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**Project 2320**

**14 Templewood Avenue. London, NW3 7XA**

**Design Statement to accompany a Listed building consent application for the replacement of existing roof tiles with approved tiles matching the original.**

2nd May 2025



Photo 1: Entrance elevation



This document is prepared in support of a Listed building consent application to remove the existing roof tiles of the existing house and replace with new roof tiles matching the existing.

The new roof tiles are the ones that have been approved via a discharge of condition for the previous application (ref 2024/3436/L-Granted) under condition 4 (LBC Ref:2025/0481/C )

Refer also in conjunction with the following drawings and documentation as part of this application:

- Site Location Plan (PL-001) prepared by *Wolff Architects*
- Existing and proposed roof plans finishes (PL-230-B, PL-238-D) prepared by *Wolff Architects*
- Existing and proposed elevations finishes (PL-320-B, PL-321-D) prepared by *Wolff Architects*
- Reports on the existing roof tiling condition survey prepared by *RAM consultancy building*
- Roof – Heritage Statement prepared by *Heritage Architecture*

### Site Location

The application site comprises No. 14 Templewood Avenue is a two storey and attic property constructed from red brick with pitch roof which was originally built in 1910-11 as a generous detached single family dwelling house, however in 1956 it was converted onto 6 flats.

The site is located in the north-west of the London Borough of Camden on West Hampstead Estate, just off the west side of Heath. The property is a Grade II Listed Building within the Redington/Frognaal Conservation Area.



