Description of the construction of the 5 storey high terraced town houses at 56 to 64 Kentish Town Road, London, NW1 9PU

These grade II listed properties have been built in the early 19th century (regency period) of London yellow stock bricks with slated mansard roofs.

The front elevation brickwork is in Flemish bond with flush or projected tuck pointing. There are brickwork openings with window and door arches of segmental, semi-circular and soldier arches construction to the fenestration of the front elevation windows. There is a horizontal rendered band at first floor level with a full width cast / wrought iron balustrade balcony or Juliette cast / wrought iron balustrade balconies to each property. The timber windows are square box sash windows except for the ground floor which has semi-circular upper sashes.

The basement face of the front elevation brickwall and the semi-circular brick arch to the ground floor window opening are painted with white masonry paint.

The front entrance doorway is in a white rendered stucco door opening with a semi-circular brick arch and a semi-circular fixed fanlight above the blue painted moulded six panelled timber front entrance door. The timber door frame has a vertical reed moulded effect. This door has brass ironmongery fittings of letter plate, door numerals and lock escutcheon plate.

The front entrance pavement is normally paving slabs with a cast or wrought iron balustrade and concrete or yorkstone planks to form the entrance bridge over the basement light well. This has since been covered in asphalt to give a water proof finish.

The mansard roofs have a brick parapet wall to the front elevation with concrete coping stones on top and a lead lined box gutter with a rainwater shoe outlet to the hopper of the rainwater stack. Most of the existing rainwater and soil goods are now a grey plastic material which does not match the remaining black painted cast iron rainwater goods. The existing roof covering is mainly welsh slate though there is evidence that Spanish and synthetic slates have also been used on some of the properties. The flashing and soakers are in lead with the cheeks and roofs of the dormer windows in zinc. This roof construction is repeated on the rear elevation of the terraced town houses.

The party parapet walls are in yellow stocks with either a brick on edge coping or more commonly a concrete coping stone. The chimney stacks are in yellow stock bricks with a two course high corbelled ledge and concrete flaunching to the red clay chimney pots.

The rear elevations consist of yellow stock bricks in Flemish bond brickwork with a mix of segmental and soldier arches to the window openings. The windows are mainly timber box sash windows with some small timber casement windows.

There is large one to two storey areas of rendered masonry to the rear elevation brickwall from the basement level upwards. This varies in size, shape and nature from property to property on the rear elevation.

The individual town houses have an upper level rear exit doorway to the rear garden that opens out onto a timber or metal staircase. There is also a basement level doorway to the rear garden from the ground floor maisonette.

All the rainwater and soil goods on the rear elevation are in grey plastic.

The rear garden party walls are a mixture of Flemish and English bond brickwork in yellow stock bricks.

Design statement for listed building consent on the external repair works to 56 to 64 Kentish Town Road, London, NW1 9PU.

* All repairs will be a like for like process with the existing construction of the building matched as closely as possible.
* All new brickwork is to be done using seconds of cleaned London yellow stock bricks. Taken from Georgian or Victorian demolished properties within the London area.
* All finishes will be identical to the existing finishes in areas, colours and textures.
* Any renewals of the building structural fabric of brickwalls, roof cladding and timber joinery will be in matching materials of texture, size, shape and colour.
* It isn’t possible at this moment in time to quantify and qualify the scope and the extent of the repairs to the property. This is normally done as a validation survey after the scaffold has been erected to allow the external works to be carried out.

External Masonry Repairs

Carry out repointing and rebuilding of defective brick work in matching colour and textured bricks (London yellow stock bricks).

Render repairs by cutting out cracks and then making good to the moulded rendered finishes and painting with white masonry paint.

Large areas of cracked and blown rendered mouldings to be renewed as per the existing moulding profile.

Upper surfaces to be waterproofed by using white acrypol waterproof membrane.

Replace the occasional rotten timber window lintel with a precast concrete lintel then rebuild the brick soldier arch to the window opening.

Treat patch of efflorescence on the rear elevation brickwall.

Repair/Renew defective precast concrete coping stones to parapet brick walls.

Renew broken red clay chimney pots as required.

Repair front elevation balcony and cast or wrought iron balustrade as necessary.

External Joinery Repairs

Overhaul and adjust timber box sash and casement windows to front and rear elevations.

Overhaul and adjust timber front entrance door including any necessary splice repairs to the timber mouldings.

