

Report on Existing Roof Timbers

at

22 Keats Grove

London

NW3 2RS



on behalf of
Robert Audley

January 2020

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 Assessment of Roof Timbers**
- 5.0 Summary and Conclusion**

1.0 Introduction

- 1.1 This Report is to be read in conjunction with the Design and Access Statement incorporating a Heritage Statement in support of an application for listed building consent for works to the main roof of the house, which was submitted to the London Borough of Camden on 12 December 2019.
- 1.2 This further report has been prepared at the request of Anna Foreshew (Conservation Officer) in an e-mail of 17 January 2020; namely:

“Given the proposals include alterations to roof timbers, the LPA will require an assessment of these, in order to establish their significance. We will then need to know which timbers i.e. rafters are to be repaired and replaced. If they are of significance, it may be that doubling up is considered more appropriate.”

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 carried out in the early 1970s 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. Although numerous efforts at repair have been attempted over the years, these have now reached the end of the road.

4.0 **Assessment of Roof Timbers**

Access was gained to the rearmost of the two sawtooth roofs via an existing ceiling hatch. No access is available to the front roof area.

The existing timber roof structure consists of 100x50 sawn s.w. rafter members at approximately 410mm centres. These are, in turn, overlaid by 100mm sawn s.w. sarking boards. Evidence of nail penetrations suggests that the slates are fixed directly into the boards. There are 2no. high level collar ties.

The timbers appear to be in a very sound condition although there is some evidence of water staining adjacent to the valley gutter. The age of the roof timbers is not known, although their appearance, squareness and regularity and the evidence of mechanical bandsaw marks suggest they do not date from the original construction.

5.0 **Summary and conclusion**

- 5.1 The initial application notes that members found to be distorted, damaged or otherwise defective will be replaced.
- 5.2 Although, as noted above, only one of the two roof spaces was able to be inspected, the conclusions to be drawn are:

The inspected timbers probably do not date from the early 19th century.

The inspected timbers appear sound and are unlikely to require replacement.

Appendices

Appendix 1 Location plan

Appendix 2 Photographs

Appendix_1

Location plan





view of rafters at party wall to 21 Keats Grove. Note: party wall rebuilt with concrete blocks confirming repair works have been carried out at roof level in the relatively recent past



general view of roof space



view of rafters at valley gutter showing signs of water staining; note also bandsaw marks on r.h timber.