



Design and Access Statement & Heritage Statement

3-6 Guilford Place, Camden
for Paragon Asra Housing Limited



Design and Access Statement

This Design and Access Statement is provided by Churchill Hui as part of a Listed Building Consent application in relation to the proposed renewal of roof coverings and weatherings to four six-storey terraced houses located in Guilford Place, Camden. The application is submitted on behalf of the applicants, Paragon Asra Housing Limited. The development site is situated to the northern end of Guilford Place in close proximity to numerous character buildings which showcase a range of different architectural styles in the heart of a bustling part of London. The proposed maintenance works concern renewing the distressed and dilapidated roof coverings and replacing them with identical or comparative materials to ensure reservation of the building's original character.

Location

3-6 Guilford Place sits between the historic Foundling Hospital and Doughty Estates which are of a similar Georgian period.

Character

The Bloomsbury Conservation Area, within which the buildings are situated, is widely considered to be an internationally significant example of town planning. Its Georgian terraces and beautiful garden squares are world-famous, while its is also home to some of the most iconic buildings in Britain.

History of Development

1984 - Full and Listed Building (LB) Consent: Nos. 3-6 - Change of use and works of conversion to provide 13 sheltered housing units, a warden's ancillary accommodation and 2 maisonettes.

1998 - LB Consent: No.3 - Works for the provision of a new cast iron rainwater pipe and new cast iron hopper.

2017 - LB Consent: Nos. 3-4 - Replacement of external emergency light fittings within basement lightwells and replacement of internal communal fire alarm system.

2019 - LB Consent: No.4 - Replacement of internal doors and side screens with new to comply with fire regulations.

