

8 MONTPELIER ROW, TWICKENHAM TW1 2NQ

Heritage, Design and Access Statement

Rev.00



Norfolk House, 8 Montpelier Row (Estate agents image)

Place Architecture and Design Ltd. have been engaged on behalf of Monrovia Property Management to prepare a Listed Building Consent application/Planning application for the proposed replacement of existing dilapidated roof coverings (re-using existing slates where possible) and renovation of the existing roof structure to preserve and protect the listed fabric of the property.

This statement should be read in conjunction with structural reports from ABP Engineers.

We have also prepared drawing details and a detailed method statement for the proposed roof works.

INTRODUCTION

8 Montpelier Row (Norfolk House) is an 18th Century Georgian townhouse (built around 1720) on the Western Boundary of Marble Hill Park by Captain John Gray. It is located in East Twickenham off the Richmond Road.

The property is in the Twickenham Riverside Conservation Area (CA8) and is Grade II* listed (list entry number 1065390). Its's designated site name is 'BUCKINGHAM HOUSE DUDLEY HOUSE FARTHINGWORTH AND GATE AND RAILING NORFOLK HOUSE'

Historic England describes the property:

C18 plain brown brick house with red window arches and many remaining original internal features. Vacant for some years, a major water leak has caused considerable damage to the rear sections of the house, leading to problems with rot and damp. Initial works have been carried out to the rear section of the roof through enforcement action by the Local Authority, but further works are needed, particularly to windows and rainwater goods. The Local Authority are continuing to make efforts to secure the future of the property.

The property is in very poor condition as noted above and the heritage asset needs to be protected. This application is concerning the main roof of the property which needs to be made watertight.

Place Architecture and Design have worked with ABP Engineers to put together a package of information to explain how the historic roof structure should be retained, repaired and strengthened so that it can support the roof coverings. New lead flashings, gutters and valleys will provide a robust solution to the water ingress problems that have taken place via the dilapidated roof over the years.

This application relates solely to the repair and refurbishment of the existing roof structure and roof coverings. It is expected that further applications will be required to address the wider restoration/refurbishment of the property.

HERITAGE AND SITE CONTEXT

Montpelier Row is a nearly complete row of Georgian period houses (North End House missing), adjacent to Marble Hill Park, Twickenham, Richmond on Thames. Chapel Road is off Montpelier Row and is the site of the old Montpelier Chapel which was demolished in the 1940's.

It was built by Captain John Gray in the 1720's.

The following information is taken from <https://literarylandscapes.net/2016/05/15/montpelier-row-twickenham/> which offers some helpful context:

Gray's concept was urban in style and copied the prestigious homes of the new London squares. This was a departure from the local style where there were several grand estates, but also large detached properties which stood in their own land along the riverside in Twickenham. It was the first local urban terrace and they were built to be leased, a speculation perhaps in response to the growth of Twickenham due to agriculture and commercial gardens.^[3] But also to the popularity of the riverside area and the lure of the Thames for the upper classes and when Horace Walpole died here in 1797, large houses and immaculate gardens lined the riverside stretch from Cross Deep to Richmond, incorporating Montpelier Row.

This new style might have surprised the locals and be seen as an intrusion on the style of Twickenham. The other Queen Anne and early Georgian properties adopted a more classical style, which had been made popular by Inigo Jones in the seventeenth century.

Montpelier Row was built on its own, away from the centre of Twickenham which may suggest the clientele that Gray was trying to attract. They remained for some time as the only properties in the area of what is now East Twickenham. The map below shows Montpelier Row and the surrounding area in 1741. We can see that surrounding the property were gardens and open space, and Orleans Road was at this time called Folly Lane. Although its neighbouring Marble Hill House is indicated, it is not listed until the later map of 1786.

The enclosure plans of 1819 show the detail of the properties in much greater depth and also include the chapel which is not shown specifically on earlier maps. The next map shows the area in 1846, and we can see that a number of properties have been built on the land surrounding Montpelier Row, although the area off of Orleans Road or Folly Lane is still gardens. However, this indicates that the area is beginning to develop further and where Montpelier was once rural, the area was becoming increasingly suburban which may link with the establishment of the railway in Twickenham in 1848.



