

Design, Access and Heritage Statement

Project Overview

- This Design, Access and Heritage Statement has been prepared in support of the planning and listed building consent application to Camden Council for the proposals to extend the existing rear dormer at 38 Leverton Street, London NW5 2PG.
It seeks to demonstrate that the proposal is in accordance with the planning policies and guidance below, and that the scheme will improve the historic fabric of the house, as well as make a positive contribution to the character to the wider Conservation Area.
- National Planning Policy Framework 2021
- The London Plan 2021
- Camden Local Plan 2017
 - A1 Managing the impact of development D1 Design
 - D2 Heritage
- Camden Planning Guidance (2021)
 - CPG (Design)
 - CPG (Amenity)
 - CPG (Home Improvements)
- Kentish Town Neighbourhood Plan (2016)



Project Summary

Enlargement of the existing dormer at the back roof. Front facade to remain the same. There will be no changes to access as a result of the proposals.

Planning Context

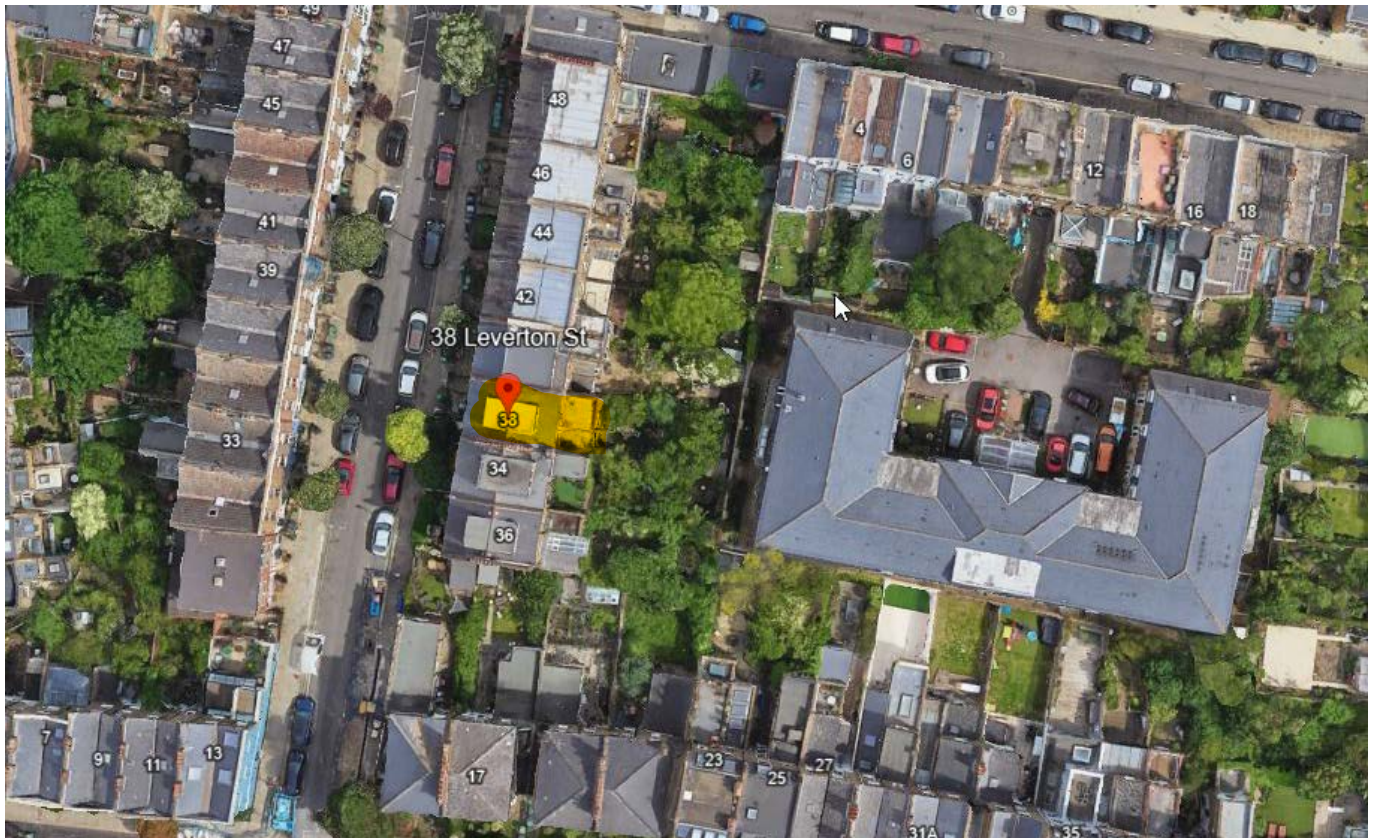
The application site comprises of a three-storey property located on the north-east side of Leverton Street. It is a terraced dwelling house where the planning units are of a comfortable size, with considerable garden size.