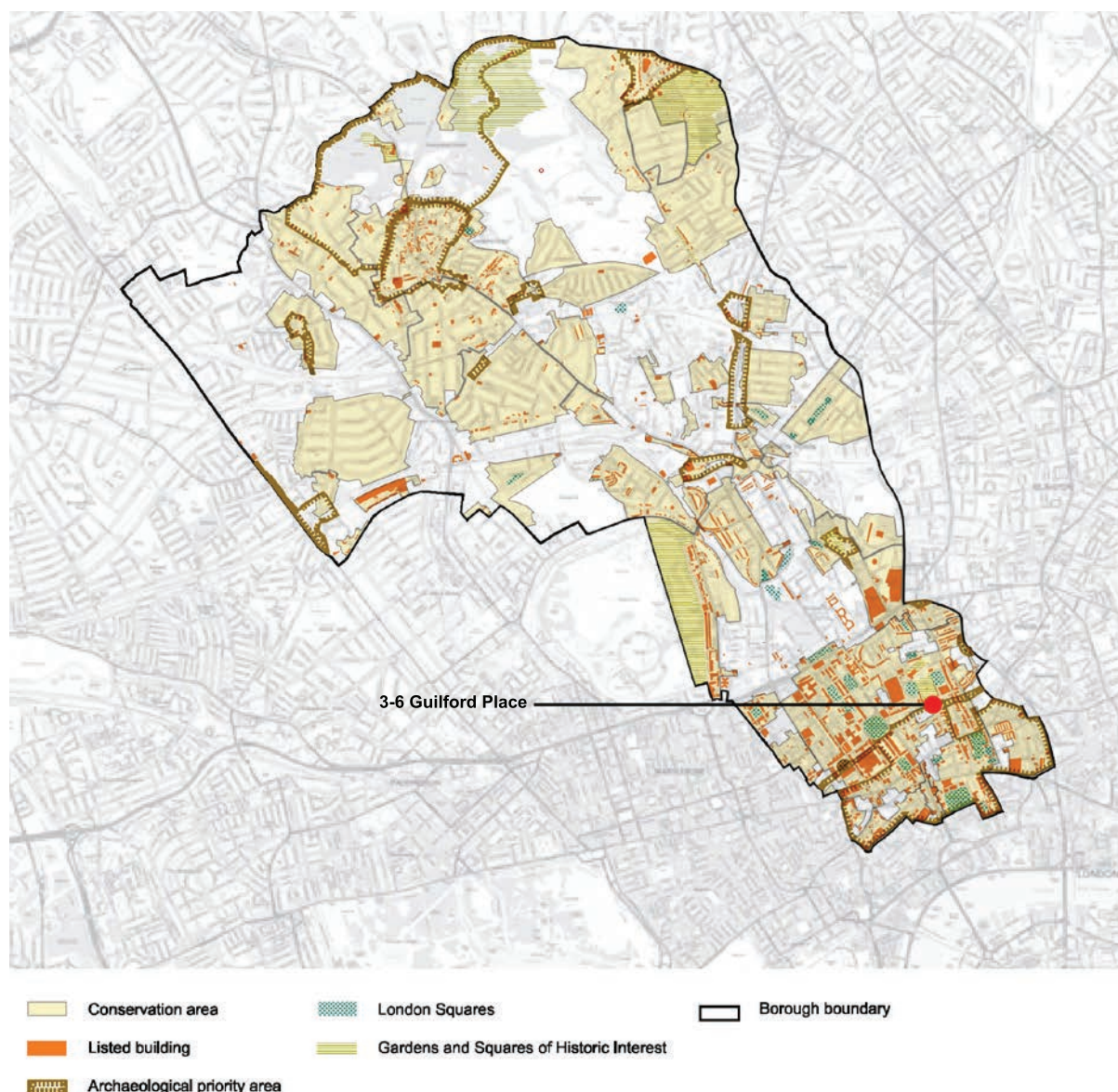


Fig. 1 Heritage map identifying the location of 3-6 Guilford Place within the London Borough of Camden

Design and Access Statement (cont.)



Fig. 2 Location Plan of 3-6 Guilford Place, Camden

Site Photos



Fig. 3 Approach to buildings from north western end of Guilford Place



Fig. 4 Side elevation with entry to no.3 Guilford Place



Fig. 5 Rear of mansard roof



Fig. 6 Crown roof to no.4 Guilford Place



Fig. 7 Synthetic slates to pitched roof of no.6 Guilford Place



Fig. 8 Lead detailing to dormer windows

Design and Access Statement (cont.)

Design Proposal

The overall aesthetic of the buildings will not be changed, and the proposed works are intended to use like-for-like materials where visible from the street view within Guilford Place and Guilford Street. The proposed renewal works will generally include stripping all roof coverings, roofing felt, single-ply membrane and timber roofing battens back to timber joists, removing existing parapet gutters, flashings and weatherings in the process.

Roof structures to no.3 and no.4 are to be upgraded with rigid insulation to provide a warm roof construction. The roof structures to no.5 and no.6 are to be upgraded with 300mm glass fibre insulation where a cold roof construction is to be reinstated. All hidden existing lead parapet gutters are to be removed and renewed with a GRP liquid applied system with minimum 1:80 falls to outlets. Lead valleys located between the duo-pitched roofs of no.5 and no.6 Guilford Place are also to be removed and finished with the same system. All cast iron rainwater goods are to be retained where possible, with repairs carried out or replacements installed, in instances where deemed necessary.

No.3 Guilford Place

The proposal concerns the stripping back of the existing natural slated mansard roof and its renewal with new natural slates in order to retain the character of the period building, particularly on this corner property with dual aspect. Existing lead flashings, trims and weatherings are also to be renewed with lead in accordance with the approved details of the Lead Sheet Association. Heads and cheeks of dormer windows are to be renewed with lead detailing, forming a new drip detail to heads that will address existing water penetration issues. Lead hip roll details are also to be formed to mansard hips to provide a degree of refinement not achieved by the existing concrete hip tiles. A grey GRP liquid applied roof covering system is to be utilised for all flat roof sections, whilst proposals also allow for renewing SVPs and mushroom vents in their current locations. New ventilation is to be incorporated to the mansard junction with the flat roof - providing continuous crossflow ventilation. The existing roof light is also to be renewed over the staircase in order to provide an automatic opening vent with a new detector and operating system.

No.4 Guilford Place

The existing synthetic slates to the crown roof are proposed to be stripped back and renewed with new synthetic slates to match the current appearance. Existing lead flashings, trims and weatherings are also to be renewed with lead in accordance with the approved details of the Lead Sheet Association. A grey GRP liquid applied roof covering system is to be utilised for all flat roof sections, whilst proposals also allow for renewing SVPs and mushroom vents in their current locations. New ventilation is to be incorporated to the crown flat junction with the roof - providing continuous crossflow ventilation.

