

# DESIGN & ACCESS STATEMENT

ROOF REPAIR WORKS

TO

15 LAWFORDS WHARF  
LYME STREET  
LONDON  
NW1 0SF

WPP/1488  
March 2010

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DESIGN & ACCESS STATEMENT FOR REPAIR & REFURBISHMENT ROOF  
WORKS AT 15 LAWFORDS WHARF, LYME ROAD, LONDON, NW1 0SF.

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## 1.0 INTRODUCTION.

- 1.01 This Design & Access Statement outlines the intentions of the attached Planning Application as submitted to Camden Council.
- 1.02 The Application proposes:-  
“The removal from the rear extension, of the existing fibre cement slate roof and for the replacement with a lead sheet roof and the removal and replacement of the existing fibre cement slates & ridges to the main roof.”

## 2.00 THE SITE

- 2.01 The site is known as 15 Lawfords Wharf as indicated on the location and floor plans. It is one of two cottages set within the curtilage of a modern office development. These cottages were converted and extended some years ago and are now used for offices.
- 2.02 The cottages are Grade II listed – Ref no. 798-1-108766.
- 2.03 To the north of the site is an open parking court to the new office development comprising no.'s 1 – 13 Lawfords Wharf.
- 2.04 To the south is a Joinery works which abuts the rear wall of the site.
- 2.05 To the East is the party wall with no. 14 Lawfords Wharf, (the other cottage).
- 2.06 To the west is the rear of no.'s 7-9 Lyme Street.

## 3.0 THE PROPOSAL

- 3.01 The proposal is for two elements of work. These are:
- a) The removal of the fibre cement slate roof to the relatively recent rear addition.
  - b) The re-roofing of the original cottage roof.

## 4.0 REASONS & JUSTIFICATION

- 4.01 a) The removal of the fibre cement slate roof to the new addition  
It is unclear how recent the rear extension is, however it was provided with a pitched roof covered with fibre cement slates, pitched at 12 degrees. We

believe, that this roof pitch was chosen to accommodate the window to the stair area on the rear elevation and the flank window to the adjoining property (see the attached photographs). Slate roofs pitched at 12 degrees are not recommended and this roof has leaked causing damage to the interior finishes. A remedial solution was sought and it was agreed that the most appropriate solution to this problem was to strip the fibre cement slates and battens, provide a new ply deck dressed with a sheet roofing material. It was felt that, as the property is Grade II listed, the most appropriate sheet material would be code 5 lead. This leadwork will be installed in accordance with the Lead Sheet Association's specification and details. This new roof would then be dressed into the existing lead valley gutter.

In addition, there is a small kitchen extension which has a flat roof covered in a sheet roofing membrane. This roof is ponding and it is proposed that this roof be re-laid to falls and dressed with lead sheet as above.

#### 4.02 b) The Re-Roofing of the main cottage roof

The main roof of the original cottage comprises the original slates on the front elevation and fibre cement slates on the rear elevation. These roof coverings were locally repaired at the time of refurbishment. The slate roofs are supported upon a traditional roof structure comprising 4" x 2" softwood rafters and ceiling joists. At the time of refurbishment the roof void was insulated with mineral wool quilt to meet the building regulations requirements of the day. However, no provision was made for roof ventilation and now there is some considerable evidence of the onset of timber decay due to condensation build up within the roof void. The tiles on this section of roof are poor and re-roofing would appear to be the most appropriate action to A, install a roofing system to resolve the roof condensation, and B, inspect and replace any decayed or decaying roof timbers. It is considered that this roof structure has been completely replaced in the past. The evidence for this is that the adjoining cottage has a slightly higher roof pitch and ridgeline, pitched at approximately 32.5 degrees, and the gable and party parapet walls are at approximately 32.5 degrees. Whereas the main roof to No. 15 is pitched at 30 degrees, giving a lower ridge line.

#### 4.03 THE PROPOSAL

It is proposed to remove all existing slates and fibre cement slates and battens and to remove the existing loft insulation. It is then proposed to replace the roof timbers to the original pitch of 32.5 degrees, thus matching the adjoining ridge lie. It is then proposed to insulate between and over the rafters, provide a breathable roofing membrane and to re-slate using new fibre cement slates and ridges to match the adjoining cottage. It is to be noted that the adjoining cottage (no. 14 Lawfords Wharf) has recently been re-roofed with fibre cement slate and it would be the intention to match the colour and type of slate with this. This would give a warm roof construction which would prevent further condensation damage and avoid the use of unsightly roof ventilators, which is undesirable on a listed building.

New capped angled ridges will be provided to match the slates.

All lead flashings will be inspected and replaced as necessary.

## **5.0 ACCESS**

5.01 Access to the site to carry out this work will be via the parking court in Lawfords Wharf.

5.02 Access to the works will be via a temporary scaffold firstly giving access to the rear of the property to roof the rear additions and secondly to be able to undertake the main roofing works.

## **6.00 CONCLUSION**

6.01 We believe that this proposal will affect satisfactory repairs and upgrading that will ensure the protection of this Grade II listed property and undoubtedly will preserve the integrity of the roof structures.

6.02 We request that the Local Authority be able to support this application and we will welcome any visit on site to inspect the problems with these roofs.

Signed .....  
J.S. Poyser, MCIAT  
Wakefield Poyser

Dated .....

## PHOTOGRAPHS



Front Showing No.14 (Ridge Level)



Front Showing Gable Parapet



Rear Showing Party Wall Parapet & The Roof of No. 14 beyond



Rear Mid Section





Rear End Gable Wall Parapet



Low Pitched Rear Slate Roof Showing the valley gutter





Low Pitched Rear Slate Roof (Mid Section)



Low Pitched Rear Slate Roof (Showing Boiler Flue)



Sheet Flat Roof Over Kitchen