

4 Prince Arthur Road

Hampstead, London NW3 6AU

Design & Access Statement
London Borough of Camden

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Prepared by:
Roberts & Treguer Ltd.



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Introduction

Executive Summary

This document has been prepared by Roberts & Treguer for the London Borough of Camden to present our proposals for the facade repairs to 4 Prince Arthur Road, NW3 6AU.

This property is a five bedroom semi-detached house set over four floors. It is likely to have originally been constructed in the 1880s and sits within Fitzjohns Netherhall Conservation Area.

The street is characterised by formal rows of Victorian semi-detached houses. The front elevation is characterised by its red brickwork laid in Flemish bond with natural coloured mortar. The property is constructed with large bay windows to the front and rear and with sash windows, cast iron railings, and a period timber door with stained glass set in lead.

In contrast to the formality of the front, the rear elevation of the property has a contemporary single storey glazed extension.

Our intention is to repair the facade of the property by making good spalling bricks and repainting all exterior woodwork.

The proposed works include:

1 **Facade Repairs**

Repair spalling and defective brickwork. Repoint entire facade with breathable lime mortar in place of existing patchwork mortar, to conserve original building fabric and create uniform facade finish consistent with the historic appearance and the Conservation Area.

2 **New Hatches**

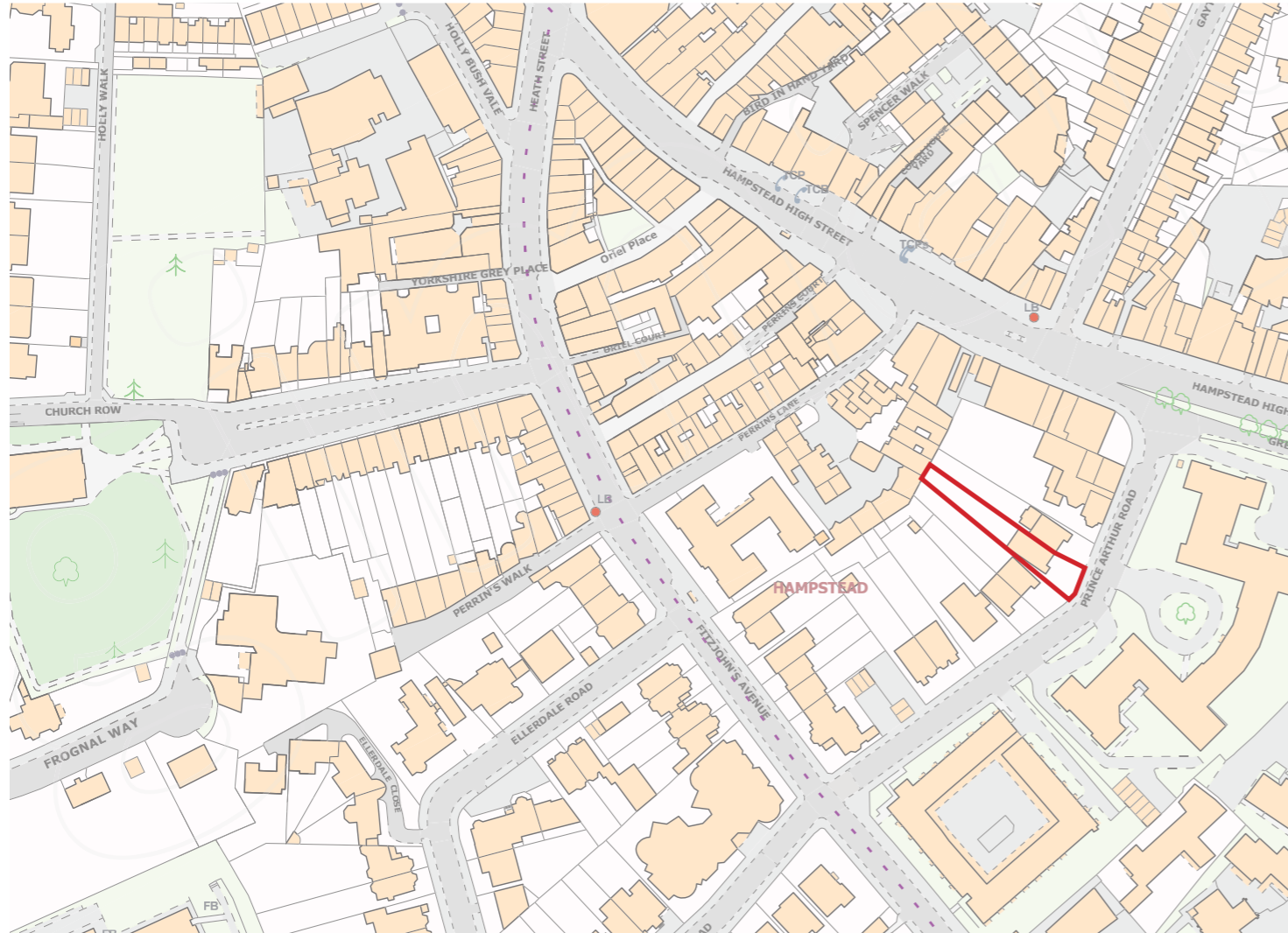
The roof valleys with the adjacent property are clogged with leaves, silt and vegetation. As a result, there is damp in the top bedrooms. There is no access to the roof valleys, and regular maintenance is not possible. In line with clause 1.22 ii) of Camden Council's Technical Standard for Existing Properties two roof hatches will be installed to allow maintenance. They will be set back so that they're not noticeable from the street.