Cut out defective rotten joints and carry out minor resin timber repairs.

Cut out and splice sections of matching profile timber for major timber repairs.

Renew defective and broken ironmongery in new brass fittings.

Repair/renew external rear elevation timber staircases from the upper maisonette to the rear garden.

Roof Repairs/Renewal

Repair roof by replacing defective, broken or missing slates in matching slate material.

Strip existing roof cladding to mansard roof and renew as natural welsh slates with new lead flashings, soakers, etc.

Repair/renew as required the dormer windows to the mansard roof on the front and rear elevations.

Repair box gutter to front and rear elevation parapet walls.

Repair/renew defective soil and rainwater goods as like for like.

Repair/renew the concrete haunchings to the chimney stacks.

Metalwork

Repair/ renew as necessary cast or wrought balustrades to the front elevation Juliette and full width balconies. This item is to match the existing balustrades in design, size and shape of the metal components.

Repair/renew external rear elevation metal staircase/s from the upper maisonette to the rear garden.

Finishes

Paint all rainwater and soil goods in black oil based paint.

All the exterior timber window joinery is to be painted white, except for the front door that is to be painted blue.

All areas of existing painted brickwork and render is to be painted with white masonry paint.

Concrete balcony platforms are to be painted in white masonry paint.

All cast or wrought iron balustrades are to be painted in black hammerite metallic paint.

All other metallic iron or steelwork is too painted in black hammerite metallic paint.

Photos of 54 to 64 Kentish Town Road

DSCN1950 – This photograph shows the front elevations of 56 to 64 Kentish Town Road. The property at 54 Kentish Town Road is on the left hand side next to the scaffold building of 54. The mansard roof covering to 56 was renewed in natural slate approximately 2 years ago. So the only repairs to this roof will be replacing the 6No. broken slates at the rear of the property’s mansard roof. The remainder of the properties in this terrace will probably require extensive roof repairs by renewing lead flashings, lead capping to dormer window roofs, zinc cheeks to the sides of dormer windows, renew missing and broken slates, etc. All the windows will require some form of timber joinery repairs. Though, there is a good possibility that the mansard roof on 58 Kentish Town Road may need to be replaced as the occupants are experiencing water penetration into the upper maisonette from 4 different locations from the roof. This photograph shows that the different houses in the terraced have alternative cast/wrought iron balcony balustrades from individual Juliette balconies to full width balconies at first floor level on the front elevation.

DSCN1986 – Front Elevation 64 Kentish Town Road shows two Juliette balconies at first floor level with cast or wrought iron balustrades. There 3No. caps to wall ties at first, second and third floor level are on the left hand side next to the party wall with Atunbi Court, Farrier Street. There is a black painted rainwater stack in aluminium and cast iron fixed between the capped wall ties and the party wall on the left hand side. The slated mansard roof has a brick on edge coping course with tile flanges coming out both sides to parapet party wall between 64 and Atunbi Court. The parapet party wall on the other side is finished with concrete coping stones. On both party walls there are chimney stacks with a mix of capped off and live chimney flues. The windows to the front elevation fenestration have semi-elliptical arches to the basement with a circular brick arch to the ground and brick soldier arches to the first and second floor. The mansard roof has two dormer box sash windows with a lead roof cap and zinc side cheeks. This roof has a parapet wall that hides a lead lined box gutter that drains to the shoe outlet just above the rainwater hopper on the rainwater stack. All the timber windows on the front elevation are traditional square sectioned box sash windows except for the ground floor window. This one seems to have a curved upper sash to correspond with the shape of the circular brick arch. The front door has a circular brick arch to the door opening with a similar shaped curved fixed glazed fanlight above the 6 moulded panel timber front door. Along with brass door ironmongery of numerals, letter plate and escutcheon plate to the door lock. The timber door frame as a vertical and horizontal reed like moulding with a carved floriated patera rose motif in the corner of the door frame. The brickwork surround has been rendered with stucco and painted in white masonry paint. There is a stucco rendered horizontal band across the front elevation at the height of the platforms to the Juliette balconies. The Flemish brickwork to the basement has been painted in whit masonry paint. There is a paved front entrance pathway with steps to a bridge in yorkstone slabs or reinforced concrete that is encased in asphalt. Alongside a sloping cast insitu concrete path to the basement light well.