Above: Image taken from google earth. 8 Montplier Row is circled.

A number of the properties on Montpelier Row have received upper floor extensions.

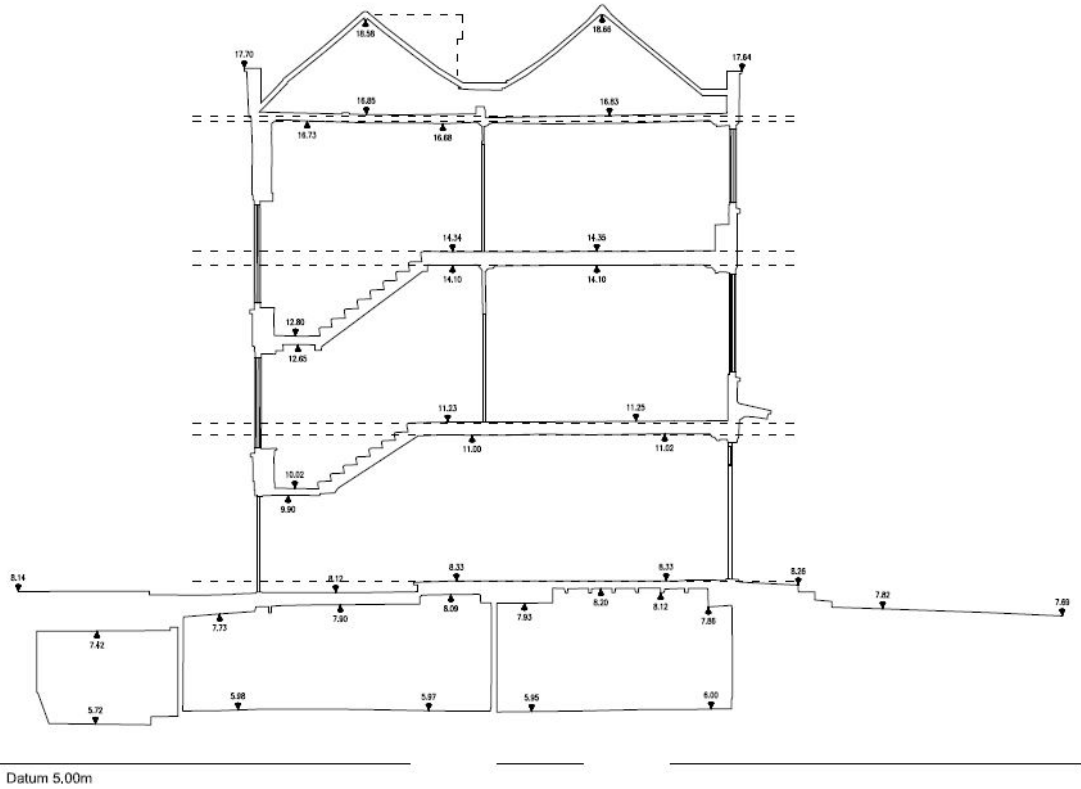


The above google streetview image shows the terrace of which number 8 is part of.



Left: Google Streetview showing number 8 (Norfolk House) which is flanked by number 9 on the left and number 7 on the right.

These properties each have a pair of pitched roofs from front to back behind parapet walls to each elevation.



Above: Cross section of the existing property. The front of the property is on the right of this image.

The property has a double pitched roof arrangement with access to the central valley via a small dormer on the front pitch of the rear slope.



The property is currently covered by a temporary scaffold roof over the main roof (to provide some protection from rain temporarily) and some protective polythene sheeting covers the slate finishes and gutters at present while this application is being prepared.

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Left: Photograph taken at the rear of the property.



Left: Photograph standing in the valley between the two roof pitches looking down the row (numbers 7 and 6 can be seen here with their access dormers). Number 8's dormer is immediately to the left here.

The stepped valley gutter is dilapidated at Number 8. Its valley gutter bearers are decayed and will require new support alongside the existing (to retain the historical fabric).



