



HERITAGE STATEMENT

3 Dunollie Road

London

NW5 2XN

August 2017

This Heritage Statement is to be read in conjunction with the House Holder Planning Application for

3 Dunollie Road, London, NW5 2XN

Heritage Statement

This Heritage Statement is submitted to accompany a Householder Planning Application in the Kentish Town conservation area for a proposed side and rear extension to the ground floor. The existing house is located at 3 Dunollie Road, London, NW5 2XN. This statement is to be read in conjunction with the submitted drawings.

Introduction

The property on Dunollie Road forms part of the Kentish Town Conservation Area. The buildings in the area originated predominantly at the turn of the 20th century and have been developed throughout the years.

History

Kentish Town Conservation Area was designated in three stages. On 18 June 1985 Torriano Cottages was designated, shortly followed on 12 November 1985 by the area at the west end of Leighton Road, including Falkland Place and Leverton Place. On 5 November 1991, the western area was extended east from number 32 to 80 (even numbers) along Leighton Road.

The origin of the name Kentish is 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.

Due to the location's 18th and 19th century Georgian architecture, and its close connection with the ancient trading routes leading from London towards the North, it was made a conservation area. The conservation area extends South to the Torriano Cottages, West to Leverton Road, North to Countess Road and East to Montpelier Grove where Dunollie Road sits right in the middle. The streets within the conservation area are mostly three storey Georgian terraced houses with some mature street trees which add to the historic character of the area.

The buildings of the conservation area were mostly built by the turn of the twentieth century. The red brick Royal Mail Sorting Office of 1903 is a local landmark with its Diocletian windows. Large brick London County Council housing blocks replaced nineteenth century houses on the north and south sides of Leighton Road, now situated between the two parts of the conservation area. Land was cleared in Falkland Place to create a play and open area. A number of new houses have been built including an innovative new house in Lady Margaret Road and houses inserted into Torriano Cottages, plus a surgery on Leighton Road.

3 Dunollie Road

The property is located to the centre of Dunollie Road, on the North side. It is surrounded on all four sides by neighbouring houses. The property itself is a Georgian Terraced house and sits one house in from the end of a terrace. The property has had some minor works done in the past in the form of a side extension approximately 6m in length.

The external details of the house have always remained the same. The existing structural finish is London Stock brick with timber framed windows and doors.

The proposal has been mindful of the site, history, materials and neighbouring properties in the Kentish Town area. The side and rear extension on the ground floor has been carefully thought through and we feel its impact is minimal to the neighbours. The materials used will match the existing conditions to eliminate any negative impact on the urban fabric of the conservation area.

We feel that the proposal is in keeping with the existing condition of the property and its historical features. As it is not visible from the street, visually the impact is minimal. The project has been designed with reference to the neighbouring extension and will restore the symmetry to the rear elevation.