

DESIGN & ACCESS STATEMENT FOR LISTED BUILDING CONSENT

68 Leighton Road, London NW5 2QE

02/10/2018

1.0 - Introduction

1.1 - This statement has been produced to accompany a listed building consent application for minor alterations to a family home to ensure the designated heritage asset is fit for purpose and of optimum viable use for future generations. The works comprise the removal of a low level masonry wall below an existing serving hatch between the kitchen and the dining room to provide an open doorway between the two rooms. The existing kitchen doorway (in which the original door leaf is no longer present) is to be overclad with a lightweight drylining in a manner in which it can easily be converted back to its original configuration in the future, with all existing architraves retained in-situ. Further descriptions of the full extent of the proposed works are included in Section 3.0 of this statement and included in the drawings and photographs submitted with this application.

1.2 - The proposed works are considered to comply with all adopted policies and guidance and are not considered to cause harm to the special architectural or historic interest and significance of the listed building. The reuse of the property as a single family dwellinghouse is historically appropriate and the works proposed are considered to safeguard and enhance the special character, appearance and significance of the historic building.

2.0 - Application site

2.1 - 68 Leighton Road is a three storey plus lower ground terrace property located on the south side of the street.

2.2 - The property is a Grade II listed building along with its immediate neighbours on either side.

2.3 - The listing describes the building as;

NUMBERS 66, 68 AND 70 AND AREA RAILINGS TO NUMBERS 68 AND 70, 66, 68 AND 70, LEIGHTON ROAD

List entry Number: 1379293

Date first listed: 11-Jan-1999

TQ2985SW LEIGHTON ROAD 798-1/43/1833 (South side) Nos.66, 68 AND 70 and area railings to Nos.68 and 70

3 terraced houses. c1840. Rendered brick, roof not seen. 3 storeys and basement, No.70 two windows wide, Nos 66 and 68 with a single window to front with doors to side. All with bands at first and second floor levels, No.66 with moulded cornice. Nos 68 and 70 with

16-light sashes, No.66 with tripartite sash windows to upper storeys, the narrower side panels with pointed tracery. Panelled doors under round-arched top lights. INTERIORS not inspected. SUBSIDIARY FEATURES: spear finial railings to areas of Nos 68 and 70. Leighton Road contains a variety of early C19 houses; this terrace with No.64 (qv) are the best preserved and most characterful group along the southern side.

Listing NGR: TQ2927685179

2.4 - The application site is located within the Kentish Town Conservation Area which was designated and further expanded between 1985 and 2011.

3.0 - The Proposal

3.1 - This application seeks listed building consent for minor modification and refurbishment works associated with the reuse of the property as a single family dwellinghouse.

3.2 - These works comprise the removal of a low level masonry wall below an existing serving hatch between the kitchen and the dining room, to provide an open doorway between the two rooms. The opening will be no wider than the existing serving hatch to minimise the modifications required.

3.3 - The existing kitchen doorway (in which the original door leaf is no longer present and no door is in place) is to be overclad with a lightweight drylined wall in a manner in which it can easily be converted back to its original configuration in the future, with all existing architraves to the original doorway retained in-situ.

3.4 - Re-wiring and redecoration throughout the Lower Ground Floor and replacement of the existing kitchen appliances and units, all in accordance with consented application number 2018/2561/L.

4.0 - Planning History

4.1 - There do not appear to be any historical planning applications made for this property.

5.0 - Conclusion

5.1 - The proposed internal works seek to ensure the designated heritage asset is fit for purpose and ensure its optimum viable use for future generations.

5.2 - The proposals are compatible with the character, appearance and significance of the host building and will preserve the character and integrity of the original building.

5.3 - It is considered that the proposed works will not cause harm to the integrity or special architectural and historic interest and significance of the listed building in accordance with

Policies CS5, CS14, DP24, DP25 and DP26 of the Camden Core Strategy and Camden Development Policies documents.

5.4 - There will be no alterations to the main access into the building as a result of these works.