

Design and Heritage Statement

in respect of

22 Keats Grove

London

NW3 2RS



on behalf of
Robert Audley

December 2019

4orm

1-5 Offord Street
London N1 1DH
+44(0)2071837045
studio@4orm.co.uk
www.4orm.co.uk

Contents

- 1.0 Introduction**
- 2.0 History & character of site and surrounding area**
- 3.0 Description of the house**
- 4.0 Schedule of works**
- 5.0 Summary and Conclusion**

Appendices

1.0 Introduction

- 1.1 This Design and Access statement incorporating a Heritage Statement has been prepared in support of an application for listed building consent for works to the main roof of the house including re-roofing in natural slates and replacement of stepped lead gutters.
- 1.2 The detail description is set out below in section 4.0 and described on the accompanying drawings (list included at appendix 2)
- 1.3 This application follows advice from a duty planning officer that listed building consent is required for the complete re-roofing.

2.0 History & character of site and surrounding area

- 2.1 The application property is a two storey early nineteenth century cottage within short terrace. It is Grade II listed.
- 2.2 The listing is titled: NUMBERS 19-22 AND ATTACHED GARDEN WALLS AND RAILINGS, 19-22, Keats Grove, listed 14-May-1974 by Historic England at Grade II (LEN: 1379224), comprises a terrace of four, two storey, brick cottages.

3.0 Description of the house

- 3.1 The details of the listing says:

CAMDEN

TQ2785NW KEATS GROVE 798-1/28/955 (North side) 14/05/74 Nos.19-22
(Consecutive) and attached garden walls and railings

GV II

Terrace of 4 cottages. Early C19. Reputedly built by and for workers in the local brickfield. Multi-coloured stock brick. Nos 19 & 20, slated roofs; Nos 21 & 22, pantiled roofs. 2 storeys. 1 window each. Round-arched doorways with stucco surrounds, No.22 reeded. Blocked fanlights and part-glazed panelled doors apart from No.20 with patterned fanlight and panelled door. Gauged brick flat arches to recessed sashes, 1st floor with plain stucco continuous sill band. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with cast-iron railings having fleur-de-lys finials.

Listing NGR: TQ2704685710

- 3.2 The house was subject of alterations and a rear extension approved carried out in the early 1970's prior to the listing. Planning approval reference CTP/E8/8/17/8383/R refers.
- 3.3 The main roof has a parapet gutter at the front and overhanging eaves gutter to rear. The roof is a 'sawtooth' pattern with a central stepped valley gutter running parallel to front and rear elevations, draining through the rear attic space to the rear. The central valley gutter appears to serve the neighbouring house (No. 21 Keats Grove) also.
- 3.4 The main roof is subject to a number of defects resulting in leaks both through the existing slates and along valley gutter. Numerous efforts at repair have been attempted over the years, these have reached the end of the road.

4.0 Schedule of works

1. The works will be carried out under a temporary roof.
2. The existing roof light is to be protected and retained. Otherwise all roof coverings including slates, coated gutter linings and lead flashings will be removed.
3. The existing timber roof structure will be inspected and all members found to be distorted, damaged or otherwise defective will be removed and replaced with C16 or C24 stress graded softwood as appropriate.
4. Timber framing constructed to form a tapered stepped box gutter from the front to the outlet at the rear elevation.
5. Code 5 lead gutter to be installed in accordance with the Lead Sheet Association manual.
6. The rafters will be overlaid with vapour permeable underlay to BS 5534, roofing battens and new natural slates will be installed with proprietary continuous vents along the eaves and head of each slope.
7. Thermal insulation will be installed between and below the rafters.
8. All abutment and other flashings will be carried out in lead.
9. Coping stones to the front parapet to be lifted, damp proof membrane to be laid under re-bedded and pointed in 1:1:4 cement: lime: sand mortar.
10. Repointing of brickwork chimney stacks, parapets and any minor remedial or consequential repairs will be carried out in appropriate lime mortar & stock bricks to match the existing.

5.0 Summary and conclusion

- 5.1 Set out above and within the accompanying documents are details of the necessary repairs to a listed building.
- 5.2 It is considered that the proposed development is in accordance with relevant local and national planning policy guidance, we therefore respectfully request that the Council grants consent for the proposed works.

Appendices

- | | |
|-------------------|-------------------------------|
| Appendix 1 | Location plan |
| Appendix 2 | List of accompanying drawings |
| Appendix 3 | Photographs |

Appendix_1

Location plan



Appendix_2

List of accompanying drawings

415_22_NW32RS-X.01

Site Plan

415_22_NW32RS-P.05

Roof Plan

Appendix_3

Photographs



central valley gutter



detail of slates



front parapet



rear roof slope