

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 replacement of 12no of windows to front and rear facades 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

In September 2024 a planning permission reference 2024/3178/P was granted to enlarge the existing dormer to the rear roof. The new dormer sash windows are to be wood effect uPvc - exactly the same as replacement windows being proposed here.

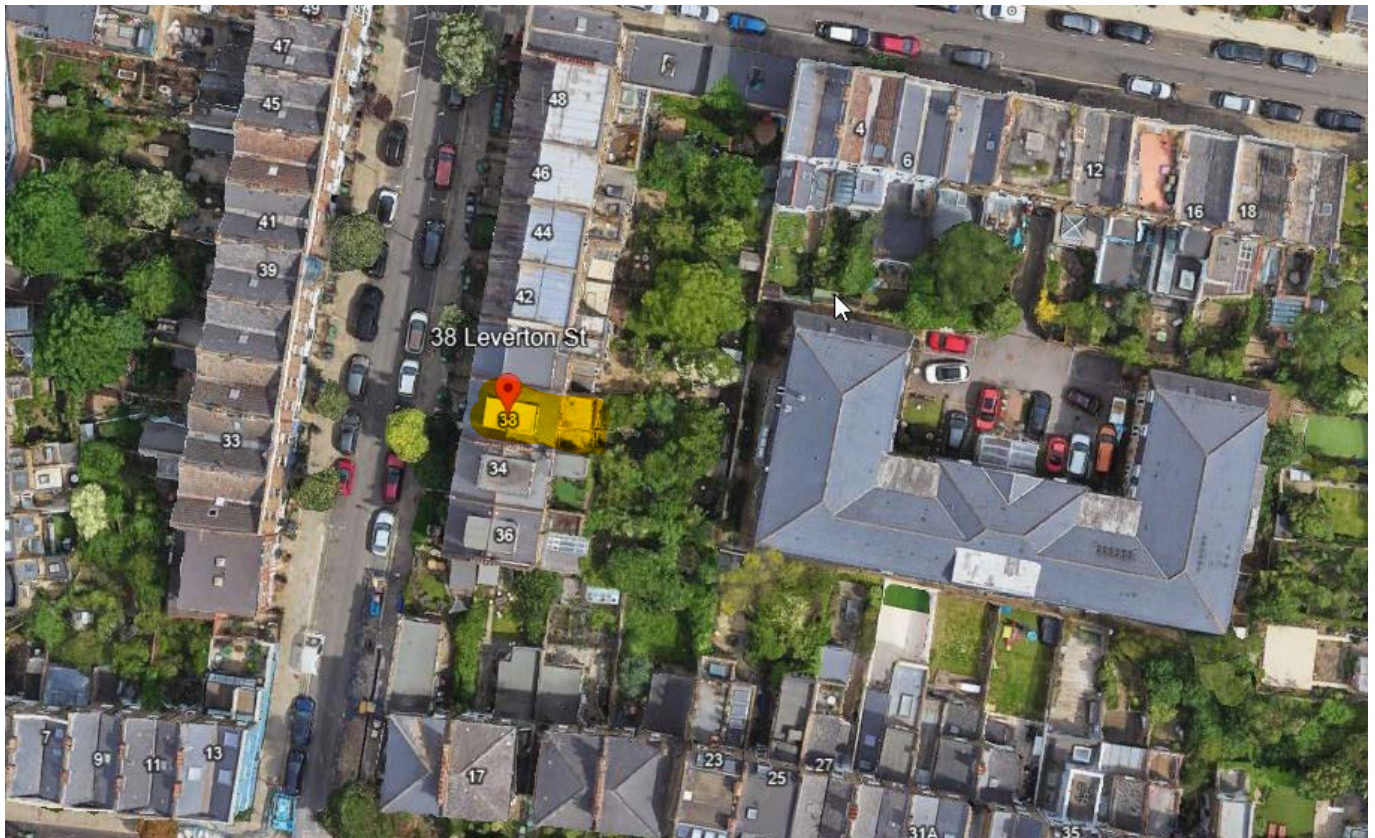
Planning Context

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.

The proposal seek to improve the outlook of the house by replacing the existing windows which are very poor conditions and to upgrade energy efficiency.