Above: An image that was taken prior to the scaffold being erected. This shows the dilapidated front lead gutter behind the parapet.

Left: The chimney pointing is missing.

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Left: An image that was taken prior to the scaffold being erected. This shows the dilapidated rear lead gutter behind the parapet.

The property has a hipped roof to its rear closet wing that is concealed behind a parapet.

Below: Images of rotten timber to rear gutter and gutters that are not able to drain effectively.





Left: Picture taken in the roof void. Some of the bearing ends of the rafters are rotten/decayed and need to be supported.



Left: The second floor ceiling has collapsed.

The area has been made temporarily safe with props so that the structure could be measured and inspected.

Not all areas of the roof were fully accessible for investigation as is common with listed buildings. The exterior front and rear gutters, the attic space to the front roof and the attic space beyond the existing water tanks were not fully visible.



Left: The rafters to the rear roof slope.

A survey of the timber has been undertaken (by Tapco HomeDry) and it has showed the presence of an active infestation of the Woodworm, Common Furniture Beetle (*Anobium punctatum*) that was found affecting the ceiling joists. Timber preservation treatment has been recommended to all the accessible roof timbers.

There was also found an attack of the Wet-Rot Fungus (*Coniophora puteana*) affecting the box gutter timber wall plate and joist ends due to defects with the roof coverings. Timber preservation treatment will be required.



Above Left: The valley has a gully at its southern end that connects into an open timber chute within the attic space and the rear closet wing roof and out to its rainwater hopper and downpipe. We would like to retain this chute for historical value but install a drainage pipe within it to ensure drainage is robust.



Above Right: Hoppers are blocked and downpipes are dilapidated. These should be renewed like for like.

RELEVANT PLANNING HISTORY

The enforcement team at Richmond Council have requested that the property management company that works on behalf of the owners, prepare a roof application to rectify the issues with the roof of the property. The enforcement officer (Aaron Dawkins) has visited the property and seen the dilapidated condition of the roof and collapsed ceiling.

We note the following historical applications:

Various application relating to the nearby trees

92/1025/FUL

Formation Of Gravel Surfacing On Part Of Land Opposite No. 8 Montpelier Row For Parking.
Granted Permission 31/07/1992

84/0136

Extension to basement area.
Granted Permission 15/05/1984

84/0137

Extension to basement area.
Granted Permission 15/05/1984

77/0889

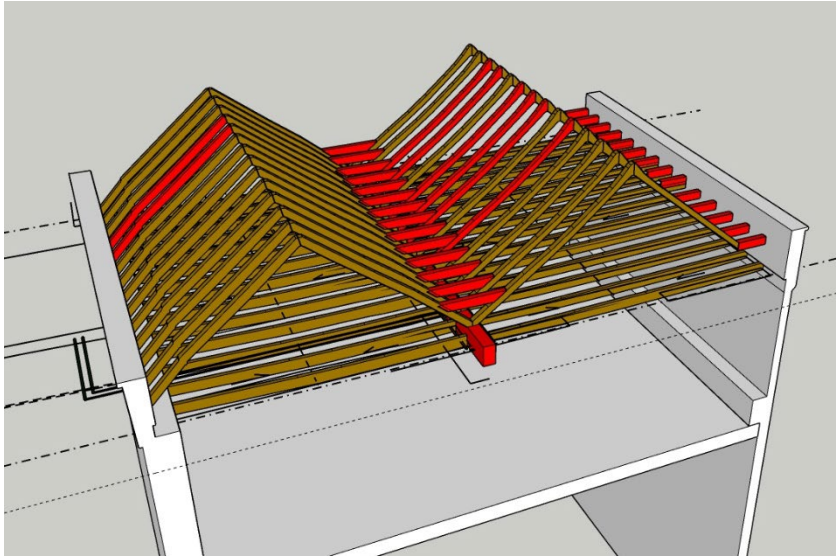
Erection of a three storey dwelling.
Refused Permission 20/12/1977

DESCRIPTION OF PROPOSED WORKS

Place Architecture and Design have worked with ABP Engineers to put together a package of information to explain how the historic roof structure should be retained, repaired and strengthened so that it can support the roof coverings.

