

# DESIGN AND ACCESS STATEMENT

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136. Doc 002 | 12.2020

49 Leverton Street

# ROAR

This document has been prepared by ROAR Architects on behalf of Rosalind Miller and Justin Parkhurst for the proposed loft extension, refurbishment works and new window to the second floor and a ground floor window replacement of 49 Leverton Street, London, NW5 2PE.

It contains the site context and drawings for the loft extension, second floor refurbishment and the ground floor window replacement of the town house and is supported by additional drawn and measured information which is submitted to accompany this document.

All proposals are subject to further design development, coordination and verification.



2.0 Existing Context

Existing site

49 Leverton Street sits at the end of a terrace of 11 houses in the Kentish Town Conservation Area (Fig.1). The terrace is characterised by white-painted render ground floor finish and London stock brick to the upper floors. Nevertheless, the detailing and the proportions of the 49 Leverton Street house differ from the rest of the terrace. The scheme itself is a part of a collection of corner buildings at the junction of Leverton Street, Railey Mews and Ascham Street, and as such it makes a clearer aesthetical connection with the other corner buildings.

Existing property

The existing property sits at the end of the terrace. The party wall is announced through the building line stepping forward and traditional detailing of the brickwork and stucco render . The tall parapet conceals the roof profile.

Planning context

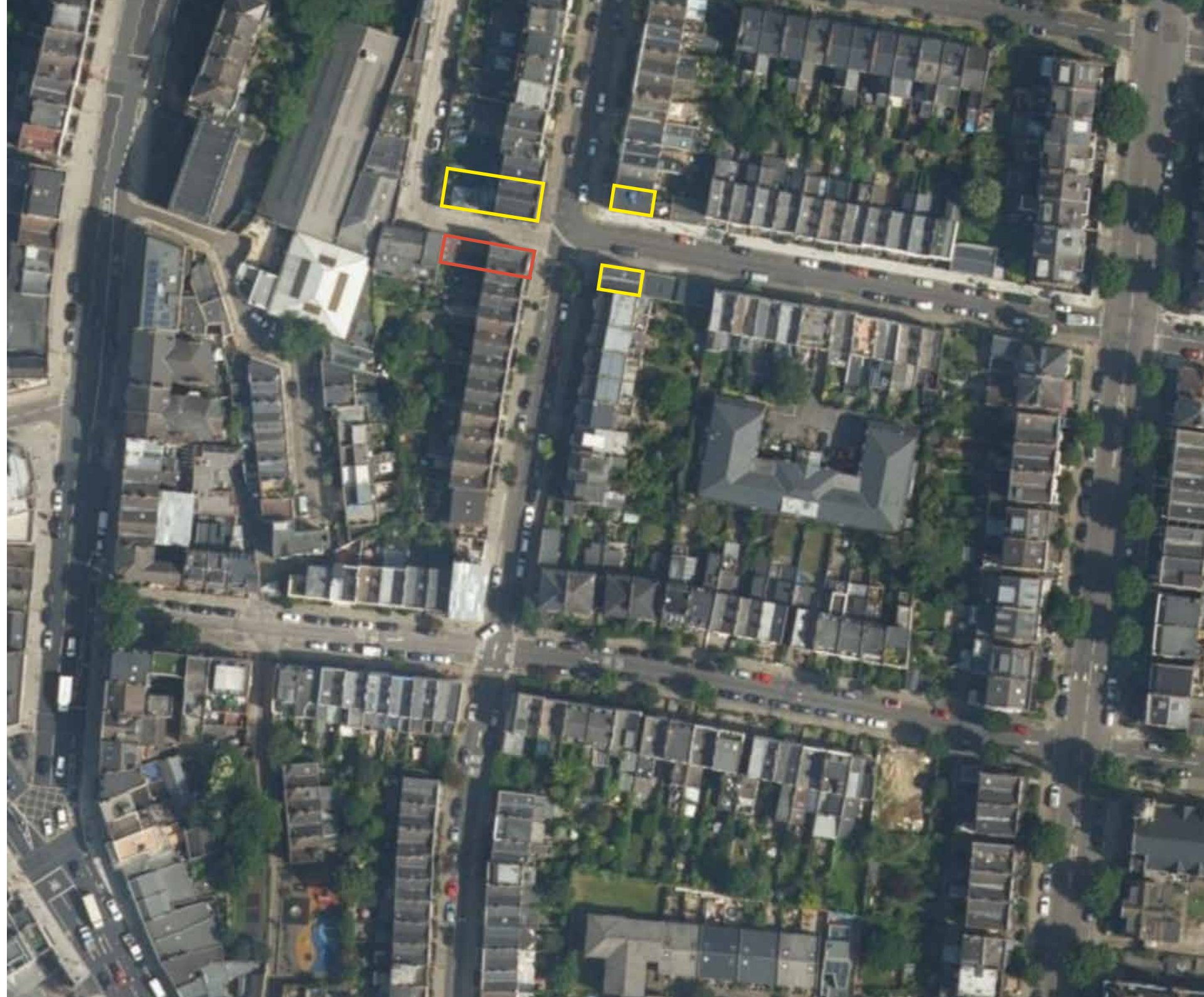
A number of the buildings along Leverton Street have similar mansard roof extensions, including no. 90 which received planning approval in 2018.