Gareth Roberts

Introduction

Site Location



4 Prince Arthur, OS map, via Digimaps.



4 Prince Arthur, Aerial view, via Digimaps.

Historic Appraisal Conservation Area Appraisal

4 Prince Arthur Road sits within Fitzjohns/Netherhall Conservation Area.

Fitzjohns/Netherhall Conservation Area is located in the north of Camden and encloses an area of Hampstead, to the north east of Finchley Road. The area is mainly suburban in character, with Fitzjohn Avenue as a focus. The area was designated in 1984 and then extended in 1988, 1991 and 2001. The area is flanked by other conservation areas.

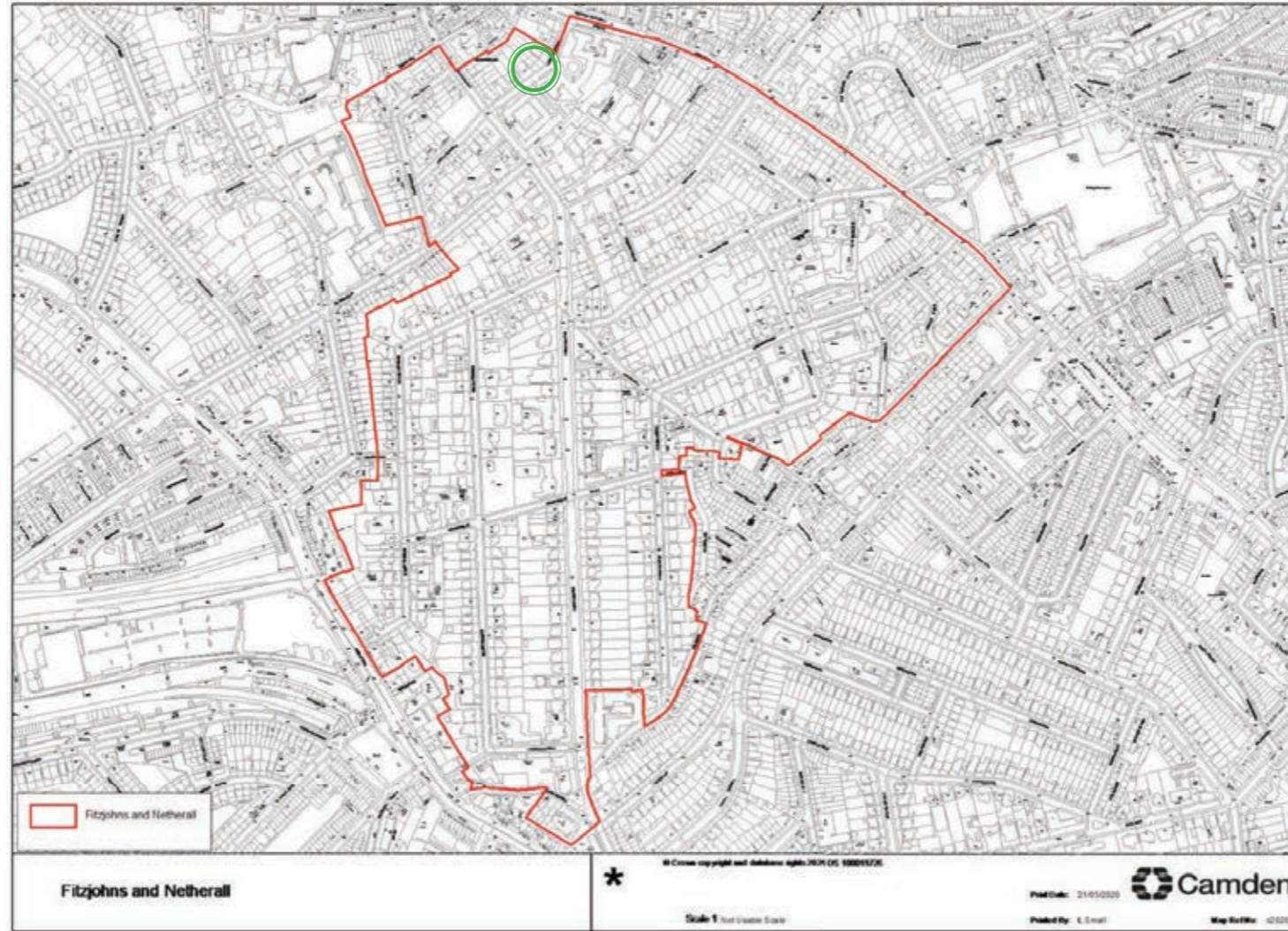
The area was developed on the southern slopes of Hampstead, around three historic estates and rivers, which now form underground watercourses. The main focus of the area is Fitzjohn Avenue, with its 50-foot-wide road and 10-foot pavement. The surrounding neighbourhood was developed from the late 1870s to the late 1880s.

The general layout and landscape character create a green and leafy character. This is based on properties with front and rear gardens, with trees and hedges.



The townscape character of the area is closely related to its landscape infrastructure, with buildings set-back behind modest front gardens (usually only a few metres deep). This provides a townscape coherence to the area based on set-back building frontages, despite the differing scales, heights and massing of buildings. Buildings of all ages tend to reflect a similar set-back, though there are variations.

The spacing of built forms exhibits a suburban rather than urban townscape character, with glimpses through the gaps between properties to the trees and open spaces at the rear.

