

12 LEVERTON STREET

HERITAGE STATEMENT

MAY 2016



CONTENTS

| | | |
|-----|---|---|
| 1 | Introduction | |
| 1.1 | Aim of the Heritage Statement | 2 |
| 1.2 | Outline of the Proposed Works | 2 |
| 2 | History and Significance of the Property | |
| 2.1 | History of Kentish Town and Leverton Street | 2 |
| 2.2 | Assessment of Heritage Significance | 3 |
| 3 | The Proposed Works | 4 |
| 4 | List of Alterations | 4 |
| 5 | Conclusion | 5 |

1 INTRODUCTION

1.1 AIM OF THIS HERITAGE STATEMENT

This heritage statement is in support of an application for listed building consent to 12 Leverton Street. It does not purport to be a fully comprehensive study of the history of the property but an assessment of the significance of certain parts of the building proportionate to the nature and impact of the proposed works.

The heritage statement describes the significance of Grade II listed, 12 Leverton Street, specifically the areas in which the proposed works will have an impact on this significance and will describe the impact of the proposed works on that significance. The significance of the proposed works to the wider Kentish Town Conservation Area in which the application site is located is also identified as is the impact on the proposed works to the character and appearance of the Kentish Town Conservation Area.

1.2 OUTLINE OF THE PROPOSED WORKS

The proposed works are for internal and external alterations.

2 HISTORY AND SIGNIFICANCE OF THE PROPERTY

2.1 HISTORY OF KENTISH TOWN AND LEVERTON STREET

Kentish Town can trace its origins back to medieval times deriving its name from Ken-ditch, the bed of a waterway. Kentish Town lies in the valley of the Fleet River, now hidden in a culvert. The river flowed down from Hampstead to St Pancras and out to the Thames. The valley provided water and an ancient route from the city to the north. The river was prone to flooding at St Pancras and the settlement moved up to higher ground, in the area now known as Kentish Town, from at least as early as the thirteenth century, resulting in a parish some four miles long. Kentish Town continued to grow along the trade route.

From the 18th century this higher ground was appreciated for health and as a relief from the city and development intermittently grew along the Kentish Town Road, and slowly began branching off the road along lanes. The area gained a reputation as a rural retreat away from the increasing urbanisation and growth of the metropolis.

Kentish Town Road is the busy and commercial western edge of the area. Leighton Road is a residential linking road from Kentish Town to Torriano Avenue. Residential houses running along this road and to the north form part of the history of the rapid expansion of Kentish Town during the 19th century and follow a distinct urban design layout.

Perpendicular from this spine road run the quieter, orderly residential streets, with terraced houses north of Leighton Road. This includes Leverton Street, a uniformed terrace of coloured stucco houses with narrow front gardens, built in a short space of time by developers, in approximately 1845. All the houses in the first half of Leverton Street are Grade II listed. Some of the houses retain cast iron anthemion details on the windowsills.

Leverton Street is located in the Kentish Town Conservation Area, having been designated from 1985 onwards and extended over time. This terrace of houses in Leverton Street featuring 1 and 3 Leverton Street, a pair of stuccoed houses (1845); Numbers 2-26 (even) Leverton Street, a terrace of stuccoed houses and railings to numbers 10 and 20 (c.1845); 5-23 (odd), Leverton Street, NW5 2PH: terrace of 10 stuccoed 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. The terrace was designated Grade II listed on 11 January 1984.

