

IN SUPPORT OF A

FULL PLANNING & LISTED BUILDING CONSENT APPLICATION

FOR A

INSTALLATION OF A CHUTE, SCUPPER, HOPPER HEAD AND A DOWN PIPE

TO

70 FORTRESS ROAD

LONDON

NW5 2ES

FOR

GROUND RENT RESIDENTIAL C/O PARKFORDS MANAGEMENT,

1ST FLOOR IMPERIAL HOUSE,

25 NORTH STREET

BROMLEY

KENT

BR1 1SD

OCTOBER 2021

DESCRIPTION OF THE DEVELOPMENT

No. 70 Fortress Road is part of grade 2 listed terrace, 44-94 Fortress Road, located in Kentish Town, Camden.

No. 44-94 Fortress Road is a symmetrical terrace of consisting of 26 houses in 4 blocks linked by recessed entrance bays.

The development was built in early 19th century. External walls are made of yellow stock brick (some later patching), with rusticated stucco ground floors. Nos 76-84 (Palmer House), were mostly refaced in multi-coloured stock brick.

The terrace is made of 4 storeys and semi-basements except for end bays to blocks of 3 storeys, attics in slated mansard roofs and semi-basements. Nos. 76-84 are made of 4 storeys, attics with dormers in slated roofs. Mostly 2 windows each. End bays of each block slightly projecting. Recessed entrance bays with stucco pilastered porticoes (No.94 with wreathes in frieze, some with roundels), square-headed doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors, most half glazed.

Other entrances with similar doorways. Gauged brick flat arches to recessed sashes except 1st floors with casements and cast-iron balconies of lyre design. Plain stucco 3rd floor sill bands (except Nos 76-84), meeting cornice of end bays with stucco balustraded parapets, Nos 44, 52, & 86 having balustrading removed and only outer dies retained. Other houses were built with plain brick parapets, Nos 78-84 are stuccoed. "Fortress Terrace" is inscribed on parapet in the middle of the terrace.

DESIGN

This application is for installation of a chute, scupper, hopper head and down pipe.

The existing gulley on the roof of No. 70 Fortress Road is very narrow (about 30mm) and tends to get blocked often. The gulley is also very difficult to change as the pipe throughout the building is narrow too, therefore, the scupper and a rainwater pipe are the best way to avoid water backing up inside. This installation will allow the water to escape in the event the existing small singular outlet gets blocked which it does on a regular occasion while flooding the flats below.

We are proposing to install cast iron dark grey hopper head as well as down pipe to match existing side elevation rainwater goods visible from the street level.

The proposed down pipe will be connected to the existing rainwater system.

Below: an example of chute and scupper we are proposing to install. The chute and scupper will be made of lead.



Below: an example of a proposed dark grey cast iron hopper and down pipe to match existing rainwater goods visible on the elevations.



Below: birds-eye view of the existing parapet wall and narrow GRP finished guttering system



Existing narrow
internal gutter
causing flooding of
the apartments
below



Above: 70 Fortress Road. Street view



Above: fragment of the elevation of No. 70 Fortress Road. Street view.

Proposed location
of the cast iron
down pipe in the
elevational recess,
on the boundary
line with the
adjacent terrace.