

DESIGN STATEMENT

1 ROSEMARY GARDENS, MORTLAKE, LONDON SW14 7HD

PLANNING APPLICATION REF: PP-1360863

GENERALLY

The property is located within a Conservation Area No. 51 and in our design we have taken on board the specific requirement to preserve and enhance and reinstate of the architectural quality and unity of the building. This is a direct quotation from the Conservation Area statement of requirements. It is on this basis we have put forward the following proposals.

PITCHED ROOF

The roof to the premises comprises of a Duo-Pitch A frame pitch roof construction spanning from front to back of the main building. The property also has a feature of a Monopitch roof over the line of the original colonnade and an over the shower room in the case of 1 Rosemary Gardens. (Refer to floor plan layout).

The condition of the roof is poor, the original Eternit style imitation slates have reached the end of their useful life and tiles are cracked, broken and are suspected of also having an asbestos content due to their age. The leadwork serving the roof is split and poorly designed leading to water penetration.

The Monopitch roof directly adjacent to the main roof is of insufficient fall, for a slated roof and we are of the opinion that this may have been covered with a sheet metal roof covering such as lead in the original construction of the building. Imitation slates to this section of roofing are very poor, upstands to the parapets are limited allowing poor weathering.

The copings to the roof have been replaced with half round clay tiles, which were not of the original construction. These are all eroded and have poor pointing and require renovation and replacement.

PROPOSAL PITCHED ROOF AND PARAPETS

The proposal the subject of this planning application is to replace the roof covering with a natural slated roof covering which would have been the original material used in roofing works to these almshouses. Leadwork will be replaced, flashings and parapet gutters will be renewed where these are defective. Ridge tiles will be replaced to match existing.

At the time of re-roofing insulation will be upgraded as far as possible without altering the ridge line or the interaction with the adjoining property.

Coping stones will need to be taken off and re-bedded and brickwork raised by one course to allow adequate flashings to be provided to the roof adjacent to the main roof the Monopitch roof referred to above.

The Monopitch roof has defective copings, inadequate upstand and inadequate pitch and it is proposed to replace the roof covering with a sheet lead covering to compliant with the Lead Association requirements and current Codes of Practice for replacing lead roof coverings.

The lead roof will be treated with patination oil on completion.

WINDOWS

The current windows which exist within the front elevation of the buildings are in a Venetian style softwood double hung sash window with spiral balances, double glazed. These are decayed badly for their age, this is due to the poor siting of the window frame within the front elevation openings.

The rendered surround to the windows requires repair and a drip provided to the head. The windows themselves need to be set back in the openings to prevent these decaying once again in the future.

The current windows are already double glazed and have spiral balances but have failed due to poor detailing. The proposal is to replace with windows to match existing (and match the remainder of the terrace) double hung sash windows to match spiral balances. The size of window opening and style of window does not allow for a traditional box sash with lead weights etc. to be installed.

FLAT ROOF CONSTRUCTION

The property has the feature of a two storey extension to the rear with flat roof as depicted in the drawings and photographs. The flat roof construction appears to be a cold roof construction with minimal insulation. Re-roofing of the main roof with slate referred to above, would necessitate the replacement of flat roofing. The opportunity needs to be taken to upgrade the insulation to the flat roof which is clearly lacking and the formation of a warm roof construction together with associated detail. This proposal will lead to the increase of thickness of the roof by approximately 100mm, this will not affect detailing to parapets, upstands and the like.

Matching materials will be employed in the flat roofing works which is a high performance felt system with a mineralised finish with lead flashings and parapets with concrete copings.

DRAINAGE WORKS TO REAR ELEVATION

Attached to this application is a photograph showing the rear elevation of the original main building adjacent to the main entrance of 1 Rosemary Cottages. A wastepipe can be seen discharging from the rear elevation approximately 50mm in diameter serving internal hand basin and shower.

The proposal is to install a WC within this area internally, (see floor plans), and run a 100mm soil wastepipe in place of the 50mm wastepipe shown on the elevations and photograph.

The provision of a WC within this area will necessitate the provision of a 100mm soil stack externally adjacent to the rainwater downpipes which currently exist. The down water downpipe needs to be replaced and re-routed into a new gulley at ground floor level.

The proposal we would consider not to be intrusive and result in minimal alterations to the rear elevation and the drainage existing on the premises can be easily adapted to facilitate this provision.

CONCLUSION

In the proposals put forward in all cases are using traditional or matching materials for the original roof construction we are of the opinion that the side Monopitch roof really was not covered in slate originally. The fall is inadequate for this and provision of a slate roof in this location would not be watertight as required.

Traditional use of lead materials and lead roofing is preferred to provide a watertight roof to the Monopitch roof and shower area and west side projection to the building.

The proposals for the main roof utilises traditional materials, slate and leadwork and will upgrade insulation to the roof whilst this is undertaken. The rear flat roofs and overlay system will not affect the appearance externally rear elevation.

The windows proposed are to match existing, any brickwork repairs and render repairs undertaken will be to match existing.

We would consider that the requirement to preserve, enhance and reinstate the architectural quality and preserve the unity of the buildings and met by these proposals.

Signed:.....

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