

Notes

Do not scale from this drawing.

This drawing is to be read in conjunction with Drawings 100-104

Existing Front Retaining Wall and Vault at 50 Kentish Town Road NW1



OS Plan

Design Access Statement (including Heritage Statement)

Building, Front Light-Well and Front Vault

50 Kentish Town Road is a residential four storey mid-terrace building, converted into flats, which fronts Kentish Town Road. The building is of late Georgian - early Victorian construction. To the front, there is light-well to the Lower Ground Floor flat and to the centre of the light-well is a vault which supports the entrance steps and slab. The retaining wall, to the front of the light-well, is formed from solid brickwork and the vault is also formed from solid brickwork. Both are believed to be contemporary with the construction of the terraced building.

The front facade of 50 Kentish Town Road comprises painted stucco to the Lower and Upper Ground Floors and painted render to the 1st and 2nd Floors. The front light-well retaining wall is formed from yellow stock brick and is unrendered but painted. The front vault is formed from yellow stock brick and is unrendered and is partially painted.

50 Kentish Town Road is deemed a be part of a pair of semi-detached buildings, being on the right of 48 Kentish Town Road, however they butt up to terraced buildings on both sides.

50 Kentish Town Road, including the front light-well retaining wall and vault, is part of the Jeffrey's Street Conservation Area. The building and the attached railings are Grade II listed.

Both 48 and 50 Kentish Town Road are described within the Historic England website as follows “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).

The freeholder of the building, the front light-well and the front vault is the London Borough of Camden.

Existing

The front light-well is only accessed by Flat A and runs the width of building with the vault located to the middle. The light-well retaining walls lean excessively and, to prevent possible collapse, the retaining walls have been emergency propped. The walls are formed from 225mm brickwork and retain an approximate height of 1.9m of the front garden.

The vault comprises a brick arch roof. Several bricks are loose and some of the pointing missing and loose.

Proposal

With respect to the light-well retaining wall, the proposal is to install 5no piers, equally spaced to strengthen the existing retaining wall whilst maintaining their existing construction. Stainless steel 6mm diameter bars (HeliBars by Helifix Ltd or similar) will be inserted into every third bed-joint of the retaining wall in order to strengthen the wall and then all the joints will be repointed with a lime mortar. The railings and balustrade is to be retained.

With respect to the vault, the proposal is rebed any loose bricks in lime mortar and to repoint all the joints with a lime mortar. Above the vault, a reinforced concrete slab will be cast to strengthen the vault roof but will be concealed by the landscaping.

Heritage Statement

The site is located in the Jeffrey's Street Conservation Area being located between Camden Town and Kentish Town. The area forms a well preserved example of an early eighteenth century residential suburb. 50 Kentish Town Road is typical of the architectural style of the locality with the light-well and vault forming an important feature and contributing to the character of the locality.

To preserve the architectural importance of the light-well and vault as a whole, the remedial piers will use bricks which matches the existing and the strengthening works to the vault will not be visible, being concealed by the front garden landscaping. The impact on the character of the site and its surroundings is therefore deemed to be minimal.

PLANNING STAGE

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	Title Remedial to Front Garden Light Well & Vault OS Plan and Design and Access Statement (including Heritage Statement)	Scale nts
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