

# **Design Statement Incorporating Access and Heritage Statements**

**Revision A**

**Address:** 3 Leverton Street, Kentish Town, London NW5 2PH  
**Applicant:** Richard Porter  
**Date:** 21 February 2019

**Application Type:** Listed Building Consent  
**Application Ref:** PP-07590746  
**Camden Ref:** 2019/0648/NEW



**View of 3 Leverton Street from Leverton Place, looking towards Leverton Street**

This Design, Access and Heritage Statement concerns the replacement of the garden gates opening onto Leverton Place

The gates are suffering from wood rot. They were fitted in the 1980's at the time that the kitchen/bathroom extension was constructed.

## **Contents:**

- 1) Access Statement**
- 2) Design Statement**
- 3) Heritage Statement**

## **1) Access Statement**

Access to the property is not affected by the proposed change of gates. The gates open from Leverton Place into the back garden of 3 Leverton Street. They provide for regular access for bicycles and waste and recycling bin movement. And for less regular movement of larger items to and from the property.

## **2) Design Statement**

### **Existing Gates**

The existing gates are made from timber. They were fitted around 1984, as part of the work undertaken when the kitchen and bathroom extension was added to the property. The gates are formed with a timber sub-frame faced with vertical timber boards/slats on the front/street face, and plywood boards on the rear/garden face. The gates and frame are finished with a dark stain. Please see photographs below for front and rear views of the gates.



**View of gates from Leverton Place**



**View of gates from back garden of 3 Leverton Street**

(Note the modern brickwork and concrete lintel. The wall and gate were erected in the 1980's)

**Proposed Gates**

The replacement gates are proposed to be made from timber, with a vertical slat design, similar to the existing gates. The new gates are proposed to have a painted finish to match the adjacent front door to the property - a matt mid grey - to compositionally tie the gates into the Leverton Place elevation of the property.

### 3) Heritage Statement

#### Character and Historical Interest of the property

The property, 3 Leverton Street, is set within a conservation area designated as such in 1991. It was also group listed with the other properties along Leverton Street in 1999. The houses along the lower end of Leverton Street are generally two storey semi-detached or terraced properties with rendered front facades facing onto the street. The rear facades of the properties are generally London brick. The rendered facades of the houses are painted different colours, which provides a picturesque streetscape along Leverton Street. Please see the link below to the Historic England information on the listing of the property:

<https://historicengland.org.uk/listing/the-list/list-entry/1379295>

3 Leverton Street is an end-of-terrace/semi-detached property with its front door and garden access gates opening off Leverton Place.

Please note that the property was extended in or around 1984 when the 2 storey kitchen and bathroom block was added, along with a new wall and gate to enclose the back garden to the property. Please see below an illustration to indicate the fabric added during these works (ie none of the structures in the red outlined area pre-date the work carried out in the early 1980's)



**Red outlined area shows structures added as part of the extension built in the 1980's**  
(note: image taken on Leverton Place looking towards Leverton Street)



## **Justification for proposed changes**

The existing gates, which were installed in the 1980's as part of the redevelopment of the property, are rotting badly, and as such their fitness for purpose may soon be compromised. They are not high quality fixtures, and have no inherent value in themselves. The replacement gates will be better quality and in better keeping with the house in terms of matching the colour of the front door, thus forming a complete composition along the Leverton Place facade of the property.

## **Details of the impact upon the listed building / steps taken to minimise the impact of the work on the existing structure**

Beyond removing the existing rotting timber frame and gates, there will be no further impact upon the property's fabric. Removal of the gates will not cause damage to the existing render on the facade. The opening for the gates will not be widened or reduced. Fixings for the new gates will be fixed directly into the existing brickwork and concrete lintel and base plate, as are the existing. The gates will be fitted flush to the Leverton Street facade as per the existing gates.

## **Details of the impact upon the setting of the listed building**

Please see the photo-montages below for the context along Leverton Place. Please note the mixture of commercial and residential properties. Also the variety of door and window openings, types, materials and finishes.

The proposed new gates will not be out of context in this setting. The proposed colour - to match the front door to 3 Leverton Street - will also not be out of context in the area.

In conclusion, the proposed new gates will cause no impact upon the setting of the listed building beyond a change of colour to match the front door to the property.

**North Elevation along Leverton Place**



- Estate Agent
- 1A Leverton Place
- Falkland Place
- Nos. 1, 2 and 3 Leverton Place
- 5 Leverton St

**South Elevation along Leverton Place**



- 3 Leverton St
- 300 Kentish Town Road  
Ground Floor Commercial space and  
entrance to upper level residential flats
- 300 Kentish Town Road  
Restaurant and service entrance

**Photomontage Elevations along Leverton Place**

## Precedence

Please see below photographs of similar gated openings to back gardens of end-of-terrace properties along Leverton Street. This type of gated garden entrance is a typical feature of the area. However there is no 'typical' finish to these gates. But a number are painted to match the colour of the front door to the property.



**Gates into the back garden of 5 Leighton Road, adjacent to 1 Leverton Street**  
(Please note that the front door to the property and the garden gates are painted to match - black)



**Gates into the back garden of 16 Falkland Road, opening off Leverton Street**



**Gate into the back garden of 13 Falkland Road, opening off Leverton Street**



**Gates into the back garden of 15 Falkland Road, opening off Leverton Street**





**Gates into the back garden of 49 Leverton Street, opening off Railey Mews**

(Please note that the front door to the property and the garden gates are painted to match - dark grey)