This will be achieved through the following:

- Replacement of 6no windows at the rear facade with wood effect uPvc
- Replacement of 6no windows at the front facade with double glazed timber frames



Aerial views of Leverton Street, application site shown in yellow

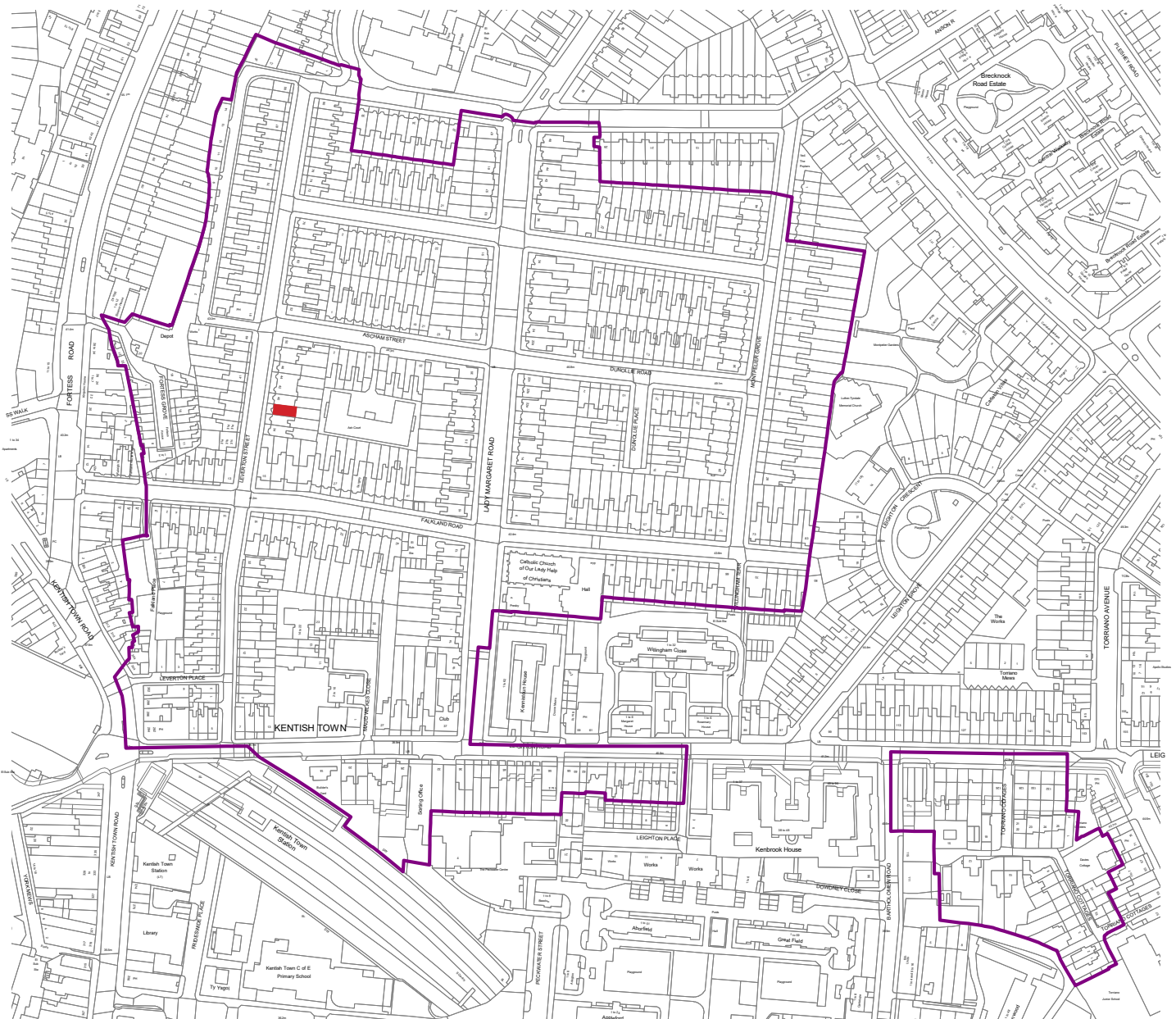
Heritage Statement:

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.

