**HERITAGE STATEMENT**

12 Leverton Street, London NW5 2PJ

Revised

04.04.16

**Background**

12 Leverton Street is a brick built mid terrace house – built in approximately 1845 – of typical construction. It has a flat roof single-storey extension to the rear of the building that we believe was built approximately 30 years ago.

Leverton Street is located in the Kentish Town Conservation Area. 12 Leverton Street forms part of a uniformed terrace of coloured stucco houses with narrow front gardens, built in a short space of time by developers. All the houses in the first half of Leverton Street are Grade II listed. Some of the houses retain ‘greek’ detailing in the windows detailed metalwork. This terrace of houses are of historic interest to the origins of Kentish Town and are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage.

Most of the architectural features of the house have been removed although it does retain the ‘greek’ detailing in the windows detailed metalwork. On the ground floor, the dining room and sitting room have been knocked together to create one large living room. This room has no cornicing. There is a reproduction fireplace.

In the first floor bedroom the original cornice is in existence (patched in many places) although unfortunately the ceiling is structurally unsound, dipping and close to collapse. The cornicing has been removed in the dressing room. The first floor fireplace has been blocked up. In the dressing room the fireplace has been removed altogether. In the first floor bedroom overlooking the street, poor quality double-glazing has been added.

To the back of the house is a single story construction that is about 20/30 years old, which is of poor quality, and is dark and cold, being east facing.

**Proposed Development**

We are keen to sympathetically keep what existing historical details remain within the house, and not impact on the historical fabric of the house.

In the first floor bedroom we approached a specialist cornice and restoration company to advise on the cornice. As it has been patched in many places we were advice to take a squeeze of the existing ceiling cornice, which we believe, is original to the house. The ceiling is currently unstable, dipping and sagging in various places and we have been advice could easily collapse. We propose to replace with a new plaster ceiling, adding insulation above, where none existed and reinstate the ceiling cornice with a reproduction of the original design.

Regarding the extension and interior, we approached an interior and architectural design practice that has experience of working on many listed buildings. We would like to replace the existing extension and replace it with a more functional, better-designed single story conservatory style structure, approximately 1 metre further in to the garden. This will provide a more functional kitchen and seating area, with better space and light suited to the needs of modern day living. The new extension sensitively reinterprets the existing building design.

In the existing extension there is a ground floor bathroom that we would like to remove, installing a shower room on the first floor, providing for easier access to a bathroom on the same level as the bedroom.

On the ground floor we would like to block off the bathroom door and create a WC fitted underneath the stairs. We would create a new door to this downstairs bathroom.

To create a better-shaped dining room we would like to block up the existing opening on the ground floor and create a new opening for a doorway in to the sitting room. This new doorway is the original doorway to the sitting room before the two ground floor rooms were knocked together. We would like to remove the redundant blocked up fireplace to square up the shape of the sitting room and to provide more space.