DSCN 1952 and DSCN1953 – Front Elevation 62 Kentish Town Road shows a full width balcony at first floor level with cast or wrought iron balustrades. The slated mansard roof has parapet party wall on both sides is finished with concrete coping stones. On both party walls there are chimney stacks with a mix of capped off and live chimney flues. The windows to the front elevation fenestration have semi-elliptical arches to the basement with a circular brick arch to the ground and brick soldier arches to the first and second floor. The mansard roof has two dormer box sash windows with a lead roof cap and zinc side cheeks. This roof has a parapet wall that hides a lead lined box gutter that drains to the shoe outlet just above the rainwater hopper on the rainwater stack. The parapet wall is topped with concrete coping stones. All the timber windows on the front elevation are traditional square sectioned box sash windows except for the ground floor window. This one seems to have a curved upper sash to correspond with the shape of the circular brick arch. The front door has a circular brick arch to the door opening with a similar shaped curved fixed glazed fanlight above the 6 moulded panel timber front door. Along with brass door ironmongery of numerals, letter plate and escutcheon plate to the door lock. The timber door frame as a vertical and horizontal reed like moulding with a carved floriated patera rose motif in the corner of the door frame. The brickwork surround has been rendered with stucco and painted in white masonry paint. There is a stucco rendered horizontal band across the front elevation at the height of the platforms to the Juliette balconies. The Flemish brickwork to the basement has been painted in whit masonry paint. There is a paved front entrance pathway with steps to a bridge in yorkstone slabs or reinforced concrete that is encased in asphalt, along with a cast or wrought iron balustrade to both sides of the paved entrance pathway. Alongside a sloping cast insitu concrete path to the basement light well.

DSCN 1954 – Front Elevation 60 Kentish Town Road shows two juliette balconies at first floor level with cast or wrought iron balustrades. The slated mansard roof has parapet party wall on both sides is finished with concrete coping stones. On both party walls there are chimney stacks with a mix of capped off and live chimney flues. The windows to the front elevation fenestration have semi-elliptical arches to the basement with a circular brick arch to the ground and brick soldier arches to the first and second floor. The mansard roof has two dormer box sash windows with a lead roof cap and zinc side cheeks. This roof has a parapet wall that hides a lead lined box gutter that drains to the shoe outlet just above the rainwater hopper on the rainwater stack. The parapet wall is topped with concrete coping stones. All the timber windows on the front elevation are traditional square sectioned box sash windows except for the ground floor window. This one seems to have a curved upper sash to correspond with the shape of the circular brick arch. The front door has a circular brick arch to the door opening with a similar shaped curved fixed glazed fanlight above the 6 moulded panel timber front door. Along with brass door ironmongery of numerals, letter plate and escutcheon plate to the door lock. The timber door frame as a vertical and horizontal reed like moulding with a carved floriated patera rose motif in the corner of the door frame. The brickwork surround has been rendered with stucco and painted in white masonry paint. There is a stucco rendered horizontal band across the front elevation at the height of the platforms to the Juliette balconies. The Flemish brickwork to the basement has been painted in whit masonry paint. There is a paved front entrance pathway with steps to a bridge in yorkstone slabs or reinforced concrete that is encased in asphalt, along with a cast or wrought iron balustrade to both sides of the paved entrance pathway. Alongside a sloping cast insitu concrete path to the basement light well.

DSCN1955 and DSCN1956 - DSCN 1952 and DSCN1953 – Front Elevation 58 Kentish Town Road shows a full width balcony at first floor level with cast or wrought iron balustrades. The slated mansard roof has parapet party wall on both sides is finished with concrete coping stones. On both party walls there are chimney stacks with a mix of capped off and live chimney flues. The windows to the front elevation fenestration have semi-elliptical arches to the basement with a circular brick arch to the ground and brick soldier arches to the first and second floor. The mansard roof has two dormer box sash windows with a lead roof cap and zinc side cheeks. This roof has a parapet wall that hides a lead lined box gutter that drains to the shoe outlet just above the rainwater hopper on the rainwater stack. The parapet wall is topped with concrete coping stones. All the timber windows on the front elevation are traditional square sectioned box sash windows except for the ground floor window. This one seems to have a curved upper sash to correspond with the shape of the circular brick arch. The front door has a circular brick arch to the door opening with a similar shaped curved fixed glazed fanlight above the 6 moulded panel timber front door. Along with brass door ironmongery of numerals, letter plate and escutcheon plate to the door lock. The timber door frame as a vertical and horizontal reed like moulding with a carved floriated patera rose motif in the corner of the door frame. The brickwork surround has been rendered with stucco and painted in white masonry paint. There is a stucco rendered horizontal band across the front elevation at the height of the platforms to the Juliette balconies. The Flemish brickwork to the basement has been painted in whit masonry paint. There is a paved front entrance pathway with steps to a bridge in yorkstone slabs or reinforced concrete that is encased in asphalt, along with a cast or wrought iron balustrade to both sides of the paved entrance pathway. Alongside a sloping cast insitu concrete path to the basement light well.