ABP Engineers have highlighted the main structural areas of concern in regards to the main roof in their structural impact assessment and they are summarised as follows:

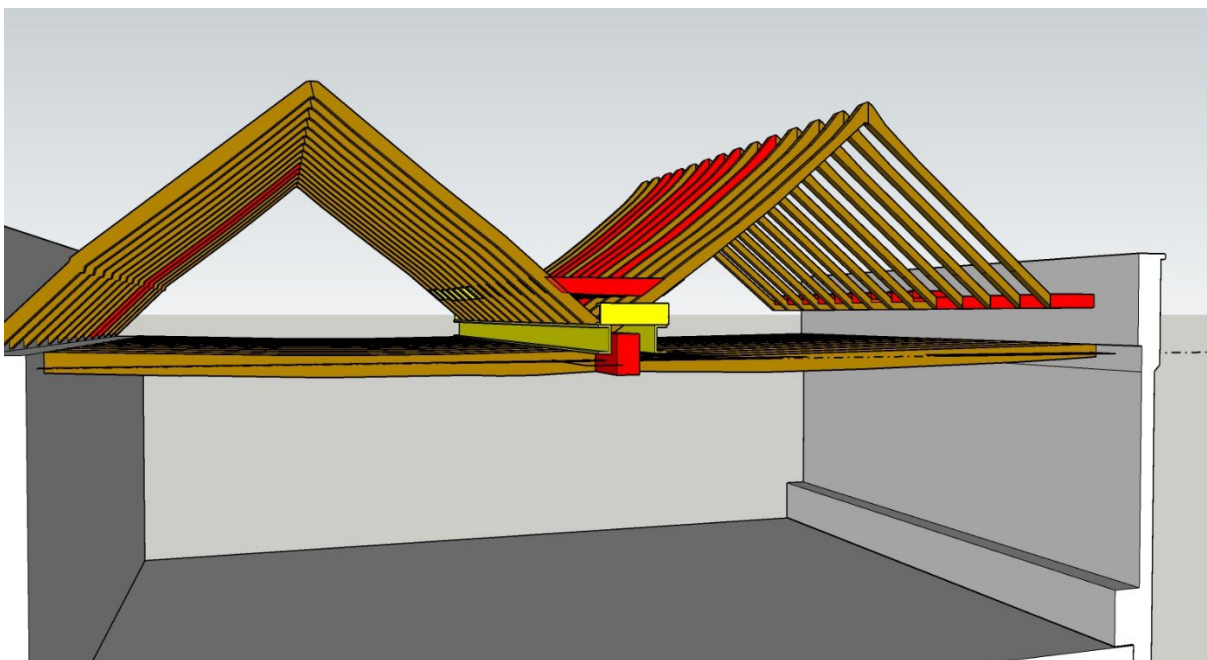
- Significant decay and loss of section to the central timber valley beam, particularly in the area of the dormer access/loft hatch, extending both sides of the intermediate support post.
- Ceiling joists to one side of the valley beam pulled out (loss of bearing via tenon)
- Ends of rafters at eaves with localised decay +/- or loss of bearing
- Ends of ceiling joists at valley beam with localised decay.



Above: 3D sketch showing existing roof structure. The red members are those that are decayed and may require additional support.

The photographs earlier in this report highlight the poor condition of the roof. A number of structural solutions have been considered (detailed within the accompanying structural impact assessment).

In order to retain as much of the historical fabric as possible, we believe the most suitable solution is to retain the historical timbers and repair/re-support them where necessary. As such, new steel PFC beams are proposed to sit either side of the damaged valley beam (to support the ceiling joists, rafters, gutter and self weight of the beam).



In order to ensure that the roof defects can be fully addressed, we are proposing that the existing roof covering is carefully removed (with slates retained to be reused as far as practicable and substituted with reclaimed slates from a similar period where necessary).

The fibreboards that are present on some rafters should be removed and areas with original timber boarding should have the boards retained for re-use.

