



PLANNING & HERITAGE STATEMENT

Proposed Reconstruction of a rear boundary wall

at

Falkland Place Playground, London NW5 2PN



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1.0 Introduction

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for the demolition and rebuilding of a rear boundary wall separating No.'s 11-23 Leverton Street from Falkland Place Playground. This statement is to be read in conjunction with Whymark and Moulton drawings 23/136 - 01 and 23/136 - 05.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 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 This application is being submitted following consultation and a site meeting with Alan Wilto from Camden Historic Department.

2.0 Design Principles and Concepts

- 2.1 The site lies within the boundaries of the Kentish Town Conservation Area.
- 2.2 No.'s 11 to 23 Leverton Street are Grade II Listed with the listing recorded as below;

CAMDEN

TQ2985SW LEVERTON STREET 798-1/43/1846 (West side) Nos.5-23 (Odd)

GV II

Terrace of 10 houses. Painted stuccoed brick, slate roof. One window wide and 2 rooms deep, No.7 with mansarded roof not of special interest. First floor band and projecting cornice under parapet. Nos 7-15 separated by first-floor pilaster strips, Nos 15-17, and Nos 19-21 set in pairs with recessed vertical bands between them. Margin-light sashes in moulded architrave surrounds, those to first floor with console brackets and anthemion cast-iron embellishment to sills of Nos 7-13. Doors set to left, with rectangular top light and original door to No.13; door to No.5 set in left return. INTERIORS not inspected but noted that some retain unusual plaster decoration. The terraces of Leverton Street form a group of painted and little-altered houses with unusual details and a scale and charm rare in London.

- 2.3 The proposal involves the demolition and rebuilding of a structurally unstable 215mm thick boundary wall dividing private domestic gardens to the rear of Leverton Street from Falkland Park Playground to the West.

3.0 Justification of Demolition

- 3.1 The boundary wall is severely cracked and distorted.
- 3.2 Along the length of the existing wall cracking, rotation and bowing can be seen.
- 3.3 The wall fronts onto an area regularly frequented by members of the public, therefore it has been concluded that on the grounds of health and safety the wall should be demolished and rebuilt.



- 3.4 The Method Statement for the demolition of the existing wall and salvaging bricks is as follows:
- The wall will be carefully taken down by hand.
 - All bricks suitable for reuse will be cleaned using hand tools.
 - The cleaned bricks will be stacked to one side for reuse.
 - Any brick rendered unusable will be replaced in reclaimed London Stocks in matching size and colour.

4.0 Design and Appearance

- 4.1 The boundary wall will be rebuilt to match existing thickness.
- 4.2 The new wall will be rebuilt in salvaged bricks reclaimed from the existing wall. Any new stocks required will be sourced will match existing. The wall will be rebuilt in Flemish bond.
- 4.3 In respect of scale, the wall will be rebuilt in thickness and the existing minor undulating height will be amended to provide a uniform level.
- 4.4 In terms of context, the wall is sited in the Kentish Town Conservation Area and that materials and detail are to match those of the existing structures.
- 4.5 In respect of landscaping the development, the existing planted gardens will be unaffected by the works. Any impact to the Playground surface will be repaired by agreement with Camden Parks and Open Spaces Department.
- 4.6 It is our opinion that the new wall will enhance the Kentish Town Conservation Area and there will be no detrimental effect.

5.0 Access

- 5.1 Access to the site and surrounding foot paths will remain unaffected by the proposed.

2023/136