

26 LEVERTON STREET LONDON NW5

Proposed single-storey extension, new roof-light and other alterations.

Design and Access Statement

Additional information for Listed Building Consent

1 History

The house is part of a terrace of small houses built in about 1845 within the Kentish Town Conservation Area. It is the last of a row of houses (Nos 2-26) which were Listed on 30th December 1999.

In 1980 the house was substantially altered, in accordance with planning permissions granted in 1979 and 1980. The valley roof was replaced with a higher flat roof to form a new 2nd floor. The front parapet was raised to mostly hide this new floor from street level, leaving a balcony behind it. The rear wall was built substantially higher, with new windows which match the original windows quite well.

The original single storey part of the ground floor at the rear (toilet, scullery etc), which extended about 4m down one side of the garden, was demolished. A new single storey extension 2.65m deep was built across the back, with a flat roof.

Internal walls and a chimney breast on the ground floor were removed and substantial new beams inserted.

2 Proposed Work

A Replace existing doors and windows facing the garden with new glazed doors. The overall width of the doors is 500mm less than the existing doors and windows, set into a rendered brick surround, similar to a small bay window, resulting in an extension 250mm deep and 3.2m wide.

B Add new flat roof-light on the existing flat roof to the single storey extension at the rear.

C Internal alterations requiring Listed Building Consent

In the 1980s extension:

1. Replace the softwood floor boards in the kitchen (1980s extension) with plywood and lay floor tiles.
2. Plaster the internal walls of the kitchen extension, which are currently painted brickwork.
3. Take down the ceiling in the kitchen around the new roof-light. Reinstall with additional insulation and recessed spotlights.

In the original house:

4. Replace approx 5m² of damaged lath and plaster on a ground floor internal wall with plasterboard and skim. See drawing 310.07P
5. Lay plywood on top of the original floorboards in the first floor bathroom, and lay floor tiles. Replace the sanitary ware (installed between 1980 and 1999). See drawing 310.08.

3 Affect on the Listed Building and the Conservation Area

1. The main reason for the Listing is the front elevations of the houses, which are attractive and almost unaltered and cause the particular architectural and visual qualities of this part of Leverton Street. The rear of nearly all the houses have been substantially altered and extended. They have little architectural or historic importance. The external changes proposed are all to the 1980s additions. There is no direct affect on the original house.
2. The proposed work will not obscure, hide or detract from the valued part of the houses. It is scarcely visible from anywhere and in particular is not visible from anywhere where the valued front elevations can be seen. The garden has a very high rear wall, over 4m high. No part of the new bay or roof-light is higher than the adjacent boundary parapet walls.
3. The existing rear doors and windows are unattractive. They are in crude 1980s joinery which neither copies nor is clearly different from the 19th Century joinery. Their loss would not be detrimental to the Listed houses. The proposed doors will enhance the Conservation Area and the house. (see below).
4. Replastered wall, ground floor. The plasterwork is in poor condition. So much of the interior has been lost or altered that there is no real value in retaining this small area in lath and plaster.
5. New kitchen floor. Replaces 1980s timber floor. No adverse effect on LB.
6. New bathroom floor, First floor. Existing floorboards and skirtings retained. New floor protects ceiling below from water damage. No adverse effect on LB.

4 Statement of Justification, and Design

The alterations at the rear are desirable

1. To remove unattractive doors and windows.
2. To provide a more practical and delightful connection between the house and the garden.
3. To provide sufficient space in the kitchen for a small table
4. To provide additional daylight to the kitchen and the rear part of the original house. (The very tall wall at the bottom of the short garden hides the work but also blocks off most of the light.)

The simple design of the glass doors within a plain rendered surround makes a clear differentiation between the original house and the later addition. It has a clear modest element of architectural design. In its particular position it does not distract from or adversely affect the Listed Buildings. It has more architectural quality than the existing elevation and therefore enhances the Conservation Area.

The same applies to the roof-light. It is most visible from 2 windows on No 24 Leverton Street, where there are already 2 flat roof-lights on the rear extension to that house. It is less visible from No 28 since that house extends beyond the back of No 26. The roof-light is very plain and simple, like the extension.

5 Access

The existing door has a cill 200mm above the kitchen floor, restricting wheelchair access. The new cill will be flush with the floor and nearly flush with the garden terrace.

6 Conservation of Energy

The existing doors and windows are single glazed. The roof is very poorly insulated. The proposed work will result in a net reduction of heat loss.

Graham Parkinson Architect
9th February 2009