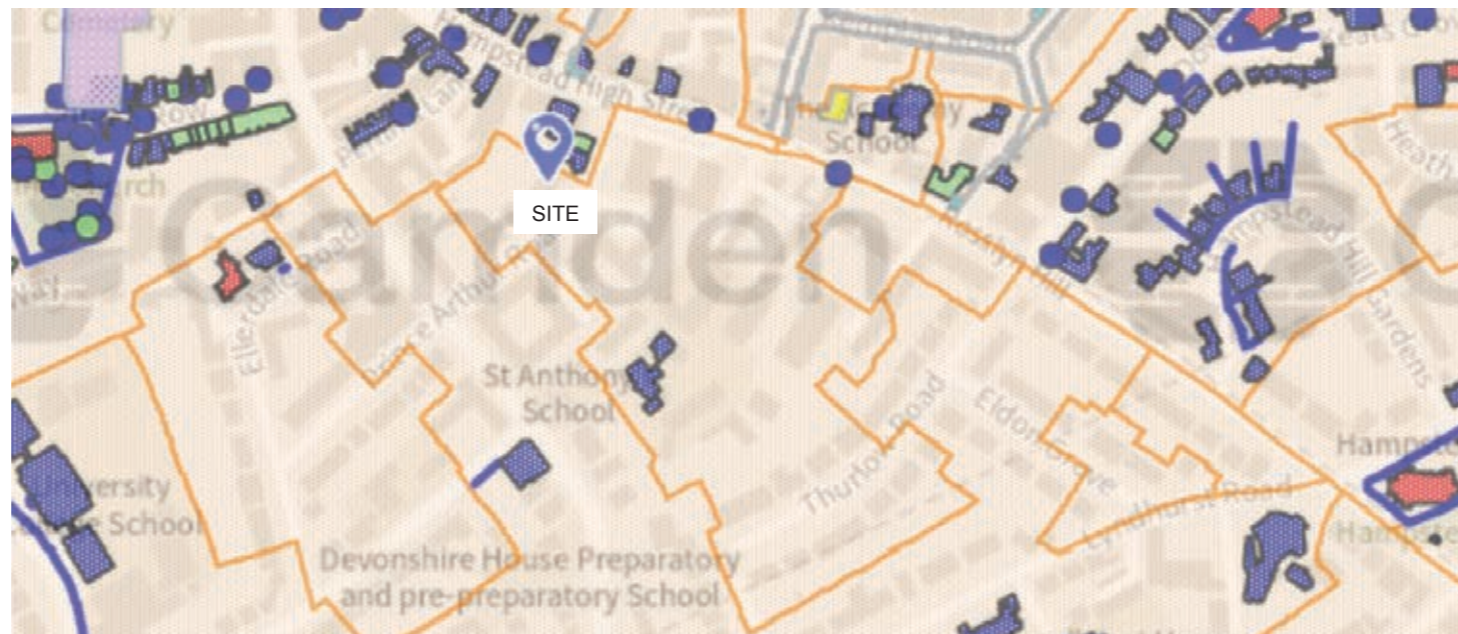
The majority of houses are large detached or semi-detached dwellings, with gaps between them. Heights tend to vary between two and six storeys.



Legend

-  Site
-  Conservation Area

Map of Fitzjohns/Netherhall Conservation Area via Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan (Camden.co.uk).



Map of Fitzjohns/Netherhall Conservation Area via Camden Council (Camden.co.uk).

Existing Conditions

Front Facade

Broken and damaged bricks

The external walls are constructed of red brickwork laid in Flemish bond. The bricks appear to be fairly standard Sussex Reds 228 mm by 108 mm by 68 mm. Some historic refacing and re-pointing have been carried out using poorly colour matched cement rich mortar with significant spalling to the brick facings.

Exterior Woodwork and Metalwork

The painting of the decorative barge boards, external joinery and wooden windows are worn and tearing.

Climbing Plants

The house and neighboring property at 2 Prince Arthur Road are covered in foliage, primarily wisteria and jasmine. The wisteria also appears to be affecting the brickwork.



Close up photo of damaged bricks that will need repairing.



Detail of spalling masonry.



Detailing of open mortar joints.



Damage and spalling of brickwork and masonry.

Wisteria is growing on the front of the house. In October the climber's stem was severed between the ground floor and lower ground floor, and above this level should have completely died off by the time the works commence.

Existing Conditions

Rear Facade

Repointing

The pointing at 4 Prince Arthur Road has been subject to a series of repairs, some with inappropriate cementitious mortar, and with a variety of colours. Some areas have lost their pointing and other are in the process of becoming detached.

Historic refacing work has been carried out where spalling of the brickwork has occurred.

Painting of Exterior Woodwork and Metalwork

The veranda and eaves of the house are south facing, and the paint work is looking more tired than the rest of the house, with some sections of wood are exposed.



