

Job Ref: 940
March 2025
Rev: /

London
NW5 2PH

1.0 Introduction

This Design & Access Statement has been created by Paul Archer Design on behalf of our clients at 29 Leverton Street. The document describes the design for the proposed alterations and extensions to the existing house.

Our application proposes a two – storey rear extension, the reconstruction of the parapet wall at the front, an internal refurbishment and the erection of a dormer.

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No. 29's existing front elevation

Site:
29 Leverton Street, NW5 2PH

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2.0 Analysis of Building & Context

No. 29 is located within the Kentish Town Conservation Area in the Camden London Borough Council. It is not a listed building. The building is a two – storey terraced house, and it is located on the southern side of Leverton Street, adjacent to Falkland Road.

Leverton Street consists of coloured houses with narrow and neat front gardens. Some houses retain ‘Greek’ detailing in the window detailed metalwork.

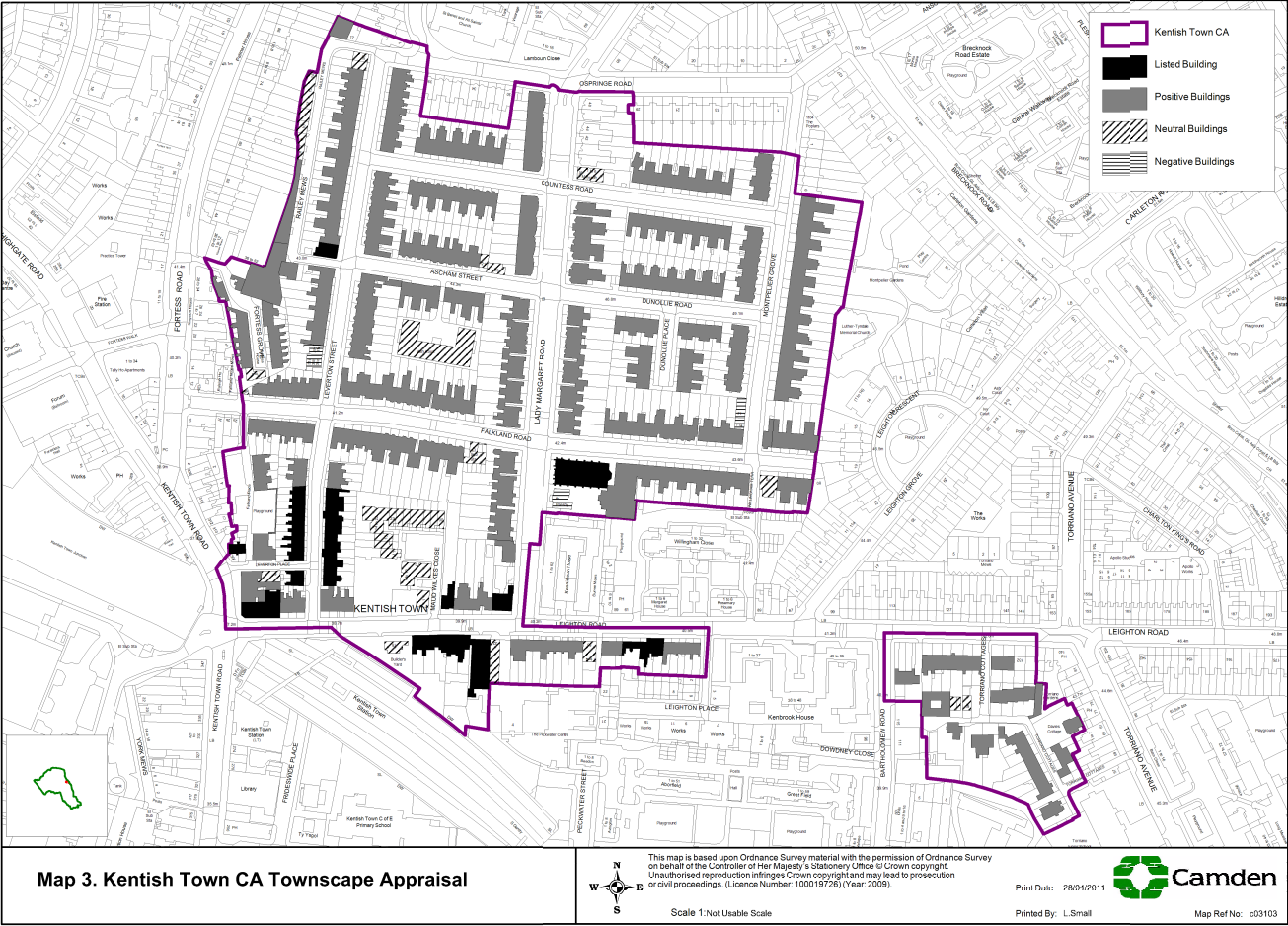
The houses on Leverton Street are typically flat fronted without bays. Roofs are natural slate where in original condition and most roofs are set behind parapets. Walls are predominantly stucco in various colours.

