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149 Kennington Park Road SE11

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Heritage Statement



Figure 1: Front facade

Context

149 Kennington Park Road is a mid-terrace Georgian house, situated on the south east side of Kennington Park Road. The house was built circa 1775 and very closely mirrors the neighbouring properties at nos. 147 & 151. It is a 4 storey brick fronted house, with a basement and slate clad mansard roof. It is set well back from the pavement by a paved & gravel garden, above basement storage vaults, and steps down into the front basement area.

The property is Grade 2 listed (Group Listing Entry No.1385634 for Numbers 125-165 Kennington Park Road, date of registration: 13/11/1972). The listing makes only two specific reference to no. 149: '*painted at ground floor*' & '*doors with moulded cornice heads*'.

The property is located within the Kennington Park Road Conservation Area, which is characterised by late 18th and 19th century terraced houses located on both sides of the street.

Scope of Work

The application is to modify the interior basement floor layout to improve its functionality and to suit the needs of a young family. New internal alterations are proposed, together with elevational refinements to replace non original features and enhance the house's Georgian character.

Figure 2 & drawing 2.03.01 shows the existing basement. Figure 3 & drawing 2.12.01 shows the proposed basement. The proposed changes here are:

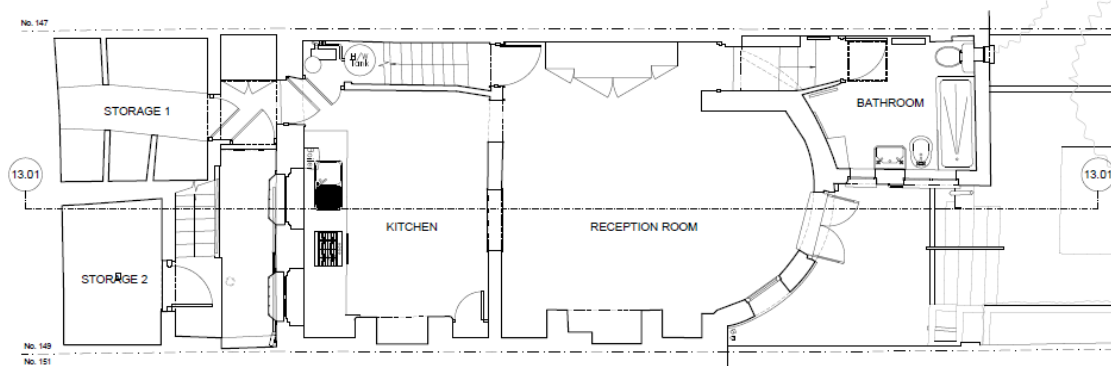


Figure 2: Existing basement floor plan

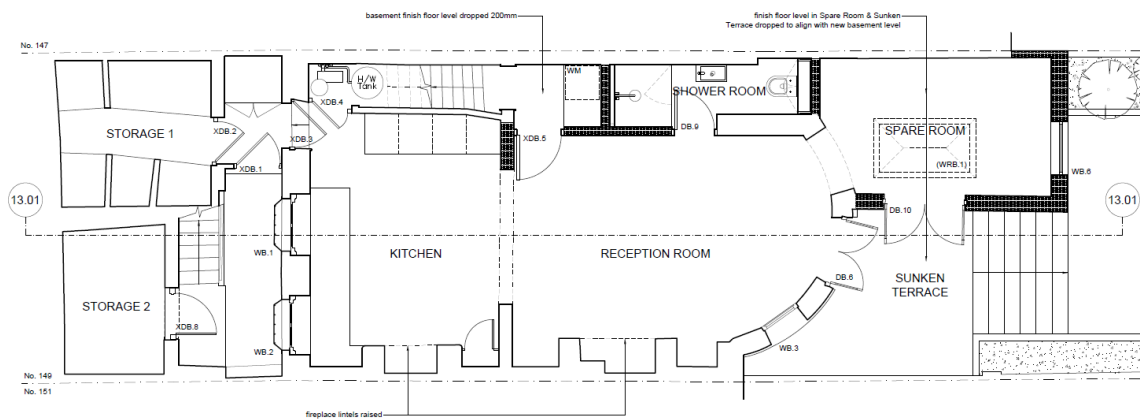


Figure 3: Proposed basement floor plan

- 1 Remove front facade painted brickwork at ground floor to restore the original unified brick appearance of the house. The method statement for this work is explained in more detail in figure 13.
- 2 Existing front timber casement windows XWB.1 & XWB.2 to be replaced by 3 panes timber sash windows WB.1 & WB.2.
- 3 Reduce basement internal floor level by maximum permitted by existing wall footings without underpinning (estimated at 200mm). Remove Reception Room step up to Sunken Terrace and lower new Sunken Terrace to same level as basement. Addition of one step to existing threshold of XDB.3 & to existing internal basement stair flight.
- 4 Non original existing Yorkstone paving in basement to be carefully removed and relocated in the rear garden. 20mm thick stone tile to be laid.
- 5 Reposition the opening between existing Kitchen and Reception Room to create a new centralised wider aperture. It will also create sufficient depth for full height built in cupboards along the stair partition in the Kitchen.
- 6 Lintels of both fireplaces in party wall to no.151 to be raised as much as possible.
- 7 Relocate existing panelled door XDB.5 leaf from beginning of stairs to new studwork partition between Shower Room and Reception Room, creating a wider landing with a built in laundry cupboard.
- 8 New Shower Room sitting neatly within new studwork partitions and existing walls onto the party wall to no. 147.
- 9 Existing French doors XDB.6 on rear façade replaced by larger French Georgian style doors DB.6.
- 10 Remove existing non original fixed steel window XWB.3 on rear façade (identified by non-traditional brick arch, as existing window in rear offshoot wall, built later than the main house) and drop existing window sill to create a full height opening. New full height Georgian style window WB.3 inserted.
- 11 Excavate a new sunken terrace further back into the rear garden paved with reclaimed Yorkstone with steps ascending to existing garden level.
- 12 Rear offshoot extension containing existing Bathroom demolished and replaced by a larger masonry extension with salvaged stock bricks accommodating proposed Spare Room. Existing raised floor and steps to be removed, FFL to match new Reception Room level.
- 13 New opening in the curved wall to connect existing Reception Room to proposed Spare Room, to borrow light into the main space.
- 14 New 12 light timber sash window WB.6 inserted in end wall of proposed Spare Room onto rear garden to create a more attractive rear elevation, provide direct view to the garden and more natural light into the room.
- 15 New French Georgian style doors DB.10 inserted on side wall of enlarged rear offshoot extension to access the new Sunken Terrace.
- 16 New lantern style rooflight WRB.1 with upstand inserted to flat roof above proposed Spare Room.