Planning history

There are no planning applications regarding 49 Leverton Street from the last 30 years.



Fig.1



Aerial view

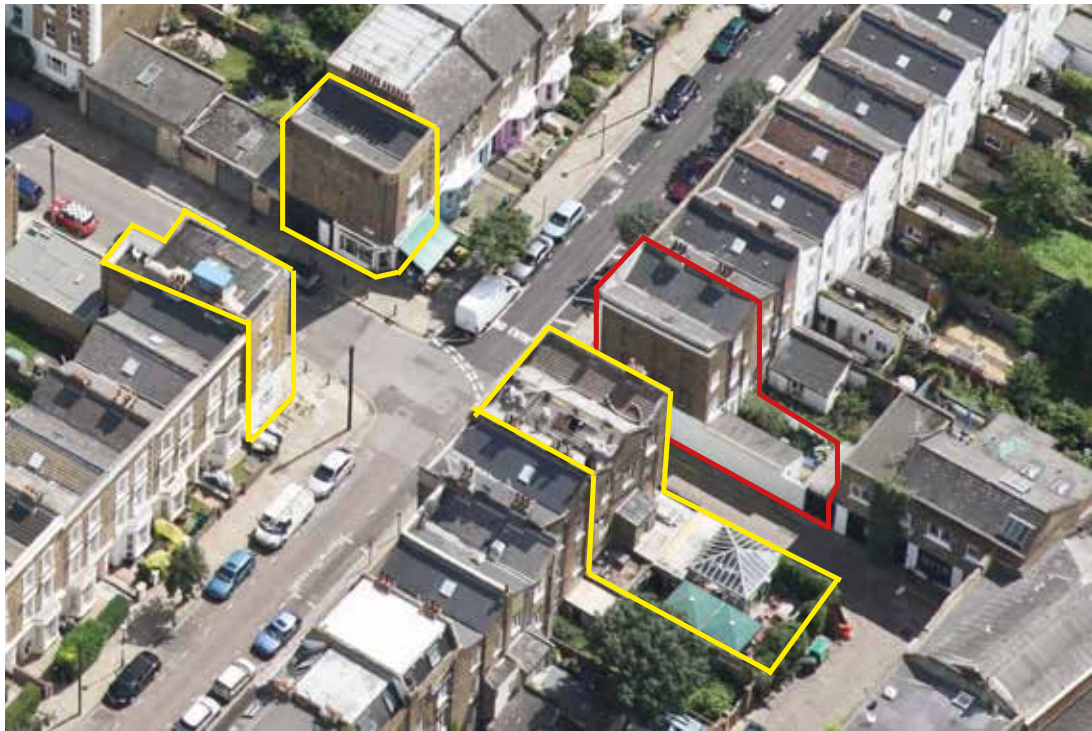
— site boundary  
— corner buildings



2.0 Existing Context



Western view



Southern view



Eastern view



Northern view

Bird's eye views

— site boundary  
— corner buildings



OS Site Location Map

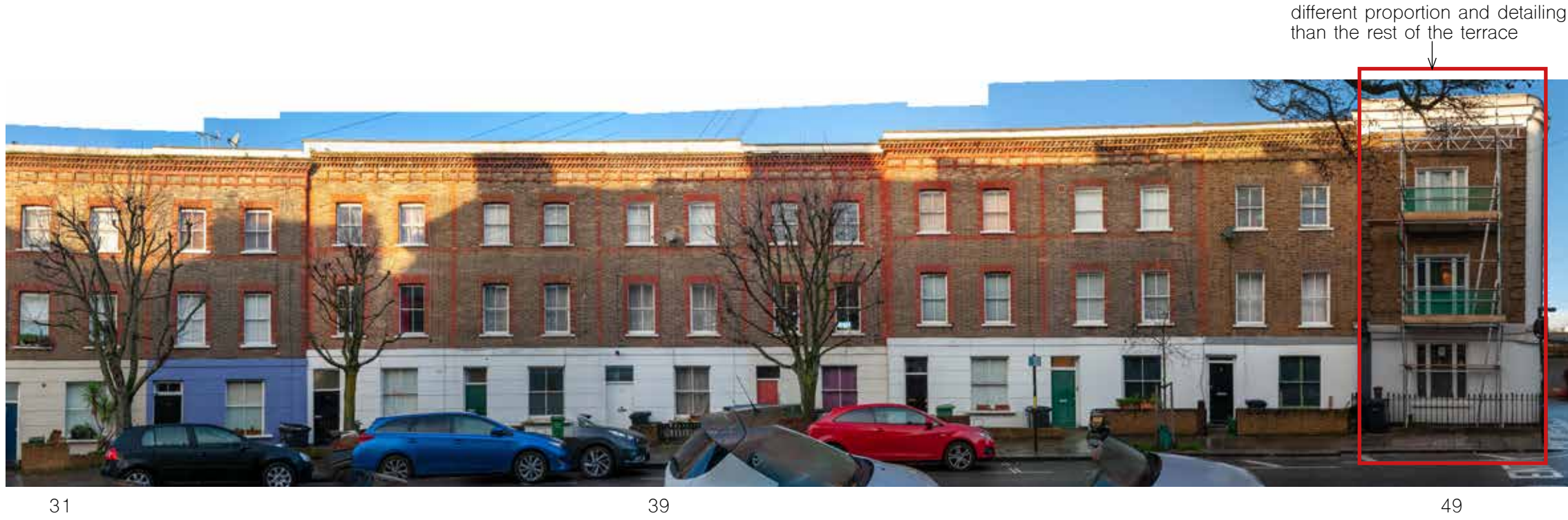




2.0 Existing Context – Existing streetscape

The panoramic collages capture the streetscape of Leverton Street. The properties opposite no. 49 Leverton Street have mansard roof extensions, as well as similar properties to the north.

49 Leverton Street forms part of a collection of corner buildings at the junction of Leverton Street, Railey Mews and Ascham Street. These properties are of a similar height or taller than no. 49.



LEVERTON STREET



Existing Leverton Street streetscape

2.0 Existing Context – Existing streetscape



LEVERTON STREET



taller corner building

— site boundary  
— corner buildings



The photographs capture different views of the site and the relationship to The Pineapple pub on the corner of Railey Mews.



