

Design and Heritage Statement Rev A

in respect of

**22 Keats Grove
London
NW3 2RS**

on behalf of
Robert Audley



December 2019
Revised 17.02.20

4orm

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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 revised report follows direction from the Planning (Conservation) Officer.
- 1.4 This report should be read in conjunction with the Addendum "*Report on Existing Roof Timbers*" submitted on 23.01.20.

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 (Revision A. 17.02.20)

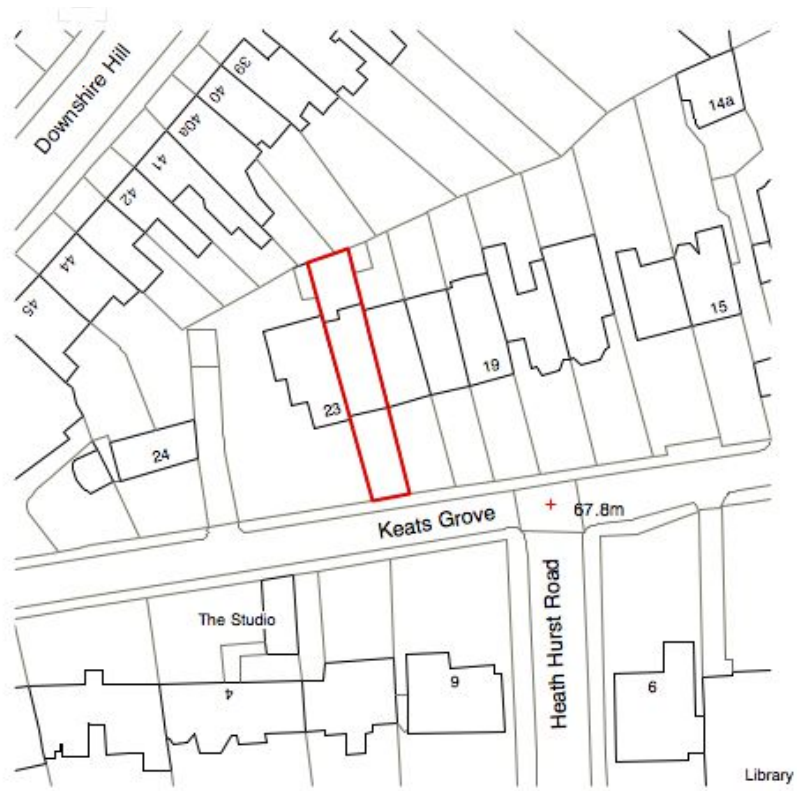
- 4.1 The works will be carried out under a temporary roof.
- 4.2 The existing rooflight is to be protected and retained. Otherwise all roof coverings including slates, coated gutter linings and lead flashings will be removed. The existing sarking boards will be retained. Any slates found to be capable of reuse will be retained on site. The existing ridge tiles will be carefully lifted and retained on site for reuse. The coping stones will be carefully lifted and retained on site for reuse.
- 4.3 The existing timber roof structure will be inspected and any members found to be distorted, damaged or otherwise defective will be strengthened, either with new pieces scarfed-in or doubled up with C16 or C24 stress graded softwood as appropriate. Timber that is defective through rot will be removed if it poses an ongoing threat to adjoining fabric.
- 4.4 The existing box channel from the valley gutter to the outlet at the rear elevation will be inspected, repaired if necessary and re-lined with Code 5 lead in accordance with the Lead Sheet Association manual.
- 4.5 A code 5 lead parapet gutter to be installed in accordance with the Lead Sheet Association manual.
- 4.6 The sarking boards will be overlaid with vapour permeable underlay to BS 5534. New natural Welsh slates, (combined with any slates that can be practically and safely reused from the existing roof) will be installed. The ridge tiles will be re-fixed and bedded in a lime-mortar mix tinted to match the existing mortar tone.
- 4.7 All abutment and other flashings will be carried out in Code 4 lead and in accordance with the Lead Sheet Association
- 4.8 The copings to the front elevation will be re-laid on a slate damp-proof course, bedded and pointed in a lime-mortar mix, tinted to match the existing mortar tone.
- 4.9 The half-round clay tiles to the rear slope at the junction with #21 Keats Grove will be re-laid, bedded and pointed in a lime-mortar mix, tinted to match the existing mortar tone.
- 4.10 Repointing of brickwork chimney stacks, parapets and any minor remedial or consequential masonry repairs that come to light on a closer inspection will be carried out in lime-mortar and 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_2

List of accompanying drawings

415_22_NW32RS-X.01	Site Plan
415_22_NW32RS-P.05A	Roof Plan



View of Valley Gutter



View of Parapet Gutter



General Condition of Slate Coverings



View of Valley Gutter and abutment Flashings