DSCN1957 – Front Elevation 56 Kentish Town Road shows full width balcony at first floor level with cast or wrought iron balustrades. The slated mansard roof has parapet party wall on both sides is finished with concrete coping stones. On both party walls there are chimney stacks with a mix of capped off and live chimney flues. The windows to the front elevation fenestration have semi-elliptical arches to the basement with a circular brick arch to the ground and brick soldier arches to the first and second floor. The mansard roof has two dormer box sash windows with a lead roof cap and zinc side cheeks. This roof has a parapet wall that hides a lead lined box gutter that drains to the shoe outlet just above the rainwater hopper on the rainwater stack. The parapet wall is topped with concrete coping stones. All the timber windows on the front elevation are traditional square sectioned box sash windows except for the ground floor window. This one seems to have a curved upper sash to correspond with the shape of the circular brick arch. The front door has a circular brick arch to the door opening with a similar shaped curved fixed glazed fanlight above the 6 moulded panel timber front door. Along with brass door ironmongery of numerals, letter plate and escutcheon plate to the door lock. The timber door frame as a vertical and horizontal reed like moulding with a carved floriated patera rose motif in the corner of the door frame. The brickwork surround has been rendered with stucco and painted in white masonry paint. There is a stucco rendered horizontal band across the front elevation at the height of the platforms to the Juliette balconies. The Flemish brickwork to the basement has been painted in whit masonry paint. There is a paved front entrance pathway with steps to a bridge in yorkstone slabs or reinforced concrete that is encased in asphalt, along with a cast or wrought iron balustrade to both sides of the paved entrance pathway. Alongside a sloping cast insitu concrete path to the basement light well.

56 Kentish Town Road Front 01 – This shows three adjoining properties of 54, 56 and 58 with full width balconies at first floor level.

56 Kentish Town Road Front 02 – This shows the front elevation below roof level of the three adjoining properties of 54, 56 and 58 Kentish Town Road.

56 Kentish Town Road Front 03 – This shows the full width balcony to the property.

56 Kentish Town Road Front 05 – This shows the recently renewed slated mansard roof and single dormer box sash window on the front elevation.

56 Kentish Town Road Rear 09 – This shows the rear elevations of 54, 56, 58 and 60 Kentish Town Road with 56 Kentish Town Road clearly identified by the single dormer window and the scaffolding.

58 Kentish Town Road Front 01 – This shows the bottom 3 floors on 58 with partial elevations of 56 and 60 Kentish Town Road.

58 Kentish Town Road Front 02 – This shows the full elevation up to roof level of 58 Kentish Town Road.

58 Kentish Town Road Front 03 – This shows the full width balcony to 58 Kentish Town Road.

58 Kentish Town Road Front 05 – This photo shows the slated mansard roof with two dormer windows and the box gutter with parapet wall. There are parapet party walls with chimney stacks 0n both sides. This mansard roof has four separate areas of water penetration into the top floor bedrooms and the lower level bathroom.

58 Kentish Town Road 09 – This shows almost the complete terrace of properties from 54 to 64 (partial rear elevation. There is a fairly new slated mansard roof to the rear of 62 Kentish Town Road.

Drawings of 54 to 64 Kentish Town Road

The two attached sketches of the front and rear elevations of this small terrace of regency town house properties show most of the existing details. These drawings should be read in conjunction with the photos and the description of the repairs to the properties. It is not possible to state the nature or extent of the external repairs to be carried out to these properties until the scaffold has been erected to start work. Then a validation survey is carried out between the project manager and the contractor’s site manager and/or quantity surveyor to accurately determine the external works to the property.