per the 1994 consent. The radiators will also be reinstated.

Basement Layout Changes:
Within the new basement, we are proposing the following minor changes:

- Amendment to the floor plan – repositioning consented internal door openings within the consented partitions to the plant and laundry room.
- The basement plan has been simplified by removing the stepped corner along the boundary.

Within the existing basement, we are proposing the following changes:

- Lowering the floor by a step height, around the pantry and landing.
- Minor amendments to the consented layout including changing the utility to a shower room and rationalising the circulation by utilising existing door openings.

I. Other Works:

External Repair Works:

Masonry: There are areas of defective mortar and vegetation growth in brickwork, which require remedial works. We propose to use a biocide to eliminate the organic growth, and to repoint areas of defective mortar using a lime mortar mix based on samples taken from site. Loose brickwork will be re-bedded in lime mortar while damaged brickwork will be replace with matching reclaimed bricks. The joint finish will match existing.

Render: The rendered decorative moulding to the garden entrance is defective, with visible cracks and delaminated patches. We propose to remove any loose or defective plaster, and make repairs using a lime based render.

ACCESS AND MAINTENANCE

The main entrance threshold will be lowered the threshold main front door to increase the accessibility into the property.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

AMOUNT

The property will remain a single dwelling. There is no increase in area other than previously consented.

LAYOUT

The proposed minor alteration to the layout will improve the quality of use by the owners.

SCALE

There will be no alteration to the scale of the building other than what have been previously approved.

APPEARANCE

There are no proposed changes to the historic setting of the building.

SUSTAINABILITY

Recycled and reclaimed materials will be used wherever possible in the construction works. High quality materials will be used, creating a durable building. Insulation will be used in the roof and the floors and a sympathetic amount used within the external walls.

NEIGHBOURING PROPERTIES

The alterations will not harm the character of the heritage asset, the amenity of the area or the neighbouring properties.

SUMMARY

Our clients deeply regret the unauthorised loss of historic fabric and have taken responsibility by promptly self-reporting the breach upon becoming aware of the situation. It is important to note that the works did not result in an increase in floor area or property value. Conversely, the proposed remedial and regularisation works will incur significant financial costs, to which should added the extended home rental, site closure, delays to the project timeline, and the appointment of a new professional team, among other factors. Despite these challenges, our clients have proactively engaged with Camden Council to identify an agreeable solution and have accepted the financial implications of undertaking the necessary remedial actions.

The proposed works aim to:

- **Restore the building's historic fabric:** Reinstating original materials and construction techniques, including timber framing, slate roofing, and lime plaster.
- **Improve the building's structural integrity:** Addressing structural issues caused by previous alterations and general decay.
- **Enhance the building's energy efficiency:** Incorporating carefully considered modern insulation techniques while maintaining the building's historic character.
- **Improve the building's functionality:** Making minor adjustments to the layout to enhance usability and accessibility.

The proposed works have been developed in consultation with heritage experts and structural engineers. The design team is committed to ensuring that the regularisation works are carried out sensitively and in accordance with best practice.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk

Key proposed works include:

- **Roof repair and restoration:** Replacing damaged roof structures, retiling with natural slate, and reinstating historic roof profiles.
- **Masonry repair and insulation:** Removing inappropriate cement-based render, repairing brickwork, and applying lime-based render and insulation.
- **Floor and ceiling restoration:** Reinstating historic floor and ceiling structures, including timber joists and lath and plaster ceilings.
- **Internal doors and partition restoration:** Reinstating original internal doors and associated partitions.
- **Interior finishes:** Reinstating historic finishes, such as plasterwork, skirting boards, and architraves.

The proposed works represent a significant investment in the conservation of this heritage asset. The design team is confident that the proposed scheme will secure the long-term future of No. 9 The Mount.

CRAFT Architects | 415 Cocoa Studios, Biscuit Factory Business Complex, 100 Drummond Road, London, SE16 4FA | 02080379322
Registered in England & Wales: 7067768 | VAT Registration Number: 206421154 | craftarchitects.co.uk