

Heritage Statement

Address: 22 Mornington Crescent NW1 7RG

Age: Circa 1821-32

Style of Property: Four-storey Victorian mid terrace residential property, built by I Bryant to the Southampton Estate. The building is a Grade II Listed 18th Century Victorian town house situated in the Conservation area of Camden Town, London.



General overview of front elevation

Reason for application: To remedy a previous freeholders defective and illegal works. To replace the existing synthetic slate roof covering with a new natural slate roof covering and replace lead flashing to valley gutter area. Reinstatement of partition wall at 2nd floor sympathetic to original layout.

Conservation Philosophy: We intend to meet the requirements of Camden's Conservation and Planning team in accordance with Planning Policy Statement: 5, Planning for the historic environment.

The works include full roof repairs, roof covering replacement, sympathetic redecoration to front and rear and reinstatement of partition wall to preserve the Architectural interest of the building.

External Impact

Roof

The existing roof cover is the subject of an enforcement notice by the previous freeholder and is of poor quality also potentially contributing to damp penetration.

The new proposed covering will be of natural slate and the roof will not change in profile or design. The lead valley between the two pitches needs to be replaced as it has cracked and expanded over the recent years, presenting water ingress problems. We propose removing the lead covering and inspecting the timber surfaces below the lead to ensure the timber is sound. If it is found that the timber valley needs replacing the new valley will be created using like for like repair.

The partition wall at 2nd floor will be sympathetically reinstated as per the plans attached.

The front elevation will be redecorated with repainting of existing white painted fascia. The windows, metal work and door joinery will be repainted in like for like colours in line with other neighboring properties.



Cormac McNabb

Stripe Street Chartered Surveyors (Owner application)