Windows are timber and sash up to the twentieth century, and glazing bar configurations consist of large panes. Window replacements have not always kept to the original patterns.

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Birds eye view of Leverton Street, with no. 29 outlined in red

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3.0 Design Proposal

Our application proposes three external alterations to the existing house. This includes a ground and first floor rear extension, the erection of a dormer and the reconstruction of the parapet wall at the front.

Proposed Ground & First Floor Rear Extensions

The proposed ground and first floor rear extensions are to be constructed with facing brickwork to match the existing. This will provide a subtle distinction between the new and the old and respect both the existing house and its surroundings.

The proposed ground floor extension will cover the width of the rear garden and extend to the furthest edge of the existing rear outrigger.

The proposed extension contains double doors and a window with approximately five square metres of glazing, as well as a large rooflight with approximately four square metres of glazing.

The proposed extension provides a significant amount of natural light to the ground floor, which the existing house lacks, particularly within the current dining room and hall.

The extension proposes to increase the depth of the existing kitchen and remove the internal wall between the existing bathroom and kitchen to accommodate a larger dining room and kitchen space.

The new space, which has an area of nineteen square metres, will appear more contemporary with a new kitchen island and joinery, and accommodate our clients' need for a larger kitchen.

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The depth of the proposed first floor extension extends to the furthest edge of the existing rear outrigger, and the width of the proposed extension extends to the edge of the window in the rear bedroom.

The proposed first floor extension contains a narrow, obscure window on its side elevation to allow natural light and ventilation into the new WC while maintaining privacy with no. 27. The proposed extension also reuses an existing window on its rear elevation to respect both the existing house and its surroundings.

The proposed extension also contains a rooflight with approximately two square metres of glazing above the new landing, which is a sympathetic response to the relocation of the existing window and subsequent loss of natural light.

The extension proposes a bathroom and a WC, which are accessible through pocket doors from an improved, spacious landing.

Considering the alterations to the ground floor, the house requires the bathroom to be relocated, with the first floor being the most logical and sensible location.

We note that No. 29 was granted permission for a similar proposal on 2 February 2016, with the application reference 2015/5550/P. Our proposal looks to this application and its conditions as a precedent, with the intention of creating an improved design.

Some of the proposed works from the application were completed, including:

- brick wall replaced with gate and railings in front garden
- flagstones laid in front garden
- render painted blue

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Proposed Dormer

The proposed dormer construction improves the quality of the roof and increases the space within the loft. Houses on Falkland Place, Falkland Road & Leighton Road contain similar extensions.

The structure extends the full depth of the existing roof to maximise the space within the loft, with the raised ceiling height creating a habitable space.

The proposed dormer does not exceed the depth and width of the existing roof. It maintains the same scale and respects the neighbouring houses.

The structure contains a large window, which extends from wall to wall on its side elevation, to provide a significant amount of natural light and ventilation to the new study.

Proposed Parapet Wall

Our application also proposes the reconstruction of the parapet wall at the front to match the other houses on Leverton Street. The new wall will be rendered and painted to match the existing.

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4.0 Relevant Policies

- Camden Local Plan 2017, Policy D1 Design
- Camden Local Plan 2017, Policy D2 Heritage
- The London Plan 2017, Policy D3 Optimising Site Capacity Through the Design – led Approach
- The London Plan 2017, Policy D6 Housing Quality and Standards

The proposal is based on an evaluation of the site's attributes and surrounding context. It identifies and responds to factors, including architectural detailing, materials and scale, and it provides a high standard of accommodation.

The proposal considers the proportions of the existing building, as well as the form and scale of neighbouring buildings, and it delivers spaces with due regard to existing building forms and street hierarchy.

The proposal is of high - quality design and provides rooms with comfortable and functional layouts. It has good ceiling heights and room sizes, and it provides sufficient daylight, sunlight and ventilation that is appropriate for its context.

The proposal contributes to the conservation area and identifies the special and valued characteristics and features that are unique to the locality.

Architectural and traditional features and distinctive characters are reinstated and retained where possible to preserve the special appearance of the area.

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5.0 Heritage Statement

Camden has a rich architectural heritage with special buildings and places. The Council places great importance on preserving the historic environment.

39 areas are designated as conservation areas, recognising their special architectural or historic interest and their appearance and character.