The lathe and plaster ceilings to the second floor will also be removed (retaining the covings which will later be refurbished). This will allow full access to the roof structure as is necessary to comprehensively review its condition and complete the proposed repairs.

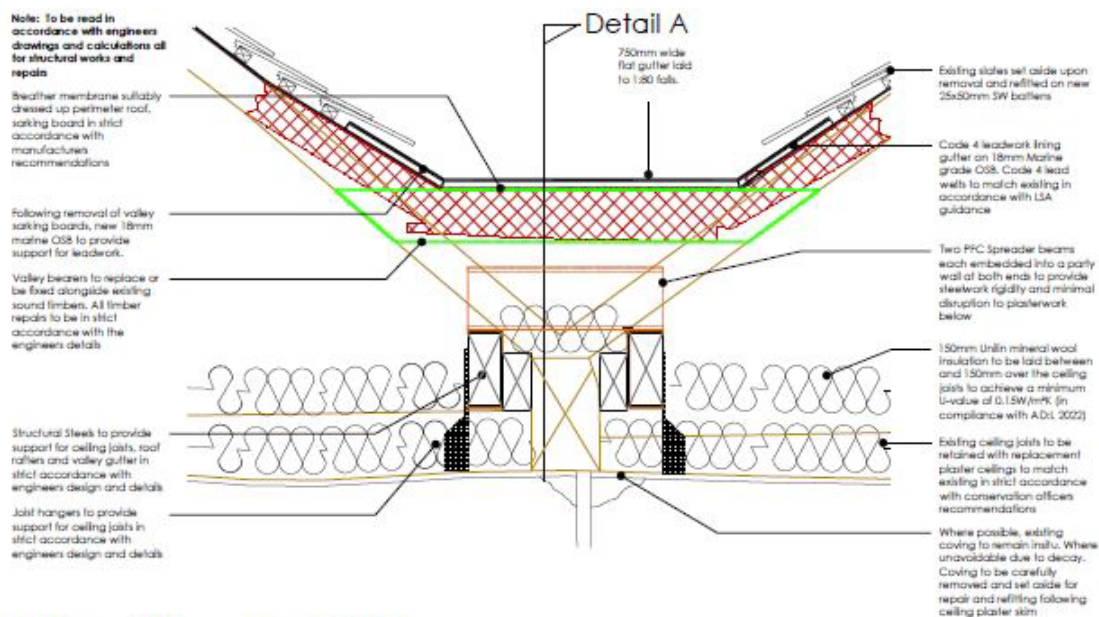
The water tanks will be removed and a solution for the heating of the property can be addressed at a later stage once the rest of the property has been considered (this will require further applications).

Once the roof structure has been repaired, the roof can receive a breathable membrane (Tyvek or similar) and new timber battens to support the existing (or substituted) slates. The breathable membrane will allow the roof (which will be insulated above ceiling level) to 'breathe'. This is important as most historic buildings in active use will be subject to increased humidity due to modern lifestyles via time spent indoors, baths/showers, cooking etc. Gaps in the re-used boards will allow this.

New lead flashings, gutters and valleys as well as new lead to the access dormer will provide a robust solution to the water ingress problems that have taken place via the dilapidated roof over the years.

A new lathe and plaster ceiling can then be installed and existing coving repaired and refurbished.

We believe that this is an opportunity to address the inherent defects of the roof and to provide additional measures to improve the overall robustness of the structure.



DETAIL C - VALLEY GUTTER DETAIL

DESIGN AND ACCESS

The proposed roof works will not affect the general use or access at the property.

The proposed works will not alter the appearance or scale of the property externally as the existing roof structure will remain as will the existing roof coverings where practical (and substituted with reclaimed slates form a similar period) if required.

CONCLUSION

As described in this document, the proposal involves retaining the existing roof structure and strengthening it where it has failed. This will allow it to carry the weight of the roof finishes. Renewed leadwork and insulation at ceiling level uses this an opportunity to address the inherent defects of the roof and to provide additional measures to improve the overall robustness of the structure.

PLACE ARCHITECTURE AND DESIGN

REV.00 JUNE 2024