



DESIGN & ACCESS and HERITAGE STATEMENT

Proposed remedial works

**No.50, Dunboyne Road Estate
Dunboyne Road
London,
NW3 2YY**



RICS

14, Cornard Road,
Sudbury
Suffolk CO10 2XA

1. INTRODUCTION

- 1.1 This statement is to accompany an application for Listed Building Consent for remedial works at No.50 Dunboyne Road Estate, Dunboyne Road, London and is to be read in conjunction with Whymark and Moulton drawing 19/008-01.
- 1.2 The aim of this statement is to demonstrate the process involved and how the proposed remedial works will be appropriate.
- 1.3 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.
- 1.4 The property is stepped, two storeys, constructed in rendered concrete block with timber doors and windows.
- 1.5 The property forms part of the Grade II Dunboyne Road Estate, Listing 1393894. Details can be found on the Heritage Gateway website;

<http://www.heritagegateway.org.uk>

- 1.6 Reason for designation:

*Dunboyne Road Estate is recommended for listing at Grade II for the following principal reasons: * one of the first applications of low-rise, complex-section planning to a local authority housing estate; * the precursor to Grade II* listed Alexandra Road Estate and other Camden housing estates in the 1960s and 1970s; * the strict geometry of the bright white concrete blocks is an effective foil to the organic, individually-planted gardens, as the architect intended; * strong modernist aesthetic where the simple, bold overall composition belies the complexity of the stepped-section plan and dual-aspect residences.*

- 1.7 Brief details:

II Public housing, 1971-77, to designs of 1966 by Neave Brown of the London Borough of Camden's Architects' Department. Minor later alterations.

Seventy-one dwellings (a mixture of three-bedroom maisonettes, two-bedroom maisonettes and one-bedroom flats) arranged in three parallel blocks on a rectangular site. The slight drop in the land level to the east of the site allows an additional storey in the easternmost block; the other two are three-storey at most. The easternmost and middle blocks face each other and overlook a shared paved deck, open to the ends, beneath which is an underground car park. The third block overlooks a second communal deck and the rear elevation of the middle block. Light wells with concrete parapets are punched through the decks, providing light and security to the car parks below.

Each block has a stepped section, bisected at ground floor level by a long passageway providing access to the front doors of the lower dwellings; a walkway at second storey level accesses the upper dwellings and shared roof gardens, the latter included to encourage communality. Each front door has direct access from the public walkways, something Neave Brown emphasised as a benefit of the scheme, in contrast to the shared entrances in contemporary tower blocks. There is a large concrete ramp to the north of the site which provides access to the upper walkways. It was part of an unrealised scheme of the 1960s to link the Dunboyne Road Estate with other newly-developed estates on the other side of Southampton Road and includes a sculptural concrete spiral staircase with expressed formwork. At the south side of the estate, concrete stairs with timber balustrades are incorporated into the main blocks and provide access to the upper levels walkways and the passageways.

2. **DEFECTS AND PROPOSED REMEDIAL WORKS**

2.1 No. 50 Dunboyne is suffering from British Research Establishment 251 category 3 damage. The crack damage is widespread and mainly evident internally in the rooms and partitions abutting the south flank wall and is primarily due to lateral displacement of the base of the flank wall. A horizontal crack beneath the cill of the patio door in the east elevation giving access to the rear garden, appears to indicate vertical settlement of the foundation. The bulk of the damage is caused by lateral heave.

2.2 The proposed remedy outlined below and is illustrated on Whymark & Moulton Drawing 19/008-01:

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1. Break-up southern margin to expose inner face of flank wall ground beam (do not penetrate below formation level).
 2. Excavate underneath internal walls.
 3. Provide 100mm claymaster anti-heave as schematic section.
 4. Reinstate with as dug arisings compacted in layers.
 5. Reinstate damp proof membrane fully bonded to edge of existing and turned up wall.
 6. Reinstate floor slab, screed and finishes.

3. **DEVELOPMENT OBJECTIVE**

3.1 The objective of the development is to prevent further damage of the building by installing clay anti heave board to the inside face of the foundations to prevent lateral heave.

5. **THE DESIGN PROCESS**

- 5.1 The layout, scale, appearance and character of the existing site and building will remain unchanged.

Landscaping

- 5.2 Landscaping is to remain unchanged.