Detail of delimitation of decorative coatings and expansion of timber grain.



This lintel has dropped slightly, area requires repair and repointing.

Historic refacing repairs and vertical crack repairs are visible.



The air brick above the top rear window has been poorly patched to allow ventilation to the attic space.

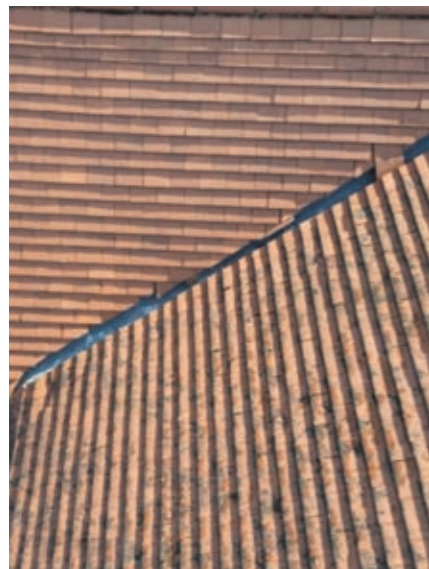
The bricks below the top back bedroom veranda are partially rendered and in poor condition.

Existing Conditions

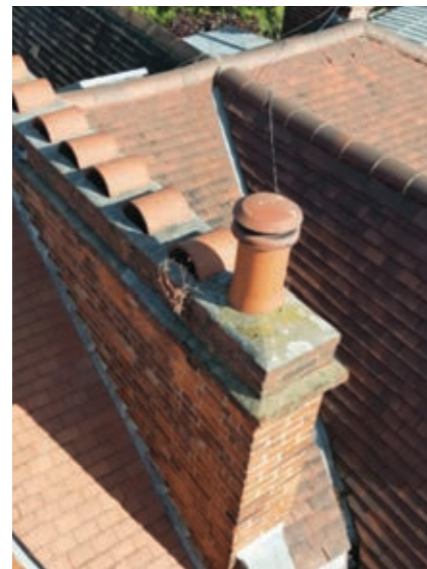
Roof

Valleys and Access Hatches

The roof valleys with the adjacent property are clogged with leaves, silt and vegetation. As a result there is damp in the top bedrooms. There is no access and regular maintenance is not possible.



Close up photo of damaged roof tiles that will need repairing.



Detail of blocked gutter to the rear of the property, this requires clearance.



Detail of blocked gutter to the rear of the property, this requires clearance.



Minor invasive plant has taken root to the top of the main shared chimney stack.

Existing silt and invasive plant growth from the valley gutters.

Proposal Facade Repairs



Example area of spalling bricks that will be repaired with matching bricks, to match original.