17 The front access and public spaces are to remain unaltered.



Figure 4: Internal front



Figure 5: Internal rear



Figure 6: External rear

Figure 7 & drawing 2.05.01 shows the existing front elevation. Figures 8 & drawing 2.14.01 shows the proposed front elevation.



Figure 7: Existing front elevation



Figure 8: Proposed front elevation

Figure 9 & drawing 2.05.02 shows the existing rear elevation. Figure 10 & drawing 2.14.02 shows the proposed rear elevation.



Figure 9: Existing rear elevation



Figure 10: Proposed rear elevation

Figure 11 & drawing 2.04.01 shows the existing rear elevation. Figure 12 & drawing 2.13.01 shows the proposed rear elevation.



Figure 11: Existing longitudinal section

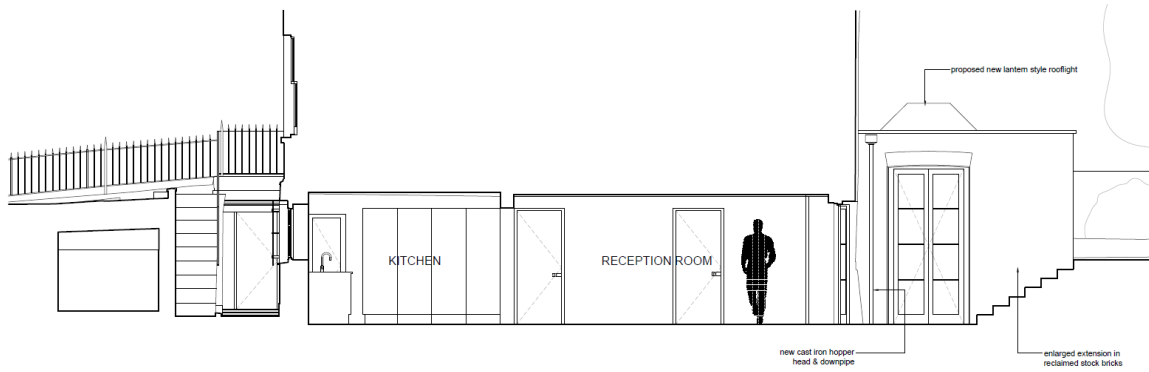


Figure 12: Proposed longitudinal section

Paint Removal

1. Using a plastic spatula, apply PeelAway1, 3-4 mm thick on the area that require paint removal.
2. Cover the paste with Peel Away laminated paper sheet.
3. Leave on the surface for at least 72 hours.
4. By sliding a spatula behind the paper, ease off the paint , paste and paper in one piece.
5. Using the DOFF system remove paint left from the bricks.

Doff Cleaning

1. Attach cold water pipe to tap, connect the electricity supply to the doff machine.
2. Start up machine and allow the water to heat up to the working temperature.
3. Point the nozzle to the wall and in a left to right motion, clean the brickwork, then repeat in an up and down motion, clean the bricks with the bronze brushes.
4. Rinse of area that has been cleaned.
5. Repeat to all the areas as required.
6. Remove the poly on completion.
7. All debris will be placed in plastic bags and will be deposited in the skips provided by Main Contractors.

DOFF Cleaning

This cleaning system uses a normal water supply, which is taken to high pressure through a pump. The pressure is increased to a required level before it enters the hot box where the temperature is increased to 150 degrees Celsius if required (temperature is determined by the operator and dependent upon the level of dirt/algae visible etc). This is then fed through high-pressure heat resistant hose to the nozzle. The special jets allow an efficient direction to the surface to remove unwanted matter where the heating of the surface is controlled and the surface will be dry within minutes.

Only personnel trained for use with the DOFF equipment are to carry out these works. Safety signs will be erected inside the building "Cleaning in progress exit door locked for your safety – please use alternative exit ". Signs should be strategically placed prior to entering the area and one within the area.

Technical Specification

Power supply/consumption: 230V, 50Hz, 13/15amp, 3.5 Kva
Water Consumption: Minimum 3 Maximum 10.3 litres per minute
Maximum operating pressure: 170 bar, 2465 psi.
Temperature range: 30° to 150° C
Maximum water input temperature: 65°C
Suction Head: 2 metres when dry, 8 metres when wet

Cleaning will commence from the top lifts of the scaffold working downwards until the paving level has been reached.

All will be used as per the manufacturer's specifications.
The appropriate PPE will be worn at all times.

Figure 13: Paint removal work details