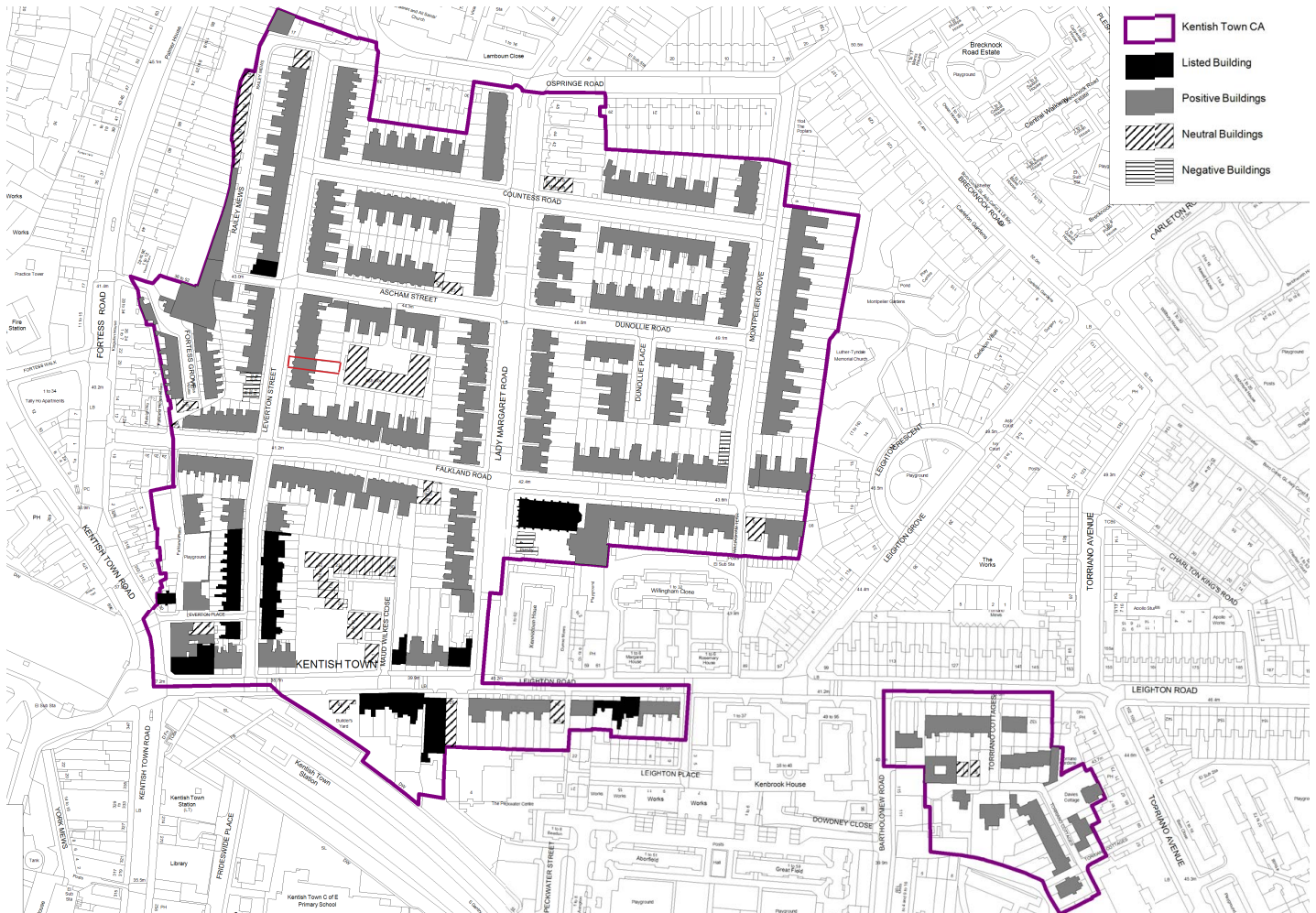
The CA Appraisal notes:

“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 paradigm between consistency and variety along Bourne Road, but it is considered that all of the buildings make a positive contribution to this part of the conservation area. The same applies to windows along the terrace, with a mixture of seemingly original single glazed sashes, replacement double glazed sashes and PVC casement windows.



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.

Assessment of Impact: It is proposed to replace the existing windows with new double glazed units matching existing in form and style. The existing windows are in poor condition, cracked and loose in places, and in need of replacement. Additionally, as single glazed units, they provide very little thermal insulation, resulting in significant heat loss to the property.

Mitigation Proposal: The applicant's intention is to replicate the existing windows in form as closely as possible, replicating mullion and transom arrangement and profiles as well as the perceived materiality. At the same time, through double glazing and draft prevention they are keen to improve the environmental and thermal performance of the property, ensuring its longevity.

Proposed Materials: It is proposed for the replacement windows to be painted wood to front facade and 'wood effect' uPvc to the rear. The visual difference between the latter and real timber is not perceivable from the street perspective, nor upon close approach, with significant practical and economical benefits.