Front view of 49 Leverton Street



Corner view of 49 Leverton Street



Side view of 49 Leverton Street, from Railey Mews



Rear view of 49 Leverton Street, from Railey Mews



Summary

This Heritage Statement has been prepared by ROAR Architects for the mansard loft extension of the end terrace house of 49 Leverton Street.

Description of Proposal

A loft extension with dormer windows to the rear and front of the end of terrace to accommodate family living. This extension is to emphasise the building's relationship to the other corner buildings at the junction of Leverton Street, Railey Mews and Ascham Street. At the same time, the loft extension is to be mostly hidden behind the tall existing parapet, minimising the impact on the Conservation Area. Refurbishment and a new window to the second floor of the property. The new window to be placed within one of the blind windows in the north-facing elevation. Ground floor poor quality window on the north-facing facade is to be replaced, to match the front elevation, thereby enhancing the Conservation Area. The proposed traditional materials including slate tiles, timber framed sash windows and lead clad dormers are to complement the Conservation Area.

Description of Property

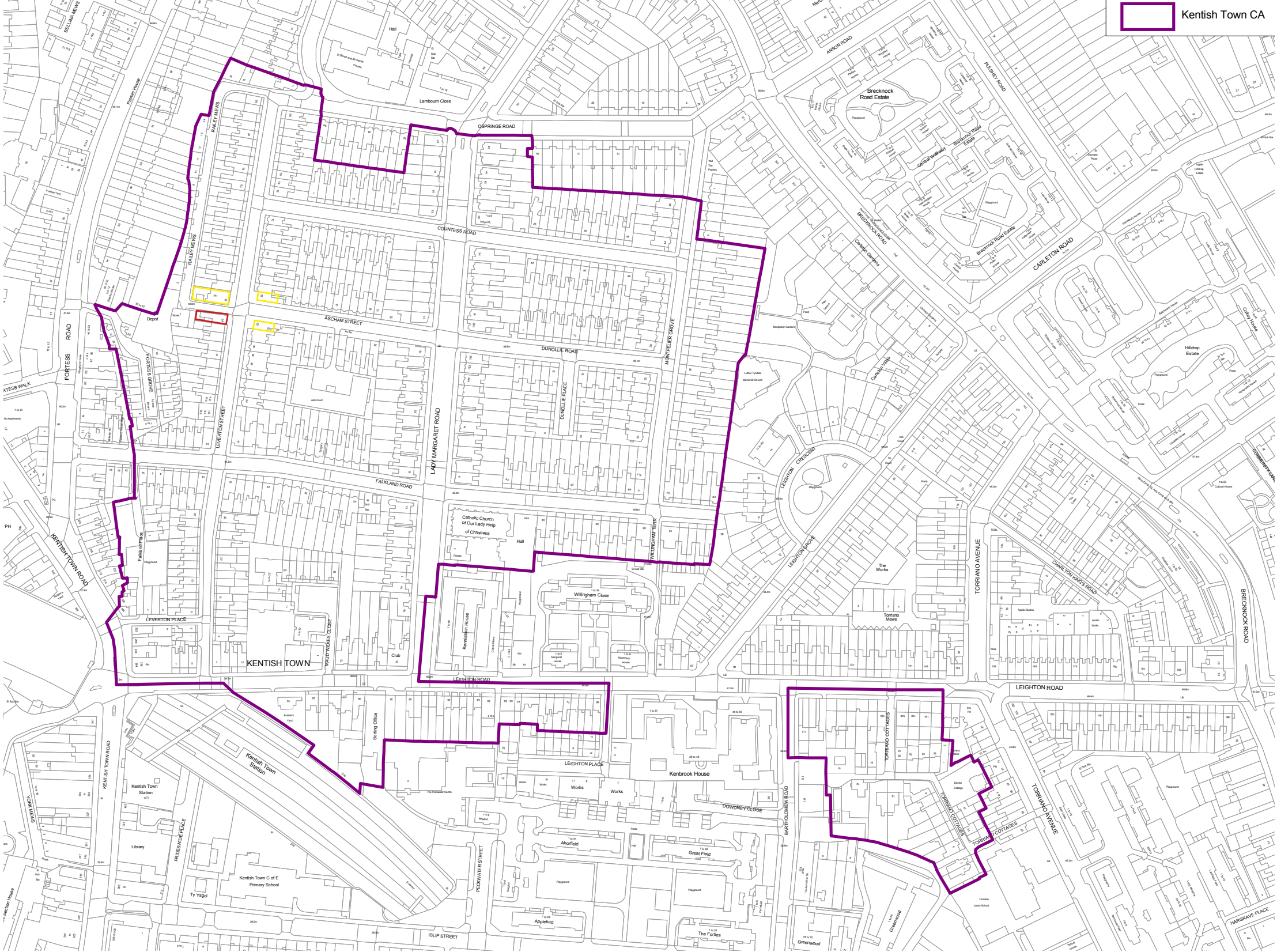
49 Leverton Street sits at the end of a terrace of 11 houses in the Kentish Town Conservation Area. The terrace is characterised by white painted render ground floor finish and London stock brick to the upper floors. The end of terrace house itself is a part of a collection of corner buildings at the junction of Leverton Street, Railey Mews and Ascham Street.

