



Design & Access Statement

Listed Building Consent Application for proposed works to UCKG Helpcentre,
234 Kilburn High Road, London NW6 4JR

Revision A: 21st Feb 2012

Context

The application site is 234 Kilburn High Road London NW6. The application acquired the site in 2002 and they have been operating a Christian Helpcentre in its permitted use as a D1 premises.

The applicant is integral to the local community and as part of its charitable works holds regular services, counselling session, crèche, training centre and has an extensive outreach program locally. The community is reliant on the continual work of the applicant and thus its place of abode.

For this reason the building must be maintained and kept suitable for occupation by members of the public as well as the full time staff that work there.

Building History and Character

The building was originally built as the Grange Cinema in 1914 and was one of the largest cinemas in Europe at the time. The cinema was designed by the same person who design the Astoria in Finsbury Park, which the applicant is also owner and maintainer of.

The cinema closed in 1975 due in part to competition from the Gaumont State cinema further along Kilburn High Road. It became The National, a well know Irish dance hall. The Building was grade 2 listed in 1991.

A Christian group purchased and renovated the building in the late 1990s and in 2002 the applicant UCKG purchased the building and has maintained it since.

There are other buildings worthy of note in Kilburn such as the aforementioned Gaumont State Cinema which is also grade 2 listed, and the Blacklion Pub.

As part of these historic buildings, 234 Kilburn High Road forms a rich heritage to the area and needs to be maintained to sustain this setting.

The building itself is a baroque style structure designed by Edward A Stone. The principle street façade fronting Kilburn High Road features stucco piers, covings and details and its principle corner presents a domed copper roof. The principle roof can be seen from the high road and is slate tiles with decorative clay ridge tiles.

At high level along the principle façade are decorative rendering and mouldings depicting the name 'The Grange' but this has largely been lost.

The original windows remain at first floor level but those at ground floor appear to have been replaced at some point with timber framed glazed windows with rendered panels above.

The other three elevations are two-toned brick facades with single-glazed timber windows, rendered lintels and concrete sills. There are some decorative brickwork details such as the inset brick on the corners and brick piers to Messina Avenue, but these facades would largely have been seen as back-of-house elevations, hence the decorative renderwork fronting the High Road. The timber windows appear largely original but doors at ground floor level are not.

Proposed works

As seen in the photos the current state of all the façades is poor. The previously attached document highlights many of the problematic areas. The copper flashing has deteriorated and there is plant growth infiltrating the brickwork. Much of the paint and render has fallen away on the front elevation. The sand-cement render to the brick elevations is heavily soiled or stained and in some areas cracked and requiring structural work.

There have been previous attempts to repair some of the defects such as the lead cills to the front windows below the dome – these have since been covered in a mastic or felt roofing material. These attempts have not been executed properly and have failed.

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The building is suffering heavily from weather damage and dirt and we seek to maintain this building and its continual use and importance in the community. Without this proposal the building will fall into disrepair and we become sub-standard accommodation for the public users.

We previously submitted a schedule of works and quotation from a well-know specialist who work solely in the repair of historic buildings. The company – PAYE Historic Facades – have worked on buildings such as The Royal Opera House, Windsor Castle, The Tower of London, Southwark Cathedral, the Royal Albert Memorial, The Royal Albert Hall and the Houses of Parliament. They have won several awards in restoration including the Georgian Society Awards, The Richmond Society Awards, Civic Trust Awards, Environmental Award Scheme and are multiple winners of the Natural Stone Awards. The applicant is investing considerable funds to repair the facades for the sake of the communities dependence and in recognition of this buildings historic and cultural importance.

Below we have address various policies of Planning Policy Statement 5 (PPS5) - Planning for the Historic Environment, we feel are relevant.

HE1.1	The repair of the façade will involve repairing the rotten window panels which are currently timber. At present water and air ingress into the building means that this rooms cannot be heated efficiently losing all internal heat to the outside. This is at great cost to the applicant and uses more energy. Repair will alleviate this problem
HE1.2	In the above repair, there will be no visible difference to the façade. The timber will be replaced like for like – it is currently render/ paint on plywood. We proposal to keep this as render
HE1.3	We are not proposing anymore upgrades to the façade under this application
HE3.1	We do not seek to alter the appearance of the building under this application and therefore will not affect the current impact on the environment
HE9.1	Our proposal does not seek to alter the appearance of the building in anyway. This application seeks to repair and maintain the facades only so that current and ongoing weather damage does not deteriorate the building further. As the building stands, weather has damaged the exterior of the building and this has begun to manifest on the interior, damaging decorative mouldings internally. Again, our application seeks only to repair and remedy these external faults due to weather damage. The façade works will also include repainting and cleaning the façade to match the original colours and restore the original significance and visual enjoyment of the this building.
HE9.2	There will be no loss of building fabric. All details will be retained The applicant is a registered Charity in the UK and through donations is maintaining the upkeep of the building at considerable expense
HE9.4	There will be no alterations to the building fabric and the repaired façade will NOT be harmful to the building
HE9.5	We believe this building has a positive impact to the area. This application does not affect its impact
HE10	The repairs and redecoration proposed in this application will 'better reveal the significance' of this listed building
HE11	This application seeks to conserve the existing building and protect it for the future.

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