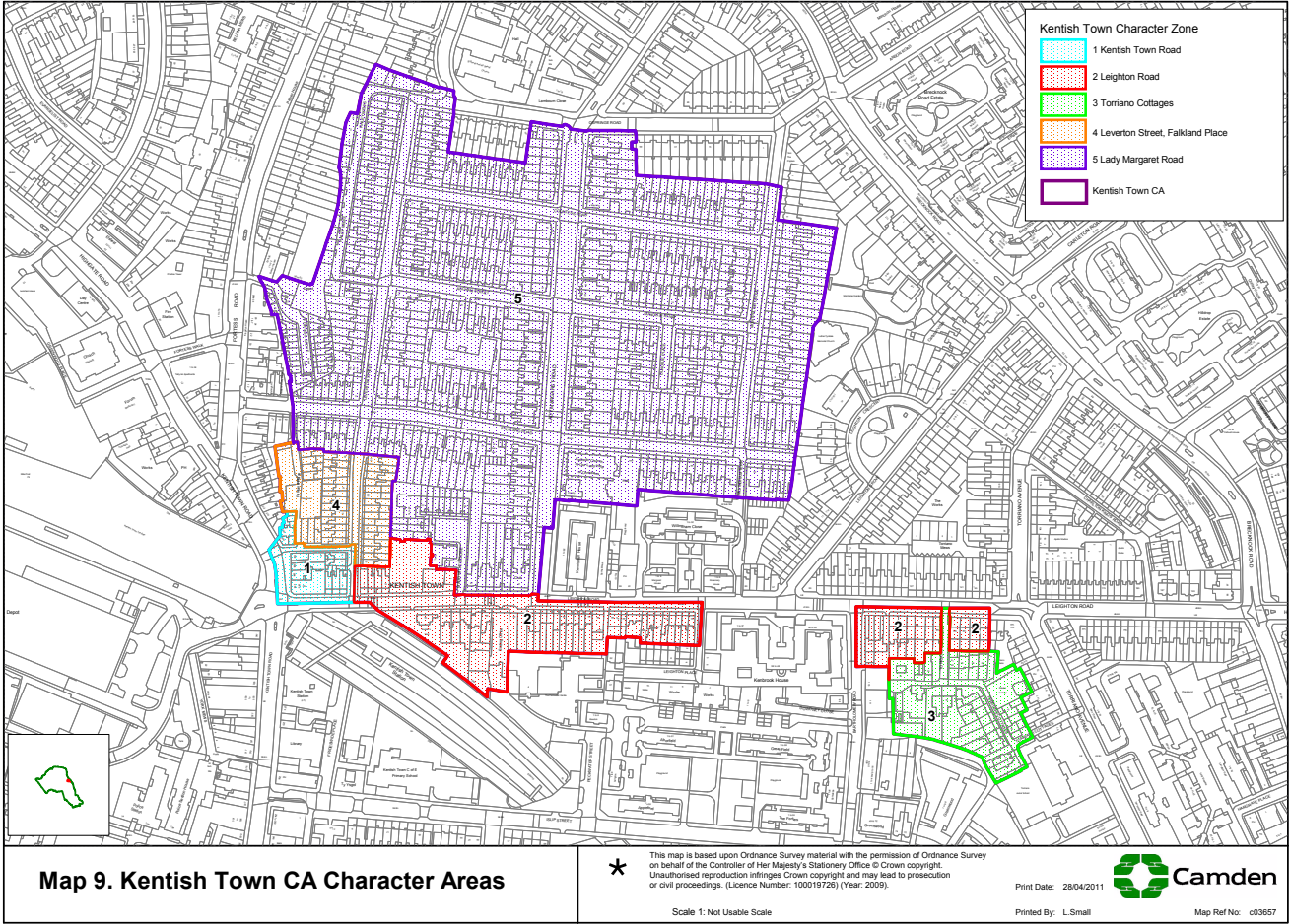
No. 29 is located within the Kentish Town Conservation Area, which was designated a conservation area on 1 November 1985. Kentish Town contains five different character zones and is primarily a residential area.

The Kentish Town Conservation Area Appraisal and Management Strategy considers No. 29 a building that makes a positive contribution.

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6.0 Impact on Conservation Area

The proposal has been carefully designed to find a balance between our clients' needs and the preservation of the architectural interest of the conservation area.

The proposal responds sensitively to the significance of the conservation area, and it has a minimal impact on the architectural character of the existing building and the coherence of the wider terrace.

The proposal allows for the creation of additional floorspace at ground and first floor levels, with a minor alteration to the building's front elevation that improves the appearance of the house and the theme of the wider terrace.

The alterations to the rear of the building are more significant. However, there are houses on Leverton Street with similar extensions, so the proposal is in keeping with the context of the area.

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7.0 Relevant Planning History

The proposal shares similarities with many others on Leverton Street that were granted planning permission, which include alterations to elevations and the erections of rear extensions. Below are some of the relevant planning applications that were granted planning permission.

29 Leverton Street (2015/5550/P)

Erection of a ground and first floor rear extension including alteration to the front elevation.

2 Leverton Street (2010/3827/P)

Erection of a single storey rear extension at first floor level with associated alterations to windows and doors on rear elevation at ground and first floor level to residential dwelling (Class C3).

10 Leverton Street (2023/1745/P)

Demolition of existing rear extension and erection of new single-storey rear extension. Installation of rooflight and PV solar panels, new window at rear, and associated exterior alterations. (Associated ref. 2023/1743/L)

16 Leverton Street (2018/2580/P)

Erection of single storey rear extension following demolition of existing extension and reinstatement of window on rear elevation

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