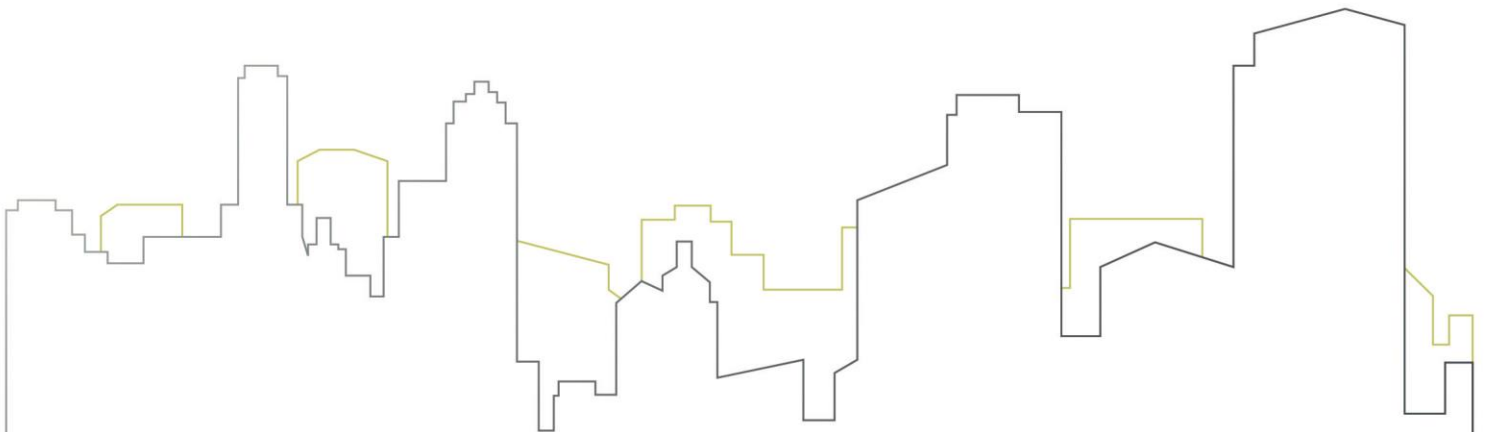


# LIGHTHOUSE REPORT

**TITLE** Heritage Statement  
Repair and refurbishment work  
**OF** 244 Camden Road, London, NW1 9HE  
**DATE** 15 October 2018  
**VERSION** 01



## 1 Introduction

The building known as 244 Camden Road, London, NW1 9HE will be subject to a repair and refurbishment project in early 2019 in order to address elements of repair and long term deterioration and to ensure that the building is reinstated into a condition befitting its location, occupancy and value, and with a consideration to returning previously lost period features.

Lighthouse Surveyors have been appointed by the owners of the building, 244 Camden Road Ltd, to prepare a Specification of Works and oversee the repair works to the building and to ensure that all works meet the statutory requirements and comply with Planning and Listed Building Consent.

## 2 History

244 Camden Road is a large Victorian semi-detached villa styled residential property. The property is currently divided into five separate residential units from Lower Ground Floor to Third Floor. The property is located within the Camden Square Conservation Area.

The building was converted into the five separate demises in 1977. There was a later development in 1988 which involved the demolition and reconstruction of the rear extension to the property to increase its size and create the First Floor level terrace.

The building is currently owned by a share hold of the five residential occupants who purchased the freehold from a property developer.

## 3 Current Condition of 244 Camden Road

The property is in reasonable condition and is believed to be structurally sound and generally wind and watertight. However, there is a need for cyclical maintenance and repairs to the external building envelope.

There are noted cracks formed to the front elevation rendered finish above and below window openings. Cracking is also noted to the flank and rear brickwork elevations. Isolated areas of brickwork pointing are also in need of replacing. Water ingress has caused problems within the Lower Ground Floor flat within the small storage room beneath the main entrance steps. From external inspection this is mainly the result of failing asphalt covering to the steps, as well as plant growth at the junctions of the asphalt and rendered elevations. Timber windows and balcony doors are in poor decorative order, particularly at high level. It has been identified that as part of the cyclical maintenance for the building the following works are required;

- Patch repairs to the main roof over 3<sup>rd</sup> Floor,
- Rainwater goods clearance and maintenance,
- Elevation brickwork repairs and repointing. This includes crack stitch repairs to cracking over window openings,
- Front elevation and porch render repairs, where cracked and loose,
- Front elevation and porch render redecoration,
- Repairs to the front entrance steps,
- Repairs to the front boundary wall and front yard hardstandings,
- Redecoration of all external timber elements.

