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HERITAGE STATEMENT

**55 FITZJOHNS AVENUE
LONDON NW3**



BUILDING SURVEYS - PARTY WALL - DILAPIDATIONS - DEFECT DIAGNOSIS
PROJECT MANAGEMENT - STRUCTURAL ENGINEERING - QUANTITY SURVEYING
PROJECT MONITORING - EXPERT WITNESS - INSURANCE VALUATIONS



This Heritage Statement is to support the Listed Building application for works to be carried out to the building known as the Tower 55 Fitzjohn's Avenue, London NW3.

Listed Building

The extract from the listings at the London Borough of Camden and English Heritage is as follows:

- Hempstead Tower and attached walls 55 Fitzjohn's Avenue, London, NW3
- List entry number 1078350
- Date of first listing 11th January 1999
- Grade of listing; Grade 2
- Description; detached house 1880-1881 by JT Wimperis. For HF Baxter. Late 20th century a difference. Redbrick with stone dressings. Tiled hipped roofs with cresting and finials and tall enriched brick chimney stacks. Gothic Baronial style. Asymmetrical design. Three storeys, attic and basement. Three bays to original house. Left-hand bay forms a tall stair tower with pyramidal roof and weathervane above a continuous range of shaped windows with bartizans at angles. Ground floor double pitched entrance porch approached by balustraded steps below and oriel window. Central bay of single transom and mullion windows to each floor ground floor balustraded balcony. Right-hand bay projecting through three floors with three – light transom and mullion windows second floor forming a round arch arcaded balcony with balustrade. Interior not inspected. Subsidiary features: attached brick wall with stone coping and large stone enriched pyramid and ball caps.

Planning History

The information provided below is an extract of information obtained from the website of the London Borough of Camden as part of the planning search service.

The details provided below are in outline only

Application Number	Address	Development Description	Decision	Date Registered
2007/4892/L	The Tower 55 Fitzjohns Avenue	Internal alterations including modifications to partitioning at lower	Granted	25 th October 2007

		ground floor level		
8892214	55 Fitzjohns Avenue	Advice on tree at rear	Agreed to remove and replace tree	29 th November 1988
8500686	55 Fitzjohns Avenue	Erection of dustbin enclosure to have 10 dustbins at site of property	Withdrawn	24 th April 1985
36293	55 Fitzjohns Avenue	The enclosure within area beneath an existing balcony through the rear to form a conservatory basement level.	Conditional	26 th May 1983
36305	55 Fitzjohns Avenue	Construction of conservatory at the rear on existing ground floor balcony	Conditional	22 nd May 1983
27796	55 Fitzjohns Avenue	Change of use to 10 self-contained dwelling units including works with conversion and erection of a side addition at first floor level.	Conditional	2 nd January 1979
17631/23725	55 Fitzjohns Avenue, London, NW3	The change of use to 11 self-contained dwelling units including works with conversion and the erection of a two storey addition at the side.	Conditional	2 nd January 1979

Use

The existing use of the property is as a residential block of flats which are all self-contained.

The proposed use of the property would remain as existing as a residential block of flats and would not be affected by this application.

Overview of the Works

The proposal for which this application applies is in respect of the external repair to the roofs of the subject property.

A number of flats in the building are suffering water ingress during periods of rainfall and despite having carried out periodic piecemeal roof repairs over the last 2 – 3 years parts of the main roof now require major works.

Attached as part of the application are photographs taken by a drone showing the condition of the tiled roofs with broken and slipped tiles exposing the timber structure underneath.

Also attached as part of the application is a survey report on the condition of the existing roof coverings.

Apart from the cracked and slipped and broken tiles it should be noted that during the last winter a number of tiles fell from the roof and landed in the grounds and paths around the property. Luckily no one was passing at the time and no injuries were sustained.

Proposed Works

The works proposed to the building are to the main roof areas and adjacent rainwater installations.

Attached and incorporated with the Statement and this application are a number of photographs of the roofs of this property taken by a drone which show the complexity of the different slopes and different materials.

The roof areas and in particular the slopes that are tiled are suffering due to the age of the tile and their general deterioration with the result that repairs now not only uneconomic to carry out but also there are safety concerns. In addition the water penetration is in danger of causing rot and other defects within the structure of the building. There is at least one section of the main roof where a large gap has opened up due to defects with the clay tiling.

The proposed works are to include the following:

- a. To provide appropriate access to all roof areas to not only facilitate the works but to ensure a more detailed inspection where appropriate.

- b. Piecemeal re-pointing and repairs to the chimney stacks using cement lime mortar to match existing in texture and colour and consistency.
- c. To examine existing lead work in particular to sky lights and roof lights and to replace lead work where appropriate using lead or to be supplied and installed and fitted to match existing detailing.
- d. Finials and other ridge pieces are to be removed during the course of any roof works and kept safely set aside and for reuse.
- e. Roof tiled slopes would be stripped, battens removed. An insulated breather membrane with Photon Air to be laid and then followed by timber counter battens and timber battens to comply with Building Regulations but to ensure that the height and profile of the roof does not change.
- f. Where the existing roof tiles were in good condition they will be reused and re-fixed. New tiles will be provided either reclaimed second-hand tiles handmade to match existing or alternatively traditional plain tiles handmade by Tudor Roof Tiles medium antique or dark antique finished mansions to match the existing tiles. Details of the manufacturer in the attached documents.

Impact of Works

The impact of carrying out these roof works on the property will be minimal other than to protect the building and to prevent further damage caused by water ingress.

The proposed works are to repair and to protect the fabric of the existing property.

The colour, the materials used, the height, shape, configuration and detail of the roofs to the building will not be altered.



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13 July 2017