Roof conversions are also commonplace at this road with front and rear dormer structures.

The proposals seek to improve the existing dormer in a historically appropriate way in order to better accommodate contemporary family life (including the ability to work from home), increase natural daylighting and upgrade energy efficiency.

This will be achieved through the following:

- Relocation of new staircase to the loft to have proper access to the home office
- Addition of an en-suite at the loft level
- A new extension enlargement of the existing dormer to the rear to accommodate a intended to be a fully flexible and adaptable space for a range of uses over time which include bedroom, playroom and home office for the present owners.
- Sustainability improvements such as additional insulation and solar panels



Aerial views of Leverton Street, application site shown in yellow

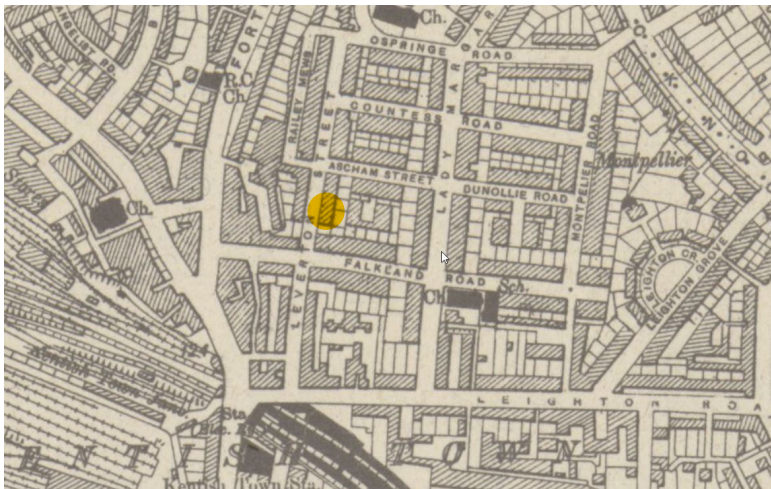
Relevant Planning History

A search of the Camden Council's website was conducted to determine any relevant planning history relating to the application site with the following results:

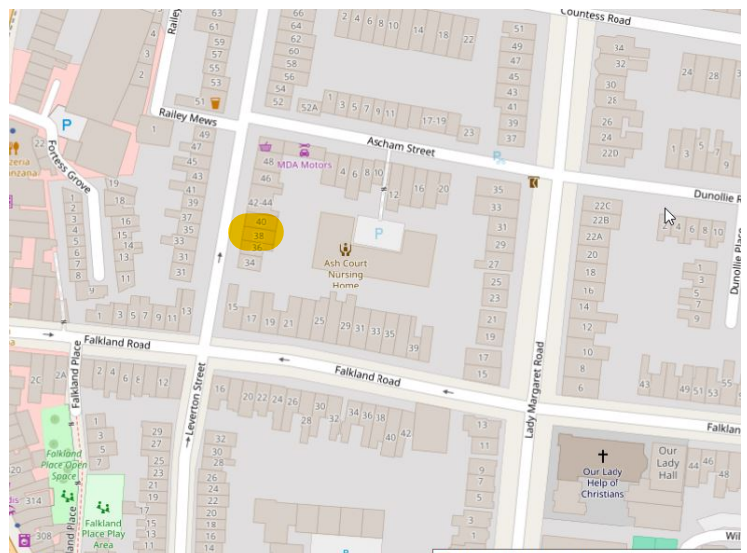
- Application No.TP4872/23084- To form a self-contained unit of residential accommodation on the ground floor of No. 38, Leverton Street, St. Pancras, for a limited period of five years. dated 30-09-1964 Approved
- Application No.5998- The retention, for a further limited period, of a dwelling and fuel container on the front forecourt of 38 dated 23-10-1968 Approved
- Application No.13147- The retention of a dustbin enclosure and fuel container on the front forecourt of 38 Leverton Street, N.W.5. dated 09-06-1972 Approved
- Application No.8701199 Enlargement of roof extension to provide bedroom and bathroom dated 07-10-1987 Approved
- Application No.8701199 Enlargement of roof extension to provide bedroom and bathroom dated 07-10-1987 Approved

Historic Maps

Historic Ordnance Survey maps show the rear extension and the dormer of no 38, along with the other houses in the terrace has been altered and extended in size over time.