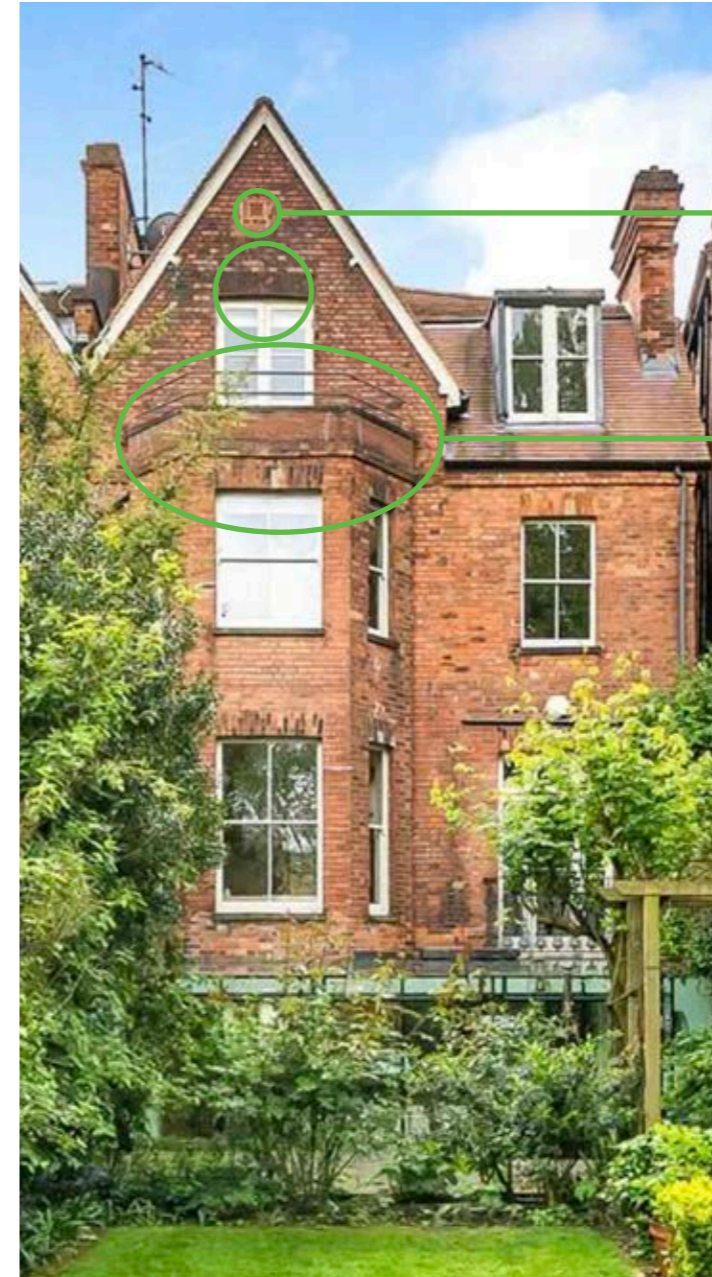
The wisteria will carefully be removed so that the underlying bricks and mortar and cement can be assessed and repaired.

Climbing Plants

Wisteria will carefully be removed so that the underlying bricks and mortar and cement can be assessed and repaired.

Painting of Exterior Woodwork and Metalwork

The decorative barge boards, external joinery and wooden windows will be repaired and redecorated. The woodwork and metal work will be painted in colours that match existing. The metal work is Exterior Satin Shaded White (Farrow & Ball 201) and the metal work is Exterior Satin Off-Black (Farrow & Ball 57). The wood storage cupboard and the electricity meter cover will be gloss black.



This patch will be removed, and a new air brick will be installed properly using replacement bricks that match in Flemish Bond.

This area is to be repaired with matching bricks, without render.



Replace Broken and Damaged Bricks

