

**4 LEVERTON STREET,
LONDON,
NW5 2PJ.**

HERITAGE STATEMENT

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SP17-1011

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Simply Planning Limited (SPL) on behalf of Build and Bloom Limited in support for listed building consent to 4 Leverton Street.
- 1.2 This report describes the significance of the Grade II Listed Building and the importance of the Kentish Town Conservation Area and draws a conclusion on the potential impact the proposals have on the character of the building and wider area.

2.0 Proposal

- 2.1 The proposed works include both internal and external works comprising a ground floor extension, and the realignment of the downstairs lavatory to 4 Leverton Street, London.
- 2.2 The proposed extension would be located to the rear of the property and would provide an additional 1.08m² (GEA) of additional floorspace.
- 2.3 The existing double hung sash window and double doors to the rear elevation would be replaced with thin profile aluminium sliding/ BiFold glazed doors. Neither the sash window nor door to be replaced is original fabric.
- 2.4 The realignment of the downstairs lavatory, along with the additional floor space and sliding/ bifold glazed doors are being proposed to allow for additional floor space, a better living arrangement for the existing and future residents and to provide a larger opening to allow additional light into the rear of the property, reducing the need for artificial light.

3.0 Background History to Leverton Street and Kentish Town Conservation Area

- 3.1 The Kentish Town Conservation Area is located east of the Kentish Town Shopping Centre and directly north of Kentish Town Train Station.
- 3.2 The conservation area was designated in 1985 and has been extended twice, firstly in 1991 and then again in 2011. In recent years the area has prospered with the majority of properties being renovated, generally with respect of retaining and enhancing the area, albeit with some loss of historic detail.
- 3.3 The name Kentish Town originated in the medieval times from the name Ken-ditch, the bed of a waterway. Kentish Town is located 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.
- 3.4 Before the settlement of Kentish Town, the majority of settlements along the Fleet River were towards the St Pancras area. Due to the river being prone to flooding in the St Pancras area, new settlements were created on higher ground, including Kentish Town. This resulted in a parish some four miles long. These new settlements were created from at least as early as the thirteenth century. Kentish Town continued to grow as a result of its location to the Trade rout, and by the 15th century a number of inns, large houses and a chapel of ease had been created.
- 3.5 From the eighteenth century up to the early 19th century the settlement of Kentish Town was appreciated for health and as a relief from the city.
- 3.6 Kentish Town originally grew along the Kentish Town Road, and slowly began branching off the road along lanes. Fine houses were built in the rural areas as the area began to gain a reputation as a rural retreat away from the increasing urbanisation and growth of the metropolis.
- 3.7 In the nineteenth century, the right of way across the Flask forecourt (Assembly House) became Leverton Place, and the forecourt was filled with shops. The origin of Leighton Road lay in a path from the Assembly House to Maiden Lane. Development began when landowner Joshua Prole Torriano sold small plots of land freehold to private individuals for houses. The plots provided included individual houses, or small groups of houses that could be developed at one time. Examples include late Georgian stock brick with pared down detailing of two and three storeys with parapets; stucco villas including one with a pediment of 1830s; and terraced stuccoed and half stuccoed houses of the mid nineteenth century.
- 3.8 By 1894 all the fields in the local area had been built over. The road layout was established by 1875 with the road pattern to the north of Leighton Road, Leverton Street and Lady Margaret Road was laid out perpendicular to Leighton Road in an expanding grid of streets.
- 3.9 The character of Leverton Street comprises of coloured stucco houses with narrow front gardens. Some of the houses retain 'greek' detailing in the window detailed metalwork.
- 3.10 The Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage includes the following properties along Leverton Street;
 - 1a Leverton Place (304 Kentish Town Road), early eighteenth century brown brick house (with unlisted late twentieth century shop).
 - 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.

3.11 No.4 Leverton Street is identified as being a building that makes a 'positive contribution' on the environment and the historic origins of Kentish Town. There is scope, for buildings that are identified as making a appositive contribution for improvement, however demolition will be strongly resisted. of details or condition of the building but the council would strongly resist demolition.

3.12 The heritage significance of 4 Leverton Street is described below;

No. 4 Leverton Street was built in c 1845 and was listed grade II status in 1984 for its group value; its listed description, as stated on the Historic England website, is as follows;

Location: Numbers 2-26 and railings to numbers 10 and 20, 2-26, Leverton Street:

'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'.

