

heritage, design & access statement

RENEWAL OF PITCHED ROOF COVERING 3 MORNINGTON CRESCENT NW1 7RH

INTRODUCTION

This heritage, design and access statement has been prepared in support of an application to renew the pitched roof covering of the above property.

HISTORY

Mornington Crescent lies within the Camden Town Conservation Area and was built on Southampton Estate land to the west of Hampstead Road close to the junction with Camden High Street. The street was developed as a formal piece of early 19th century town planning, comprising three curved terraces grouped in a crescent form around communal gardens, with views across open country to the front and rear. The properties are believed to date from circa 1825.

The sizeable townhouses of Mornington Crescent consist of four storeys raised on basements with mansard roofs and dormers. Constructed from brick, with restrained stucco ornament and with natural slate roofs, they boast finely detailed cast-iron balconies and door cases with inset fluted columns. Although these characteristics remain in most part, the street has suffered quite extensively, becoming sandwiched between the railway lines at the rear and the enormous bulk of Greater London House (originally the Carreras Tobacco Factory), erected on the site of the gardens in the 1920s. The terraces have experienced an adverse change in appearance arising from the subsequently high number of houses in multiple-occupation.

PROPOSED DESIGN

The existing natural slate roof covering is in poor condition and has already been repaired using artificial fibre-cement slates. The proposed works consist of renewing the covering using natural slates of similar size and appearance, incorporating concealed insulation at ceiling joist level. A proposed schedule of works is shown in Appendix 2.

Impact

The proposed works are intended to make the property weathertight and improve the level of thermal insulation. The works will not have any impact, adverse or otherwise, on the appearance of the property as the pitched roof is concealed behind a parapet wall at the front and from the rear it is visible only from the railway tracks.

LAYOUT

No changes are proposed to the external layout, orientation etc.

SCALE

Details of the dimensions are shown on the drawings.

LANDSCAPING

No changes are proposed to any landscaping.

APPEARANCE

No changes are proposed to the exterior fabric of the property other than the renewal of the roof covering, which is concealed behind a parapet wall to the front elevation, whilst the rear elevation is only visible from the railway tracks.

USE

No change of use is proposed.

ACCESS

No changes to the existing access are proposed.

APPENDIX 1: PHOTOGRAPHS



Front elevation



Front elevation



Roof viewed from front



Roof viewed from front



Rear elevation



Roof viewed from rear

APPENDIX 2: PROPOSED SCHEDULE OF WORKS

- 1) Supply & erect scaffolding and/or other access equipment necessary for the safe execution of the works
- 2) Strip and dispose of existing roof covering, including felt & battens.
- 3) Supply & install replacement roof covering including:
 - 25x50mm treated softwood battens;
 - Sarking felt, cut tightly around all apertures and turned up, dressed into gutters, and prevented from excessive sagging between rafters;
 - Lead soakers;
 - 450x300mm or 500x300mm Natural Welsh slates fixed in accordance with BS 5534;
 - Red terracotta hip tiles to match existing;
 - Ventilation in accordance with current Building Regulations;
 - Renewal of lead step and cover flashings at abutments;
 - Centre valley gutter formed using plywood and lead, in accordance with the Lead Sheet Association Code of Practice
- 4) Supply & install insulation within loft space using 300mm of fibreglass insulation (100mm between ceiling joists, 200mm above);