Reclaimed Suffolk Reds will be pieced into replace defective bricks or render sections. Colour and texture to match existing.



Repoint with Lime Mortar

Lime Mortar to be hand mixed to match local sand used in original samples of mortar visible down the street (shown above). The mortar selected will be breathable and hand troweled to match the pointing on the original walls.

Proposal

Access Hatches



Remove minor invasive plant growth in chimney.

Remove silt and invasive plant growth from the valley gutters.



New roof access hatch locations.

New Hatches

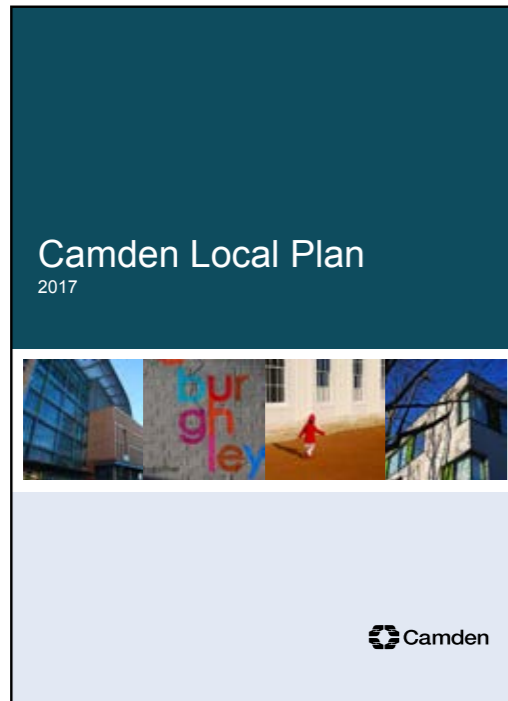
The roof valleys with the adjacent property are clogged with leaves, silt and vegetation. As a result, there is damp in the top bedrooms. There is no access to the roof valleys, and regular maintenance is not possible. In line with the above clause two roof hatches will be installed to allow maintenance. They will be set back so that they're not noticeable from the street (as shown on the right) and / or covered with foliage.



