
Conservation Area Advisory Committee

Advisory Committee	Dartmouth Park
Application ref	2017/2902/P
Address	York Rise Estate: Stephenson House York Rise London NW5 1DP Trevithic House York Rise London NW5 1DR Brunel House York Rise London NW5 1DS Newcomen House York Rise London NW5 1DT Faraday House York Rise London NW5 1DU
Planning Officer	Samir Benmbarek
Comments by	14 Jul 2017
Proposal	External refurbishment of five mansion blocks comprising the York Rise Estate(Faraday House, Brunel House, Trevithick House, Newcomen House and Stephenson House) to include re-roofing, repairs and re-pointing to brickwork, redecoration of all previously painted external surfaces, and replacement of mansard storey dormer windows with double glazed sash windows
Comment	Yes
Observations	<p>This estate occupies 2.5 acres of former fields, arranged in five blocks and was completed in 1938, designed by Ian Hamilton the St. Pancras House Improvement Society Association's architect. They are a good example of their type and are of historical interest.</p> <p>Roofing The planning history is not ascertainable before 2000, but shortly before that the then owners started major works including a general re-roofing. That was executed on Stephenson, with inferior slating, but DPCAAC succeeded in stopping the remainder. English Heritage examined, and pronounce that the existing Delabole slating was good for another 75 years.</p> <p>It is not clear whether the insertion of roof insulation requires the removal of existing slating, but whether so or not, the proposal to replace with 'Silverstone' should be rejected on sustainability grounds, as the existing, very attractive, slating has at least half a century of efficient life (see above).</p>

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The Delabole slating is valuable. If the Council were to ignore our advice and replace it they should ensure fair value is obtained for it by the Council and not a third party.

One block not so long ago had fire damage. Any new slating required was fixed on the side overlooking the railway, so as not to harm the aesthetic effect from the road or Twisden Road houses.

Pointing; A brief visual inspection suggests that there is little need for repointing. Unless there is an underlying reason for repointing it should only be done where repair is necessary. Expert advice should be obtained to ascertain what form of mortar was used originally. Lime mortar is desirable on sustainability grounds, as cement has damaging effect on porosity of brickwork.

The painted washing line props must be preserved. They are a remarkable line of posts topped by ceramic finials that have become collectors' pieces; many have been stolen, but some replaced by previous owners.

Boundary wall. Planning permissions have been given in the past for repair, but nothing has been done. The owners should attend to this in both their own interests and those of the Conservation Area.

Documents attached

No details entered

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