

Comment on a planning application

Application Details

Application: 24/1639/HOT

Address: 8 Montpelier Row Twickenham TW1 2NQ

Proposal: Proposed replacement of existing roof, repairs to the existing roof structure, repointing and repairs to the existing roof parapet, roof dormer and chimney.

Comments Made By

Name: Mrs. Tamasin Hochberg

Address: 2 Montpelier Row Twickenham TW1 2NQ

Comments

Type of comment: Support the proposal

Comment: Roof repair to a high standard is clearly and urgently required for this Grade II* building which is at the centre of one of the finest early Georgian terraces in the country. The neglect and positive damage to the fabric (e.g. stripping lead) by (as we understand it) the applicant has caused the current state of dilapidation and put neighbouring houses and the whole terrace at risk.

We do not have the expertise to know whether the proposed insertion of steel beams and timber treatment is the appropriate course of action but are sure the Council can assess this and impose appropriate conditions to ensure the rescue of this building is carried out urgently but without causing further damage to neighbouring properties, which will presumably be significantly affected by any new beams inserted, just as they have been by the damp, woodworm and rot which have been allowed to take hold.

In view of the past problems and poor quality of the limited work done previously by the applicant we strongly recommend that all work is done by, and with supervision and regular inspection by, professionals expert in the conservation of listed buildings of this period. The preservation and reuse of historic slates and other materials in situ is important. In that context we welcome the intention to use existing slates as far as possible but query the proposal to remove existing hoppers and downpipes and replace them with "replica cast iron effect" pipework. If any of the existing pipework is capable of use then it should be preserved, repaired and used and any replacement pipework should use authentic materials. It's not clear what material is proposed for "cast iron effect".

Any insulation used needs to be breathable and fireproof. There is an active risk of fire through the roof spaces of the whole terrace and precautions need to be taken against this. Any plastering and pointing needs to be in lime.

Our support for the proposal is subject to the comments above

Daniel & Tamasin Hochberg