Hatch not noticeable from the street

Relevant Planning Policy

Camden Local Plan 2017



Details and materials

D1 - 7.9 ...Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

The building's facade has overtime been repointed piecemeal and at times with cementitious mortar in varying colours, resulting in a non uniform appearance and brick spalling. The brick work will be carefully repaired to match the original and repointed in a uniform manner consistent with the original building and the local area.

D1 7.10 ... Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

The proposal seeks to use and repair materials which match the original buildings and complement the materiality of the neighbouring area, including red brickwork in Flemish bond and repainting of timber to match the current colour scheme.

Heritage

D1 - 7.41 The Council places great importance on preserving the historic environment... The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings.

The proposal has been carefully considered to enhance the heritage value of the property through careful refurbishment of original features.

POLICY D2 HERITAGE

Conservation areas

The Council will ... require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

The alterations enhance the character and appearance of the building facade, which will maintain its streetscape in the conservation area, the special architectural and historic interest of the property.

Relevant Planning Policy

Camden Council's Technical Standard 1.1 Existing Property Works

Before drafting the proposal, Camden Council's Technical Standards for existing property works was reviewed to understand the constraints and opportunities of the property.

Clause 1.22 Roofs

ii. "Pitched roofs constructed with a central valley gutter are particularly liable to defects such as damp penetration and decaying parapets. Where possible such roofs should be modified to produce an alternative arrangement. If the original roof configuration is retained the following measures should be adopted:

- Insulated access hatches should be provided to enable periodic inspection and maintenance of the valley gutter and parapets."

The roof valleys with the adjacent property are clogged with leaves, silt and vegetation. As a result, there is damp in the top bedrooms. There is no access to the roof valleys, and regular maintenance is not possible. In line with the above clause two roof hatches will be installed to allow maintenance. They will be set back so that they're not noticeable from the street.

Clause 1.14 External walls

1.14 External walls

i. "**All defective brickwork, stucco, rendering and pointing shall be renewed.** Ensure that retained surfaces are suitable to receive decorative finishes where specified. The preference is for fair faced brickwork with flush or weatherstruck pointing where possible;

The poor rendering will be removed and the brickwork will be repaired with matching Suffolk red and repointed in a uniform manner with a lime mortar mixed on site to match the original mortar the local area.

iv. **Brickwork to all elevations** is to be raked out and **repointed as necessary** and cleaned of all moss, lichens and similar staining. **It is imperative that the correct mortar pointing, and style of pointing**, be used for specific types of masonry work, particularly in historic buildings. Traditional pointing is undertaken using a mortar mix of lime and sand which is generally recommended for repointing work in older properties. The incorrect application of such a mix can severely harm the appearance of traditional brick or stone structures and it is recommended the advice of the Authority's Conservation Officer is sought when repointing older properties."

viii. **All repairs and alterations must be carried out in materials to match those existing and adjacent.** Cement based materials should incorporate lime in the mix to ensure the mix is not too hard for the substrate.

We will remove or repoint all existing mortar using a lime mortar mixed on site to match the original mortar.

ix. Cracks and fractures in external walls should be sealed for their full depth to prevent moisture ingress.

At the rear elevation, historic refacing repair has resulted to a vertical crack that has become visible. It will be repaired and repointed, without render.