1944 Ordnance Survey Map



1961 Ordnance Survey Map

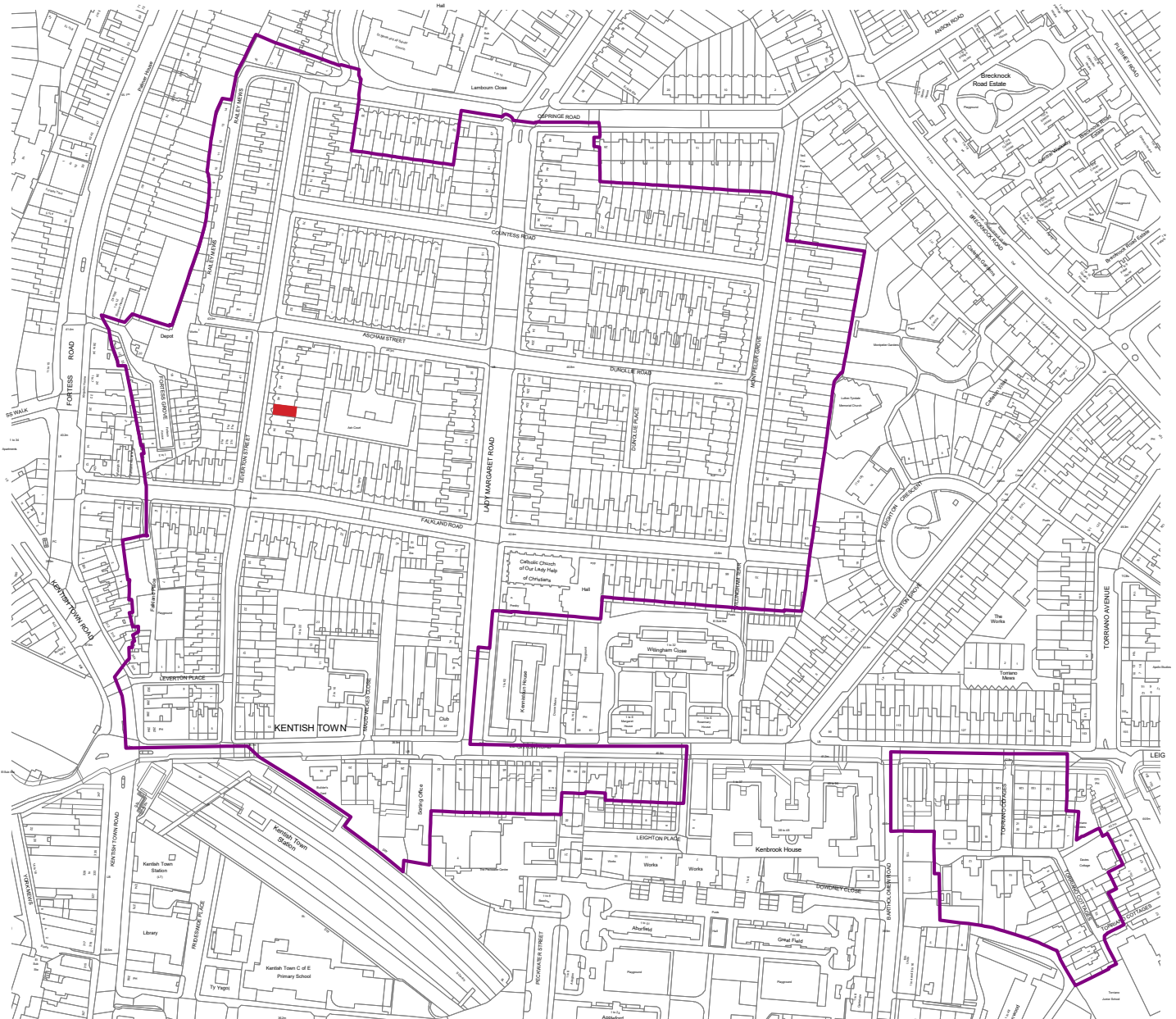
Conservation Area

The house is located within the Kentish Town Conservation Area and falls within the Leverton Street, Falkland Place Character Zone. The house was constructed in c. 1845 and is Grade II listed as part of the terrace of houses from numbers 34-50. The listing does not mention the rear of the properties along the terrace or the internal arrangements.

The proposed rear dormer follows the context, form, scale, and proportions of the existing neighboring buildings.

The CA Appraisal notes:

“Leverton Street and the return into Leverton Place have coloured stucco houses with narrow front gardens. Some houses retain ‘greek’ detailing in the window detailed metalwork. There is a homogeneous design of house and detailed joinery.”