2.2 ASSESSMENT OF HERITAGE SIGNIFICANCE

The significance of 12 Leverton Street is described below:

The application site occupies the entire house of this property designed in c. 1845. The property was listed in 1984 for its group value. The listing description is below:

List description for 2-26 and railings to Numbers 10 and 20
Listed Grade II on 11 January 1984

Terrace of 13 houses. c1845. Painted stuccoed brick, slate roofs. One window wide and 2 rooms deep; 2 storeys. First-floor band and moulded cornices stepped as ground rises to north. Projecting first-floor pilaster strips between Nos 2-10, and Nos 18-26; Nos 10-18 separated by recessed panels. Margin light sashes in moulded architrave surrounds, those to first floor with console brackets and with surviving anthemion cast-iron decoration to sills of Nos 2, 4, 6, 10, 12, 14, and 20. Doors with rectangular top lights set to right of each house, those to Nos 4, 10, 12 and 14 with original doors. INTERIORS not inspected but some noted to retain unusual plaster decoration. The terraces of Leverton Street form a charming group of small-scale, painted houses with distinctive decoration that is very unusual in London.

3 THE PROPOSED WORKS

12 Leverton Street is a Grade II house dating to around 1845. Over the years, the house has undergone various renovation projects internally and externally. The new owners are keen to sympathetically keep what existing historical details remain and celebrate the historical fabric of the house.

The new owners have a particularly sensitive approach to the form and character of the house. The new extension proposed and many of the alterations described below involve retaining and reusing as much of the building features as possible.

We acknowledge that any significant repairs to the structure must be documented and permission sought before removal or replace.

4 LIST OF ALTERATIONS

External

Front Elevation

Refurbish all timber framed sash windows on the ground and first floor elevation.
Repair existing anthemion cast-iron decoration on first floor windowsill.

Back Elevation

We propose to replace the existing single story construction with a simple mono-pitch conservatory style structure with an arrangement of full height, fully glazed windows and French doors. We intend to use fairface London stock brickwork to blend with the existing rear elevation wall of the house. All visual structural elements and fenestration will be in painted timber giving it a traditional appearance.

The overall impact: Positive. The works will be carried out in a sensitive way in the construction of a new non-original extension. The extension design and construction will be more in keeping with this historic building.

Downpipe

The existing cast iron downpipe to be repaired, if possible, and if not, replace with like for like.

The overall impact: Neutral.

Internal

Ground Floor

Ground Floor Doors

We propose to seal and block the first doorway in to the Sitting/Dining Room.

Open up the blocked up doorway adjacent to the staircase, re-using the existing architrave and door.

Overall impact: Neutral. The architrave although not original to the house is similar in design to the upstairs architrave. We believe that the door is original.

Washroom Under The Stairs

To remove the existing door and structure to the extension, forming a new wall in brick and plaster.

Carry out sympathetic repairs to underside of staircase.

Remove the non-original doorframe and door under the stairs to open up the space.

Creating a new doorway adjacent to the stairs.

The new walls enclosing the WC will be constructed in such a way that they do not damage the existing stair detailing.

We propose to create a new WC and washbasin, bringing in services and drainage.

Overall impact: Positive – there will be no loss of historic fabric and the reuse of space will be a positive one.

First Floor and Attic

Rear Bedroom

Create a bathroom in the rear room, bringing in services and drainage.

Install discreet bathroom ventilation via the roof void with a vent grill on the rear elevation.

Overall impact: Positive – we are not changing the historic layout of the room therefore there will be no permanent impact on the character and layout of the room.

Attic Room

Create a wet room in the attic room, tanking the floor and inserting moisture resistant plasterboard in the ceiling.

We propose moving the position of the washbasin to where a non-historic cupboard is sited.

Create a new opening in the rear elevation for external ventilation.

Overall impact: Positive.

Any damage caused during the course of the works will be repaired on a like for like basis.

5 CONCLUSION

Guy Goodfellow is an Architectural and Interior Design company specialising in the conservation, renovation and development of traditional architecture and interiors. The successful development of 12 Leverton Street will depend on the understanding and appreciation of this historical asset which can only be achieved with a thorough knowledge and understanding of the 'significance' of the building elements.

The proposed alterations need to address and positively respond to the layering of heritage assets, which are often overlapping and have varying heritage values. These are weighed against our client's requirements to live in a home in the 21st century and the results produce a holistic design methodology that is both sensitive and progressive.

The proposal provides the opportunity for a long-term future for the property and secures the significance of the historical asset as a whole.