

Heritage Statement

6 Ferncroft Avenue
NW3 7PH

30/03/2014

We moved to this property in 1989. We have never changed any of the windows, roof tiles, gutters and repair the brickworks

Having lived here for 25 years we now see a degradation in the tiles on the roof as they have cracked and regularly fall. Due to heavy rains this year have now an unreparable water leak under in one of the dormers under the roof.

The gutters are plastic and too narrow for the amount of water accumulation from the roof and it leaks constantly on the surrounding brick walls. As a result the bricks around the gutters are heavily damaged.

The windows and door on the south elevation are rotten and draught penetrates in the whole house during winter which makes it impossible to warm the house.

The bricks on the façade of the house have become brittle and powdery. In some areas they have become black, are cracked and the pointing is generally damaged. Over the years due to various repairs the pointing on the 3 elevations of the building have various colours and is in urgent need to be addressed. The building has hardly any original pointing.

Proposition

The tiles on the roof will be changed for tiles matching the existing ones and we will salvage as many of the existing tiles as we can.

Gutters will be changes to slightly wider gutter in cast iron.

The windows on the front elevation will be changed with improved like for like windows with thermal double glazing . Drawings attached. The front door will be changed to a door with better quality of wood for security and heat conservation.

We are planning to start work on roof and pointing by 1st June on the roof.