Map 1 above: Site location - Site Boundary ———



## Site Photographs



Photo 1: View of the front façade



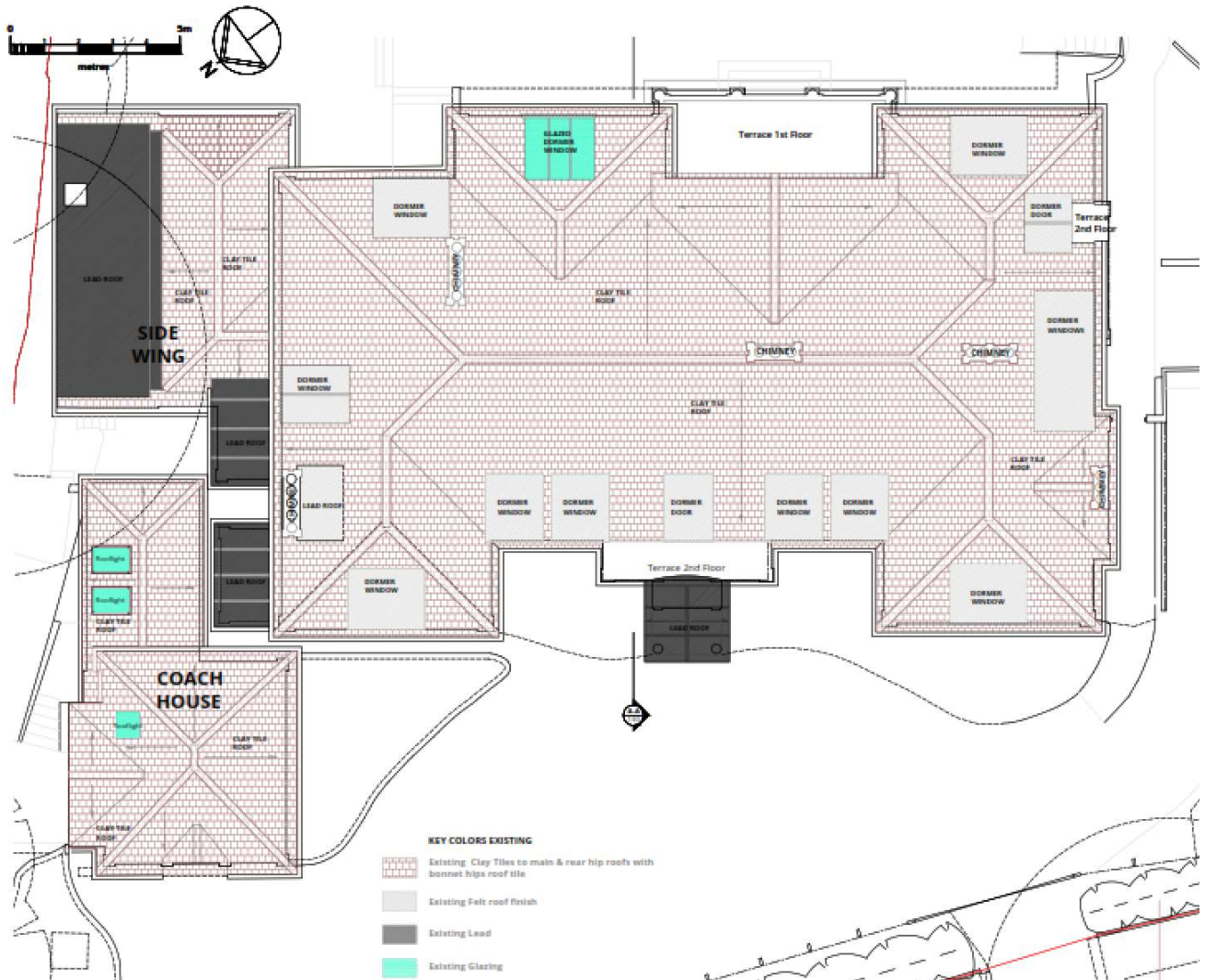
Photo 2: View of the rear façade



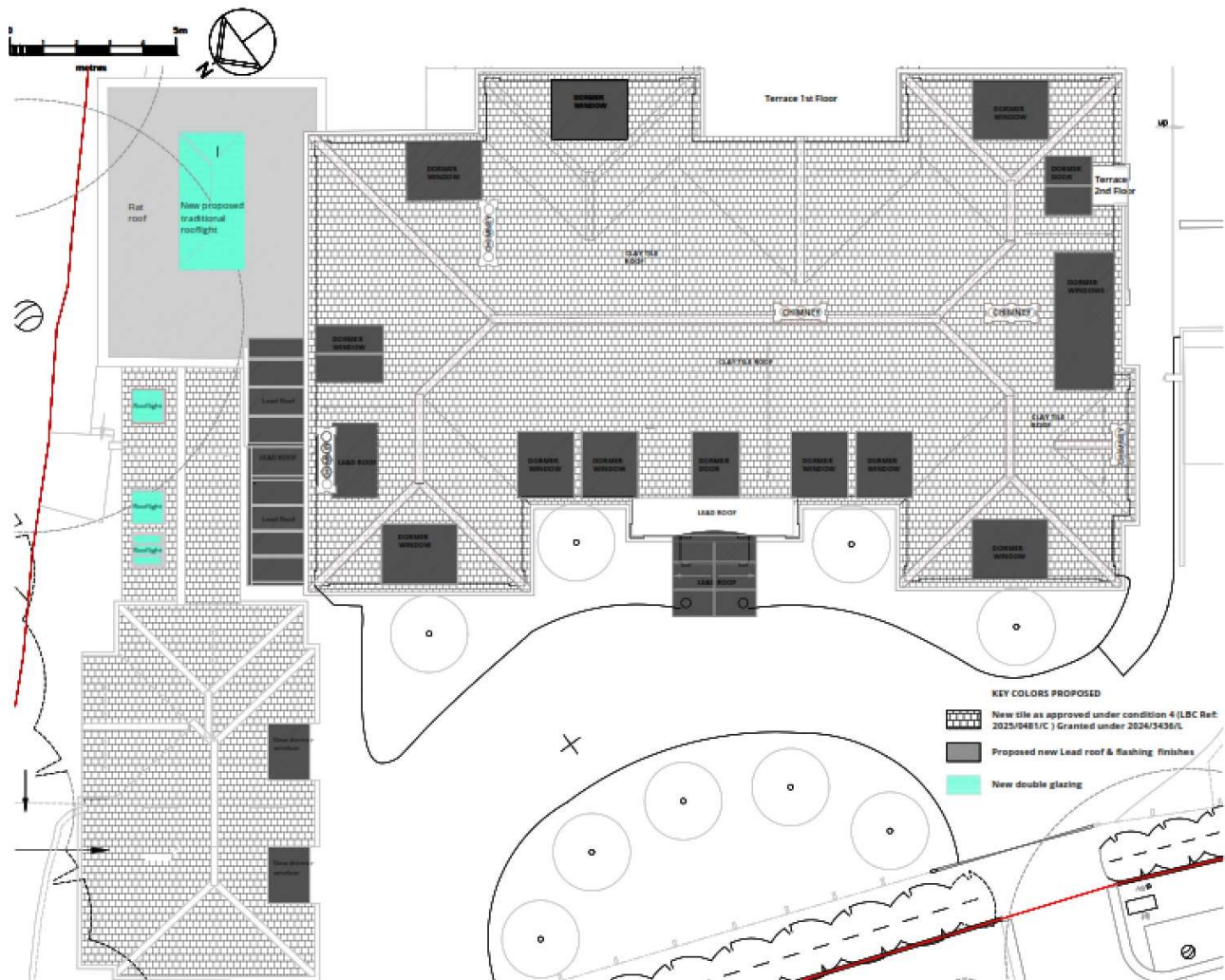
## The Existing Roof tiling

The condition survey of the existing roof tiles, prepared by RAM Consultancy Building, confirms that the current tiles are in a severely deteriorated state and are not suitable for reuse. For this reason, we are seeking approval to replace all existing roof tiles with the approved tiles that match the original in appearance and material. Further photos of the state of the existing tiles are provided within the Roof Heritage Statement prepared by *Heritage Architecture*.

The Site Plan below illustrates the current extent of the rooftiles



The Site Plan below illustrates the proposed extent of replacement to the new rooftiles



## Conclusion

This proposal will prevent any future deterioration of the roof tiles, providing long-term protection for the homeowner.

The proposal to replace the old, redundant tiles, offering an opportunity to rejuvenate the roof and achieve a uniform appearance across the building. It will enhance the external aesthetic of the house by installing new clay tiles that match the existing ones. The uniformity of the roof tiles will improve the overall visual cohesion of the building.

Additionally, the new tiling will not negatively impact the quality of the main house and the adjacent area. Instead, it will be an improvement to both adjacent neighbours and the broader Conservation Area, in accordance with NPPF Paragraph 208.

