

DESIGN/ACCESS STATEMENT & HERITAGE INFORMATION

Proposed roof works at

14 GLOUCESTER CRESCENT, LONDON, NW1 7DS



PREPARED BY

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1. INTRODUCTION

The property is a grade II listed building located on Gloucester Crescent, a residential conservation area in the London Borough of Camden. The property in question, number 14, forms part of the sweeping group of terraced houses on Gloucester Crescent designed by Henry Bassett and built c. 1850. The property is distinguishable by the architectural pediment spanning across both no. 14 and no. 15 Gloucester Crescent and is the only section of the terrace that has one.

Gloucester Crescent is located on the south-east side of the Primrose Hill Conservation Area, and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Primrose Hill Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. This section of the conservation area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups.

2. SITE SURROUNDINGS AND ACCESS

14 Gloucester Crescent is part of a distinctive group of Italianate Villas by Henry Bassett located on the south east side of the Crescent. The building is a single family residential building four stories high with a semi basement level and raised ground floor.

It is set back from the road with a substantial front driveway bounded by brick, fencing and hedges.

There are limited views of the crescent from the rear as they are partially restricted by tree and the gardens of adjoining owner's properties. No. 14's garden boundary is bounded by the garden of no. 15 to the north, no. 13 to the south, and 52-54 Parkway to the east.

Access to the roof of the property can currently be obtained via a roof hatch in the loft void space, albeit scaffold will be required in order to safely work at roof level. This will need to be erected to the front and rear of the property to allow access to both sides of the roof as well as all parapets.

3. EXTERNAL ARCHITECTURAL FEATURES

There are four main building groups on Gloucester Crescent. The first and most distinctive group is the Italianate villas by Henry Bassett at numbers 3-22 Gloucester Crescent, located on the south east side of the Crescent. These listed villas form a highly decorative brick and stucco terrace, which consists of linked symmetrical groups of buildings. These buildings sweep around the curve of the crescent and are particularly grand in elevational design and detailing. They are three or four storeys high with semi basements and raised ground floors. The facades are constructed of London yellow stock brick with white painted decorative stucco detailing to window surrounds, porches, cornices and console brackets. Other features include metal balconies, sash windows, hipped roofs, highly decorative chimney stacks, roof pediments and towers with loggias.

The roof structure of 14 Gloucester Crescent is of a butterfly style, with a recessed central valley gutter feeding out to the rear. The roof is laid with a grey Marley-Eternit slate with code 4 lead flashing detailing, and is bounded on all four sides by a low parapet wall. To the front the parapet is overlaid with a grey mineral felt which is visible from street level, and the rear parapet is finished with on end brickwork. To the left and right side parapets twelve chimney pots could be found with mortar flashing running the majority of the length of the parapet. These pots appeared to all be terminal pots implying the stacks have been closed.

4. CONSULTATION, GUIDANCE AND PLANNING HISTORY

Advice has been sought from Camden Planning officers, and the Camden Conservation team. Mr. Samir Benm Barek provided advice on the application and what additional documentation to provide – reference 04110.

2015/1036/P is another application in the Crescent relating to roof work.

2016/2330/T – 14 Gloucester Crescent Notification of intended work to trees in conservation area

2006/5365/T – 14 Gloucester Crescent Notification of intended work to trees in conservation area

6. DESIGN PROPOSAL AND WORKS

To repair the butterfly roof, lay new natural slate, and provide additional insulation to the roof void to improve the thermal transmittance of the roof.

To put in a single-back coping to the parapet wall angled inwards to protect the head of the wall from rainwater, and in the alternative to provide code 4 lead cover flashing painted to blend in where visible from the front elevation to the head of the wall.

To repair and make good the existing roof hatch and its framework where necessary.

Relay the recessed valley gutter in code 5 lead.

Repair and make good the haunching to the chimney pots on the parapets of both sides.

7. REASON FOR WORKS

Areas of the roof have been found to be leaking into the property.

A large number of tiles are cracked and damaged.

The recessed gutter valley is struggling to function adequately due to slate tiles and natural debris getting caught and causing blockages.

As it stands rainwater runs over the parapet onto the head of the wall causing discolouration and possible water penetration issues to both the front and rear facades.

The access hatch to the roof is decaying and needs repair work to maintain the structural integrity of the hatch and maintain a safe level of access.

The degradation of the haunching surrounding the chimney pots has caused some destabilisation.

8. HERITAGE STATEMENT

From the Crescent at ground level you cannot see the roof at all due to the height of the parapet wall, and the same can be said when looking at the building from the rear. Currently the roof is laid with a man made Eternit slate as many roofs in the street currently are, however the proposal has suggested a natural slate be used which should better represent the characteristics of the Crescent and the related Area Statements.

Both proposals for the head of the parapet wall will be finished in a style and colour that is sympathetic to the aesthetic of the Crescent, particularly the other Italianate Villas and number 15, but will also provide the protection and prevention of water penetration that is required.

The proposed roof works above have been carefully considered and informed by the Primrose Hill Conservation Area statement and English Heritage guidance to minimise any impact on the historic building and surrounding Crescent.

9. MATERIAL COMPARISON

Photo comparison between the existing Eternit slate and the new natural slate. The chosen slate tile will be CE Certified and have been tested to ES EN12326-1:2004 and BS 680 PART 2.

EXISTING ETERNIT SLATE TILES



PROPOSED NATURAL SLATE



Los Campos Blue/Grey slate – Galicia, Spain



LOS CAMPOS

Description:	Blue / Grey slate with a smooth surface and distinctive appearance. This roofing slate is flat and even, meaning there is less sorting and grading required which means less work (and therefore time) for the roofer.					
Origin:	Galicia, Spain					
Size (cm):	35 x 20	40 x 20	40 x 25	50 x 25	50 x 30	60 x 30
Thickness (mm):	5					
Product Range:	STANDARD	MIXED	FIRST			

Technical Specification

European Standard:	EN 12326
British Standard:	BS 680 PART 2
French Specifications:	NF 228-02/01/01
Belgian Specifications:	ATG H848

Test Results

Water Absorption:	0.31% Code: W1 (0.3%)
Contents of Carbonate:	0.3% Fulfil (<2%)
MOR Characteristics:	Longitudinal 67.5 MPA
SO2 Exposure Test:	S1
Thermal Cycle Test:	T1

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