4.0 Heritage Assessment of the Proposed Works

- 4.1 As mentioned already within section two (proposal) of this Heritage Statement, the proposed works consist of both internal and external works which comprise a part ground floor extension, replacing the existing rear double hung sash window and door with thin profile aluminium sliding/ BiFold glazed doors, and the realignment of the downstairs lavatory to 4 Leverton Street, London.
- 4.2 The proposed extension would be located to the rear of the property and would provide an additional 1.08m² of internal floorspace.
- 4.3 The realignment of the downstairs lavatory, along with the additional floor space and sliding/ BiFold glazed doors are being proposed to allow for additional floor space, a better living arrangement for the existing and future residents and to provide a larger opening to allow additional light into the rear of the property, reducing the need for artificial light.
- 4.4 Since 2003, there have been three previous planning applications relating to the property. These range from extensions to window replacements.
- 4.5 The owners are keen to ensure the proposed extension does not provide a detrimental impact to the listed building or the conservation area and as such, have proposed an extension that respects the scales of the host building as well as the neighbours, whilst providing a proposal that improves the living arrangements of the occupants.
- 4.6 The following paragraphs list in detail the internal and external changes being proposed;

External

- 4.7 Rear Elevation:
- 4.8 A modest extension is being proposed to provide an additional 1.08m² of internal floorspace to the existing kitchen extension. The extension would be extended to meet the existing rear elevation wall in which the kitchen double hung timber window is currently located.
- 4.9 The extension would be constructed of rendered blockwork to match the existing rear elevation façade.
- 4.10 An additional 400mm section of glass would be included in the original conservatory roof to ensure the conservatory roof meets the rear façade of the new extension.
- 4.11 The height of the proposed extension would protrude no higher than the highest part of the existing ground floor level. This would maintain the character of the house as well as replicating the character of the existing elevation of the extension at no 2 Leverton Street (next door).
- 4.12 The fenestration changes of the rear elevation would require the removal of the existing double hung sash windows and doors with the construction of thin profile aluminium sliding/ BiFold glazed doors. These are not original. The proposed rear opening is larger than the existing openings but is similar in character to extensions already granted, such as the extension at no 12 Leverton Street (application ref no 2016/1249/P).
- 4.13 Details such as the existing guttering will remain if possible, if not, the downpipe would be replaced with like for like.

- 4.14 The overall impact of the proposed rear extension and fenestration changes is considered to be a positive change of a new non- original extension. The materials proposed are in keeping with the local character of the Kentish Town Conservation Area. The proposed extension, in respect of mass/ scale would only be noticeable from No 6 Leverton Street, due to the height increase of 0.38m along the boundary line of the properties. Although the extension would be noticeable, the change would be minimal, with no concerns arising with respect to overshadowing, or privacy issues.

Internal

- 4.15 The internal proposed changes consist of the extension of the existing floorspace within the kitchen/ conservatory. The proposed extension is to extend the existing extension to provide an additional 1.08m² of internal floor space.
- 4.16 The additional floorspace is not expected to cause any impact to the listed building. This is based on the additional floor space being proposed on an existing extension. Therefore, the extension would not have an impact on the original floor plan of the listed property.
- 4.17 Internal proposed changes also consist of the realignment of the ground floor lavatory. The lavatory is proposed to rotate 90 degrees resulting in the current 'L' shaped kitchen format, being altered to provide a squarer, open plan kitchen.
- 4.18 The impact in relighting the lavatory would not be detrimental to the listed building as the existing ground floor lavatory was not part of the original listed asset. The proposal ensures that the original door connecting the downstairs hall way to the rear of the property remains.

5.0 Conclusion

- 5.1 The works and alterations proposed aim to improve the appearance and living arrangements of the listed building and in doing so, complementing the surrounding area in particular the Kentish Town Conservation Area.
- 5.2 The introduction of the BiFold doors and realignment of the ground floor lavatory will improve the existing property by ensuring the future retention of the property, creating more usable living spaces and providing additional natural light into the rear of the property, reducing the need for artificial lighting. In our opinion the proposals reflect the scale of no. 2 Leverton Street. There would be no impact to the character of the conservation area given the proposed works are located to the rear ground level of the terrace house.
- 5.3 The proposed works/alterations are all in line with policy guidance contained within the local and national policies which seek to resist development that causes harm to designated heritage assets. The proposed works have a positive impact on the historic character of the grade II listed building and the overall conservation area.