Kentish Town Conservation Area map, application site shown in red

38 Leverton Street, marked as a positive building within the Kentish Town Conservation Area



Heritage Statement

We hope that this document demonstrates a sensitive and well-judged approach to what is a unique and valuable building - and are confident that the proposals meet all the relevant criteria set out in D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

All of the alterations to the main house are reversible and there is no instance of loss of historic character of the house. The original floorboards, cornices, doors, chimney breasts and upper floors are all untouched.

Notwithstanding the fact that the extension is not visible from the street, the alterations are sympathetic and subservient to the main house, will be high quality, and represent an improvement to the current design.



The bigger rear dormer will provide improved and better-connected with the rest of the house. The main use is for office room with an ensuite.

Overlooking:

New windows dormer are to face the rear garden. A good natural light is achieved by means of a roof dormer window, the sill of which is above 1.8 meters.

Appearance and Materiality:

In accordance with durable construction desirability all external wall materials will be brick work to match existing and new roof tiles to match neighbouring roof tiles. All new windows and doors will be timber framed with double glazing.

Local context and character

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

Neighbouring Houses

Throughout the Grade II listed terrace of houses the front elevations have been retained and show a unified face to Leverton Street.

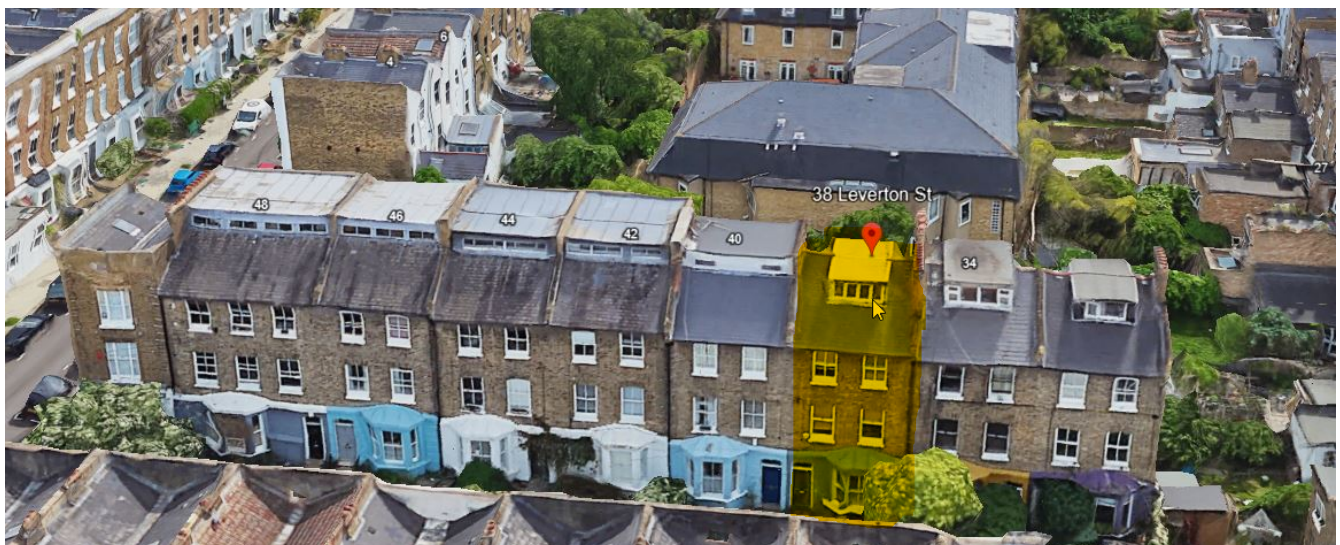
To the rear, the elevations are more varied. The façades are finished in different materials, render, brick and painted brick, and the rear extensions vary in scale.

No. 48-40 Leverton Street have full width front dormer and at the rear full floor loft level with flat roof.

No.50 Leverton Street has different shape of roof slope.



Full width front and rear dormer to Grade II listed terrace, numbers 48-40 Leverton Street



Sustainability:

The existing structure and internal elements will be retained. The house forms a single family dwelling with a living room, kitchen and dining room open plan , two bedrooms and a bathroom at first floor and two bedrooms at second floor, and a attic space at the loft used as an home office.

The new construction will meet or exceed current building regulations. These works will be a significant improvement over the property's current thermal performance standards and improve comfort levels.

Access:

This will remain unchanged and there will be no impact on the street frontage.

Amenity Space:

There will be no loss of outdoor amenities nor any reduction of the garden.

Summary

The enlargement of the rear dormer will significantly enhance and improve the living conditions of the owners.

The proposed changes respect the existing house whilst ensuring that its habitation is fit-for-purpose and safeguarded for the future. The new additions will be of high quality, follow similar forms of development to surrounding properties and remain subordinate to the host property.



Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design.