Flats 136, 137, 146, 147, 156, 157, 166, 167, Levita House, Chalton Street, London NW1 1HR

FRONT AREA RETAINING WALL - REBUILDING

DESIGN AND ACCESS STATEMENT

HERITAGE

Levita House was listed, Grade II for its special architectural character or historical interest in Dec 1996, under the Planning (Listed Buildings and Conservation Areas) Act 1990. The List entry (number 1113232) includes the following description:

Blocks of council flats and attached shops and coffee house/tavern forming part of the Ossulston Estate; frontages to Ossulston Street, Chalton Street and Weir's Passage. 1930-31. To the designs of the LCC Architect's Department under G Topham Forrest. Flats and shops: load-bearing brickwork rendered with coloured roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. Hipped pantiled roofs with dormers and tall chimney-stacks. PLAN: central spine on north-south axis with four diagonal spines from angles joined to north and south blocks to form enclosed courtyards; enclosed courtyard to west, open to east. EXTERIOR: five and four storeys plus attics. Windows mostly flush framed sashes with exposed boxing. Balconies designed to make the voids above them read as holes punched in the building. Eastern range has central courtyard block of ground floor portico with outer bays of projecting balconies and inner bays of flush rectangular balconies grouped 2:3:2 to three upper floors; top floor has round-arched voids. Diagonal flanking wings have alternating canted bays.

HISTORICAL NOTE: despite policy to house as many Londoners as possible on outlying cottage estates, pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.

DESIGN

The top floor access balcony edge beam is showing signs of deterioration – spalling concrete and exposed reinforcement. It is proposed to prop the existing balconies to safeguard the structural integrity of the balconies prior to undertaking investigative works, which will determine the repairs work necessary.

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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