

Design & Access, and Heritage Statement

Terrace Lodge, Admiral's Walk, London NW3 6RS

Application for Listed Building Consent

Introduction

This is a combined Design and Access / Heritage Statement, prepared in relation to proposed external repairs, and external and internal decorations at Terrace Lodge, Admiral's Walk.

Design

Terrace Lodge is an early 18th Century Grade II listed detached house, which has been significantly extended and refurbished around 2005. The walls are likely to be constructed in solid masonry, with white painted lime render. The windows are a mix of timber casements and sashes; all single glazed. To the front elevation, the windows are provided with timber shutters. There is a cottage style porch centrally to the front elevation, over the front entrance door.

The roof comprises two hipped, pitched roofs towards the front of the property, covered with natural slates. A lead covered dormer window is located to the south side of the northern hipped roof. To the rear, there is a lead covered flat roof to the north containing 2no. circular rooflights, and a larger felt covered flat roof to the north and east, containing 2no. rooflights.

The proposal is to carry out essential maintenance and minor repairs to the front and side elevations, windows and roof and minor alterations.

Repairs & Decorations

The window shutters to the front elevation will be replaced like for like, as these have deteriorated beyond repair. The size, style, profile, and quality will all be to match existing. It is understood that these shutters date from the last refurbishment in 2005.

There are timber elements elsewhere on the site that will also be replaced to match existing, including the modern hosepipe enclosures, log store. The timber to all of these has rotted and deteriorated past the point of repair, and will be replaced to match existing.

Internally – some water ingress has occurred around the dormer window over the staircase, and an isolated area of plaster will be hacked off and replaced and redecorated to address this. The plaster in this area is thought to be of modern gypsum-based plaster. Minor repairs will be carried out to the leadwork externally to resolve this issue.

Alterations

At ground floor level – the existing log burner will be re-located from the west wall of the living room, to the east wall, with a new flue through the flat roof (please refer to annotations on drawings).

Appearance

Where timber elements are being replaced – these will match existing style, profile and quality. The new timber window shutters will be painted to match the existing colour.

There are a number of cracks to the render on the front and side elevations. This will cause water penetration into the structure which in the long term cause further damage to the building. These cracks will be cut out, repaired with a Keim Spachtel repair filler, suitable for repairs to heritage buildings. The rendered walls will then be re-painted to match existing, in a breathable paint.

The timber enclosures containing the hosepipes have rotted significantly, owing to the timber sitting directly on the ground. In order to prevent this in future, it is proposed to support the new timber enclosures off 2no. courses of brickwork, with a damp proof membrane. The brickwork will then be rendered and painted to match the timber. This will maintain the existing external appearance, and prolong the life of the new timber.

The only other change to the external appearance will be the addition of a new flue to serve the log burner will be visible to the south and east elevations, and will be in accordance with Part J of the Building Regulations.

Access

Access to the property will remain as existing. During the works, scaffold will be installed to the front and side elevations to allow the works to be safely carried out. The scaffold will include an alarm for the duration of the works.

Amount

Not applicable. No increase in floorspace is proposed. The project is external refurbishment and internal decorations only.

Layout

There are no proposed changes to the layout except for the relocation of the log burner flue.

Scale

There are no proposed changes to the scale.

Landscaping

No changes to the landscaping are proposed.

Heritage Assets

Significance

Terrace Lodge is a Grade II listed property, and within the Hampstead Conservation Area. All of the proposed repairs have been sympathetically considered with heritage significance in mind.

Impact

The only material change to the existing fabric is the inclusion of brickwork bases to the hosepipe enclosures. This is primarily to preserve the lifespan of the new timber, where it has currently been allowed to rot significantly.

In terms of other works:

- The leadwork in item 4.03 in the Schedule of Work is to be omitted. No leadwork will be installed to the boundary wall.
- The timber shutters to the front elevation were replaced in the last 15 years, and are therefore not original construction. They have deteriorated to a point where a repair could not be carried out effectively. We believe replacing the shutters in hardwood, to match the existing profile, painted in a colour to match existing.
- A thorough schedule of repairs to each individual window is contained within the schedule of works. Timber window frames will be repaired where possible.
- Minor leadwork repairs will be carried out like for like to the existing lead flat roof.
- The wood burner will be re-located to the east wall. To facilitate this, a new hole will be cut in the ceiling to install the new flue, and the oak flooring cut back to install a new stone hearth. The opening for the former flue within the chimney breast will be bricked up, plastered and decorated.

All works proposed have considered the heritage significance of the property, and have been designed to repair sympathetically when possible, or replace like for like where repairs are not possible. We do not believe that any of the proposed work will harm the significance of the building.