



DESIGN, ACCESS AND HERITAGE STATEMENT

for

Proposed New Gate and Railings

**Flat 145 Levita House
Charlton Street
London
NW1 1HR**



Whymark & Moulton
Chartered Surveyors
14 Cornard Road
Sudbury
Suffolk CO10 2XA

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1. INTRODUCTION

- 1.1 This statement accompanies a Full Planning Application for replacement enclosing railings and gate at 145 Levita House, Charlton Street, London, NW1 1HR, and is to be read in conjunction with Whymark and Moulton drawings 19/086 – 01 & 02
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms and its impact on the adjacent Listed Building.

Property Description

- 1.3 The application site is the housing estate comprising a purpose built block.
- 1.4 Levita House itself is a Grade II Listed Building.
- 1.5 This includes the frontage shops and buildings to Charlton Street. The Somers Town Coffee House, public House, adjacent the site is also Listed but not in the applicants ownership.
- 1.6 Flat 145 is the only Flat accessed from a small enclosed yard off the main estate access and adjacent Somers Town Coffee House.



Flat Entrance

- 1.7 An existing office also has access from the yard.

- 1.8 There are railings and gates of limited height, approximately 2m high at the entrance to the yard.



2. **SIGNIFICANCE**

Assessment

- 2.1 The importance and significance of the Building is confirmed in its Listed Status
- 2.2 The immediate environs of the site has a wide mix of building styles, ages and materials, wide paved areas and vacant sites.
- 2.3 Railings in the immediate area, on this site and adjacent, are painted steel surmounting dwarf brick walls.

Impact of Proposal on Significance

- 2.4 The adjacent Listed Buildings are not affected by this proposal as the new railings and gate replace those already existing in the location
- 2.5 The proposed railings have an increased height over the existing, although remain subservient to the existing building.

3. **JUSTIFICATION FOR PROPOSAL**

- 3.1 No works are proposed to the structure or fabric of or to impact on the adjacent Listed buildings. Accordingly their importance and character will be unaffected.
- 3.2 The proposed railings have an increased height over the existing, required to address problems with unauthorised access, anti-social behaviour and rough sleeping which currently takes place in the small yard area and to protect the secluded entrance to Flat 145 and its occupants.
- 3.3 Materials and style of the proposed railings is sympathetic to and inkeeping with the existing railings.
- 3.4 Therefore the special character of Levita House will not be adversely affected.

4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The proposed replacement railings and gates are designed to address the anti-social issues currently being experienced and afford protection to the amenity and privacy of the residential occupiers.

5. **PLANNING POLICY**

- 5.1 The Camden Local plan, adopted 2017, has a number of well-defined policies covering built heritage and work to Listed Buildings.

The overall aim being protection from unsympathetic work and maintain historic interest and significance.

- 5.2 The new National Planning Policy Framework, July 2018, provides general guidance and advice centred on the principle of conserving and enhancing significance.

6. **CONCLUSION**

- 6.1 The significance of the adjacent buildings is confirmed by its Listed status
- 6.2 The proposal replaces existing railings and gate at the same position.
- 6.3 The approach taken to the design of the new railings is considered sympathetic, in keeping with the aims and objectives of preserving the Listed Building, and therefore in compliance with both National and Local planning guidance.