Conservation Area Entry

*The building makes a positive contribution. It has a positive effect on the environment. These relate to the historic origins of Kentish Town; there may be scope for improvement of details or condition of the buildings. The Council will resist demolition.*

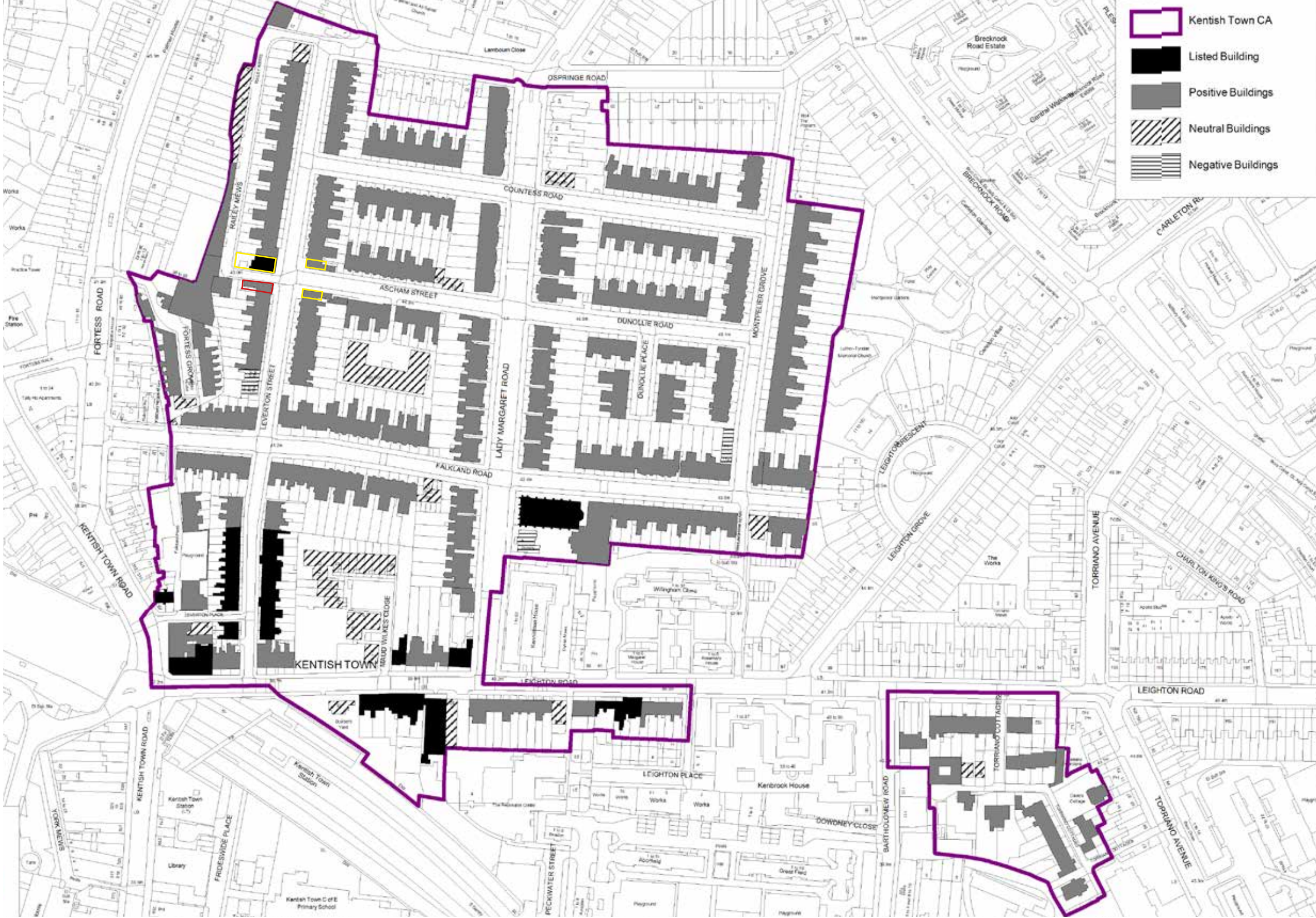
Conclusion

The proposals detailed in this application will have no adverse impact on the historical fabric of the building. The design and materials proposed will complement and enhance the character of the Conservation Area.



Location of 49 Leverton Street within Kentish Town Conservation Area

— site boundary  
— corner buildings



49 Leverton Street, marked as a positive building within the Kentish Town Conservation Area

— site boundary  
— corner buildings





Planning statement

The proposal is to create a loft extension to 49 Leverton Street, thereby emphasising the building's relationship to the neighbouring corner buildings. The significantly taller Pineapple Pub, 51 Leverton Street allows for the proposal to be extended without towering over the terrace. Thanks to the height of the existing parapet at 49 Leverton street, the proposed loft extension will mostly be hidden behind the building's profile, to minimise the impact on the Conservation Area.

Proposal

Mansard loft extension with 2 rear and 2 rear dormer windows and a new rooflight. The mansard loft extension and the dormers are to be constructed in accordance to Home Improvements : Camden Planning Guidance (2.2 Roof extensions) as illustrated in the dormer detail on drawing 136\_P200, 136\_P201 and 136\_P202. Refurbishment of the second floor of the house. New traditional timber sash double glazed window is proposed to fit within a second floor blind window in the north-facing elevation. Ground floor poor quality window in north-facing elevation is to be replaced with a traditional timber sash double glazed window, to match the front elevation.

Use

The use will remain as residential, use class C3.

Amount

The proposal will accommodate two new bedrooms and a shower room in the loft. New bathroom is added to the second floor.

