

HERITAGE AND DESIGN AND ACCESS STATEMENT

INTRODUCTION

98 Fortess Road is located within in the London Borough of Camden. This property is not in a Conservation Area however it is Grade II Listed under the Planning (Listed Buildings) Act 1990 as amended, for its special architectural or historic interest.

FORTESS ROAD



Fortress Road is a busy road lined by a variety of buildings of different styles and use types. There are early Victorian and Edwardian properties as well as more modern buildings. The residential properties are often three or four stories and there are a number of commercial premises at ground floor level. The road serves as a bus route and the overall character of the area is predominantly residential with a number of lush front gardens and some large trees.

THE AREA

In April 1965 the London Borough of Camden replaced the former metropolitan boroughs of Hampstead, Holborn and St Pancras. It was named after the first Earl Camden, Charles Pratt, who started the development of Camden Town in 1791.

The London Borough of Camden is a district of North West London, England, located 2.4 miles (3.9 km) north of Charing Cross. It is the administrative centre of the London Borough of Camden, and identified in the London Plan as one of 35 major centres in Greater London.

Laid out as a residential district from 1791 and originally part of the manor of Kentish Town and the parish of St Pancras, London, Camden Town became an important location during the early development of the railways, which reinforced its position on the London canal network. The area's industrial economic base has been replaced by service industries such as retail, tourism and entertainment. The area now hosts street markets and music venues which are strongly associated with alternative culture.

The name 'Kentish Town', in its earliest form, 'Kentisston', was first noted in 1208, during the reign of King John. In 1456, by now recognised as a significant hamlet, the inhabitants of Kentish Town gained a purpose-built chapel of ease. However, today there are no visible remains of buildings dating to before the 18th century and its rural character has disappeared, as too has the River Fleet, which once ran through the area.

With Kentish Town Road remaining a major thoroughfare north, the early 19th century witnessed an enormous development in building particularly during the 1840s and 1850s. Large areas of land were also acquired for railway development. The post-Second World War period saw further housing projects replace a substantial number of Victorian dwellings.

98 Fortess Road – Side elevation and front entrance



The listing entry is as follows:

'FORTESS ROAD 798-1/32/485 (East side) 14/05/74 Nos.96 AND 98

2 end of terrace houses. Early C19. Stucco with hipped slated roofs having projecting eaves. 3 storeys and semi-basements. 2 windows each. Entrances on sides, approached by steps; plain stucco surrounds to panelled doors, partly glazed. No.96 with C20 doorway in front facade. Recessed sashes; ground floor windows in shallow, round-arched recesses, No.98 being casements with cast-iron balconies. Plain stucco 1st floor sill bands. INTERIORS: not inspected'.

REASON FOR THE PROPOSED ALTERATIONS

The existing front door is of timber and is, in places, in a poor condition. The joinery has areas of deterioration and elements of the door have warped and bowed causing heat loss and draughts. Residents have highlighted issues with water ingress and structural security and have emphasised the necessity for a safe front door which meets building regulations.

DOOR PROPOSALS

The existing front door is to be replaced with a single, timber, replica door.

The new door will aim to replicate the existing aesthetically and will re-use existing fixtures where possible. The new door will be fitted to the existing aperture requiring no alteration to the brick lintel or surrounding masonry. The glazing will be replaced with double glazed panes.

98 Fortess Road- Door Detail

