

50 Kentish Town Road, London NW1 9 PU

FRONT AREA RETAINING WALL - REBUILDING

DESIGN AND ACCESS STATEMENT

HERITAGE

50 Kentish Town Road, and attached railings (together with no.48) was listed, Grade II for its special architectural character or historical interest in May 1974, under the Planning (Listed Buildings and Conservation Areas) Act 1990. The List entry (number 1379235) includes the following description:

2 semi-detached houses. Early C19. Stucco with rusticated ground floor; pitched roof with central slab chimney-stack. 3 storeys and basements. Gabled central section of 3 windows (centre blind) with 1 window entrance bays, recessed at 1st floor level, and later C19 one window extension at north end of No.50. Round-arched doorways with panelled jambs, fanlights and panelled doors. Recessed sashes; extension to No.50 ground floor with round-arched sash and 2nd floor, round-arched casement flanked by pilasters supporting gable. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached wrought-iron railings to areas and steps. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras part II): London: -1938: 49).

DESIGN

The existing front area garden retaining walls are in a dangerous state and have been propped to prevent collapse.

It is proposed to fill the existing coal cellar vault with non-fines concrete. Once this has cured sufficiently the existing cast iron railings to the front area and entrance steps are to be removed and sent off-site for repair and modification. The existing steps are to be demolished and a new scaffold bridge erected to maintain access. The existing front area retaining wall is to be demolished. Construction works to include new foundations and concrete retaining wall, with brick or render facing, and stock brick copings to match existing; new concrete steps and landing to replace temporary bridge; existing cast iron balustrading, with standards extended as necessary and welded to new baseplates, bolted to new concrete structure; asphalt waterproofing to steps; making good and external decorations to match existing; back fill front garden together with top-soil and turf.

ACCESS

Access to the building is unaffected by the proposed works. Structural repairs are required to eliminate risk of collapse and prevent damage to the historic fabric..

BS
RSB
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