Conservation & Heritage statement

SUMMARY

26 + 28 Leighton road:

Located within the Kentish town conservation area numbers 26 + 28 Leighton road are 3 storey semi-detached houses - both now subdivided into separate flats.

On the south side of Leighton road, opposite Maud Wilkes close and towards the junction with Kentish town high road, the houses are separated from the pavement by

Painted iron railings along the front of the small front garden area.

Both of the houses are grade ii listed and share the following listing descriptions:

Camden listing:

"title : (south side) nos.26 and 28 and attached railings

Description : 2 semi-detached houses. Early/mid c19, altered c1976. Stucco. 2 storeys and semi-basements. Double-fronted,

Originally with 5 windows but now 4 (no.26 now with only one); central recessed entrance bay to no.28. Central doric portico with fluted columns"

Historic England listing:

Title: numbers 26 and 28 and attached railings, 26 and 28, Leighton road

List entry: 1379290

Listing date: 09.05.1973

Description: 2 semi-detached houses. Early/mid c19, altered c1976. Stucco. 2 storeys and semi-basements.

Double-fronted, originally with 5 windows but now 4 (no.26 now with only one);

Central recessed entrance bay to no.28. Central doric portico with fluted columns; panelled door and overlight.

No.26 with recessed side portico and similar doorway. Architraved sashes. Cornice and blocking course.

Interiors: not inspected. Subsidiary features: attached cast-iron railings to areas.

26 Leighton road:

26 Leighton road contains 2 dwellings.

Firstly: a two-storey flat at raised ground floor and basement (26a - the property for which this application has been prepared) and

Secondly: a separate flat at first floor (26b).

Access into the house is via steps up to a raised entrance porch and the entrance into 26a is from within the building via the common hallway at raised ground floor.

The existing arrangement of 26a:

26a contains a kitchen and a living / dining room at raised ground floor with three bedrooms and a bathroom at lower ground floor / basement level.

Currently the rear garden is accessed via a flight of external steps leading upwards from outside bedroom 2 (at lower ground floor / basement level).

This arrangement means it is not possible to gain access into the rear garden without disturbing the occupant of bedroom 2.

The proposed arrangement at 26a:

It is proposed to create a new route into the rear garden from the kitchen at raised ground floor, by lowering sill level of the existing window opening and forming a

New doorway. A new raised and fielded painted timber two-part door will be introduced into the door way opening in the external wall of the kitchen - leading out

Onto a painted metal landing + staircase.

The freestanding staircase and landing are to be supported independently of the structure of the building and will maintain access to the undercroft beneath the

Kitchen + hallway. The staircase, balusters, handrails and support structure are to be painted metal.

The proposition is at the rear and doesn’t impact the general look of the building from the street.

It is also proposed to fix a slatted timber screen to the garden wall with number 24 to avoid potential overlooking from the staircase into the garden of number 24.

The application site is listed and located within the Kentish Town conservation area so everything will be done to preserve the character or appearance of the conservation area.

The application seeks to make minor alterations to the listed building and will not harm the setting of this listed building nor affect the streetscape or views of the listed building.

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