No.5 and no.6 Guilford Place

The proposed works to these two properties concerns the stripping back of the existing synthetic slated pitched roofs and their renewal with new synthetic slates to match the current appearance. Existing lead flashings, trims and weatherings are also to be renewed with lead in accordance with the approved details of the Lead Sheet Association. All SVPs and mushroom vents penetrating the roof are proposed to be renewed in their current locations. New ventilation is to be incorporated to the ridges and eaves of all duo-pitched roofs - providing continuous crossflow ventilation.

Heritage Statement

The Grade II listed Georgian houses were built in the early 1790s and many of the original features of the terrace of buildings still remain. The following listing description from 1973 is provided by Historic England:

Terrace of 4 houses. c1791-1793. Built by J Tomes and W Harrison. Yellow stock brick, No.3 with slated mansard roof and dormers. 4 storeys, No.3 with attic, and basements. 3 windows each, No.3 with 2 windows and 5-window (2 blind) entrance front on the return, No.6 with 2 windows. Round-arched doorways with rendered reveals, pilaster-jambs carrying cornice-heads (except No.3), fanlights (Nos 3, 4 & 6 radial patterned); panelled doors. Gauged red brick flat arches to recessed sashes. No.3 with cast-iron balcony to 1st floor, 2nd window from right. Parapets. INTERIORS: not inspected: now converted to flats. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. Nos 5 and 6 with wrought-iron lamp-holders. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 30)

With the properties being protected in this manner they have been preserved through recent refurbishments and modifications which have been controlled and restricted through the planning process. A variety of Listed Building Consent approvals have been granted in recent times, notably:

History of Development

1984 - Full and Listed Building Consent: Nos. 3-6 - Change of use and works of conversion to provide 13 sheltered housing units, a warden's ancillary accommodation and 2 maisonettes.

1998 - Listed Building Consent: No.3 - Works for the provision of a new cast iron rainwater pipe and new cast iron hopper.

2017 - Listed Building Consent: Nos. 3-4 - Replacement of external emergency light fittings within basement lightwells and replacement of internal communal fire alarm system.

2019 - Listed Building Consent: No.4 - Replacement of internal doors and side screens with new to comply with fire regulations.

Since the granting of a change of use to the properties in 1984, all other previous works to the buildings have been for the purpose of maintenance and safeguarding, with works undertaken in an understandably sensitive manner given the status of the accommodation. The proposals to refurbish the roof coverings as detailed in this application are intended to respond directly to the parameters of Camden's Local Plan in relation to the maintenance of such listed character buildings.

Camden Local Plan – Design & Heritage - Listed Buildings Policy Detail:	Response:
7.57 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.	The proposed works to the roof of these buildings will ensure that the properties can continue to be inhabited and used to their full potential. The specification of materials that will either match the existing, or improve upon the quality of the existing appearance, have been chosen to assist in presenting the buildings in the best possible manner.
7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.	Whilst the works proposed are of a maintenance nature, it is appreciated that this still has influence on the overall aesthetics of the buildings. Through the selection of appropriate materials and detailed design the special interest of the properties can be retained as intended.
7.62 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation...	The upgrading of material finishes to the surface of the roofscape will be matched with the upgrading of the insulating properties of the four independent roof structures. Rigid insulation is proposed to two of the roofs to provide a warm roof construction, with increased depth of glass fibre insulation installed elsewhere to improve U-values to the upper most floors.

With distinct efforts to keep the existing appearance of the building in its current state of grandeur, like-for-like materials will be used in all visible locations. The only exceptions to existing materials being replicated will be on the unseen flat areas of the mansard and crown roofs, and the proposed installation of a GRP liquid applied system to the parapet gutters. Both of these measures are intended to improve material longevity and reduce maintenance requirements in the long term.

Due to the height of these roofs being at approximately 13m above street level there will be no detrimental impact upon the existing setting within Guilford Place. As such it is considered that the proposed renewal of the four connected roofs will be beneficial to the life of the buildings and allow the heritage asset to retain a high level of significance at the corner of two imposing streets.

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