Access

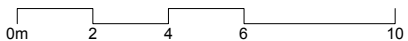
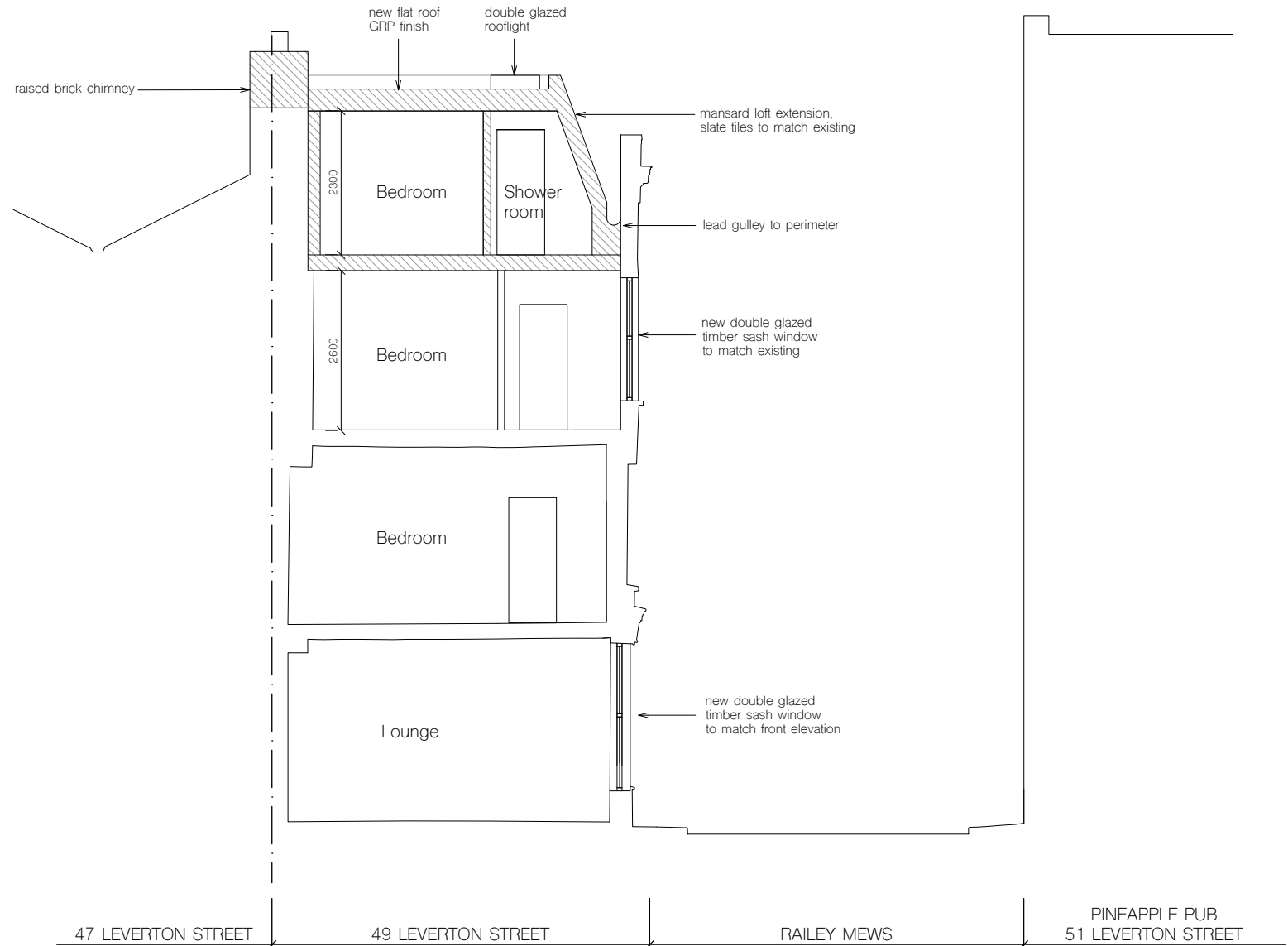
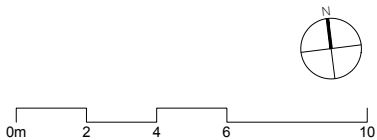
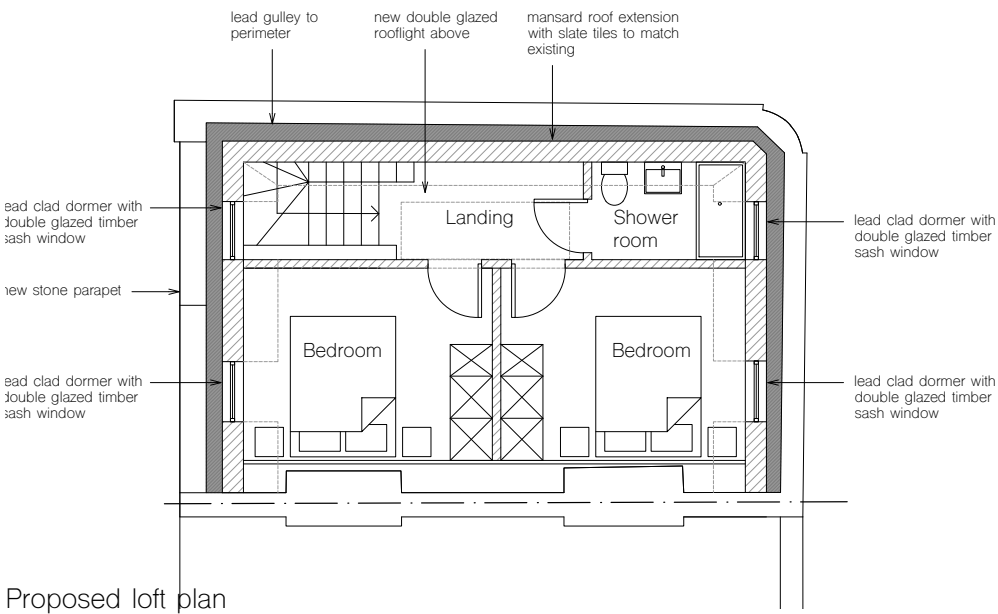
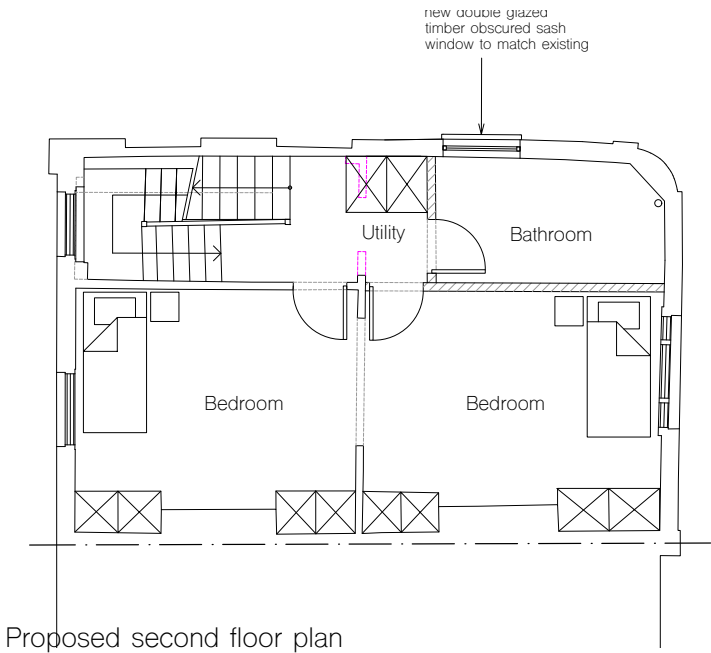
The access to the building will remain as existing.

Layout

Two dormers proposed to the rear, retain the symmetry and balance of the terraced houses. The dormers align with the existing windows from the lower floors. The two dormer proposed to the front, take on the size of the rear ones and aligns with them. The rooflight is proposed on the loft landing to allow for more daylight.

Scale and Appearance

The dormers match the size and scale of windows to the lower floor of 49 Leverton Street. The loft is to be clad in grey slate with a GRP flat roof. The dormers are to be clad in lead. The new dormer windows will be timber framed, double glazed, sash windows to match existing



windows New timber sash double glazed window to fit within a second floor blind window in the north-facing elevation. The replaced window to the ground floor north-facing elevation is also to be traditional timber double glazed sash. The used materials will complement Conservation Area's character.

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