The above work items are all repairs and redecorations which have been identified as cyclical maintenance and would result in no change to the appearance of the building.

## 4 Proposed works

The project scope that has been developed alongside the previously noted cyclical maintenance works includes some elements of material change and upgrade to the building. The intention is to enhance the external appearance of the building alongside the required repairs. All elements of improvement have been devised to reinstate Victorian period features to this property, which we believe have been removed and replaced with modern alternatives over the years.

The current metal railings that have been installed to the perimeter of the front elevation porch roof and 2no projecting balconies are poor installations formed of upper and lower rails with large gaps between and no decorative balustrade. These balcony railings are face fixed into the front elevation render and are generally loose. The design of the railings with significant gaps which do not meet the standards for minimum railing gap widths. Residents are concerned about the sizes of the gaps between the railings and the risk of falls from height, especially for minors. It is our intention to replace these railings with new decorative cast iron railings of Victorian era design and enclosed to ensure that gaps to the railings, as well as height and lateral loadings meet the modern building regulations requirements.

It is also the intention to supply and install new metal balustrade railings and handrails to both sides of the front entrance steps. Currently there is a single handrail to the left hand side of the steps with no balustrade railings. It is the intention to remove this and replace with handrails to both sides of the entrance steps, and to extend metal railings around the small section of flat roof to the right hand side of the steps half landing.

This design will require the removal of a poorly constructed blockwork painted wall that forms the current perimeter of the flat roof and the formation of a low parapet, to which the metal railings will be installed to.

The proposed elevations drawings showing the new balcony railings, entrance steps handrails and balustrades are shown on the attached drawing MS-5643B2 – Proposed Elevations, and details outlined in the Schedule of Works.

The entrance steps, as noted in section 3, are covered with mastic asphalt and, having failed and split in numerous locations, requires replacement. It is the intention to replace the step covering with Yorkstone treads and risers from the bottom step up to the entrance door landing, rather than replace with a new asphalt covering. This will enhance the appearance of the steps and provide a suitable longer term durable material for the entrance.

The front yard from the front boundary wall up to the line of the gate to the side access is currently concrete hardstandings which is in fairly poor condition. Rather than patch repair, or replace like for like, it is the intention to break out and replace with York stone paving, to match the new steps covering. This will again enhance the appearance of the front of the building and reinstate a more traditional material. It is noted that adjacent properties on Camden Road also have York stone paving to the front.

There are repairs included in the works package to front elevation boundary wall as the current rendered and painted finish is poor and in need of replacing. It is also the intention to replace the current gate to the centre of the wall and raising the brickwork rendered columns either side of the opening. The current opening to the far right hand side of the wall is also to be infilled. The wall, and infill, will be re-rendered to match the existing and decorated. The metal gate will be replaced with new and metal railings are to be installed to the top of the lowered sections of wall, installed to the level of the top of the columns either side of the main entrance, approximately 1.7m high. The railing and gate design are detailed within the Schedule of Works.

All of the above noted works, we believe, will enhance the appearance of the front of the building and reinstate some of the original Victorian styled features of the Villa style property. It should be noted that the replacement features are noted to the front elevation and boundary walls to other similar properties on Camden Road and in the immediate vicinity.

Currently the gas meters for each of the residential flats are located on the right flank elevation wall of the entrance steps. The schedule of works includes the design and installation of an external brickwork cupboard to enclose these. This construction will have a slate roof and timber doors. This is designed to enhance the appearance of the side of the property and the access to the Lower Ground Floor flat and rear access path.

## 5 Supporting photographs

The photographs contained within this document are to support the Heritage Statement and to demonstrate the current condition of the property known as 244 Camden Road.

The photographs cover the external elevations of the building where works are being proposed to removed existing features and replace with new.



Photo 1 - Front elevation



Photo 2 – Entrance gate and front boundary wall



Photo 3 – Existing asphalt covering to steps and metal handrail



Photo 4 – Entrance porch metal railings



Photo 5 – First Floor projecting balcony railings



Photo 6 – Right flank wall of entrance steps. External gas meters.



Photo 7 – Section of flat roof to the right hand side of the entrance step. Blockwork parapet wall detail.



Photo 8 – Proposed cast iron railing detail for replacement balcony railings



Photo 9 – Proposed railings detail for the perimeter of the small flat roof over the entrance steps





Photo 10 – Adjacent property entrance steps and railings, to be replicated. No.236 Camden Road.



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