

**86 Leverton Street**

*Design and Access Statement*

March 2021



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## 86 Leverton Street

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LS 01 Site Plan 1:100 @A3  
LS 02 Ground Floor Plan Existing 1:50 @A3  
LS 05 Third Floor Plan Existing 1:50 @A3  
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#### Demolition drawings

LS 102 Ground floor Plan 1:50 @A3  
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#### Proposed drawings

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## Introduction

86 Leverton Street is part of a terrace of similar houses that are substantially original, presenting a relatively unified street elevation. The property is unlisted and sits within the Kentish Town Conservation Area.

The house has an intact cornice and string course in relatively sound condition. Acanthus brackets supporting the first floor window hoods are intact, however the second floor windows lack the stucco architrave surround and keystone detail of the adjoining houses. A mansard has been added, with two small sash-windowed zinc-covered dormers, which are set either side of a 1 metre sq. inset terrace that sits behind the front parapet and is accessed via a pair of glazed sliding doors. The front of the mansard roof is hung with 'Eternit' slates; the roof above the mansard pitch is lead. It is proposed to incorporate this small terrace into the internal floor plan and remake the front mansard slope with new dormer windows to align with the windows below.



Fig. 1 Front elevation of 86 Leverton Street with painted brick façade.

The property has an existing flat roofed rear extension of 4.2 metres in length that matches the adjoining property building line. There is a set back of 1.7 metres wide and 2.8 metres deep to the north side of this extension that the proposal seeks to incorporate into a new thermally efficient rear extension.

## Mansard Alteration

The existing mansard roof has a good quality lead covering that is to be retained. Drawing SL 206 specifies between and below rafter insulation fitted from below, whilst retaining the lead roof covering, as part of renewing the internal arrangement - CPG Jan '21 2.2: *"If not done already, consider insulating your whole roof; include insulation materials into the dormer design and proposed drawings submitted"*.

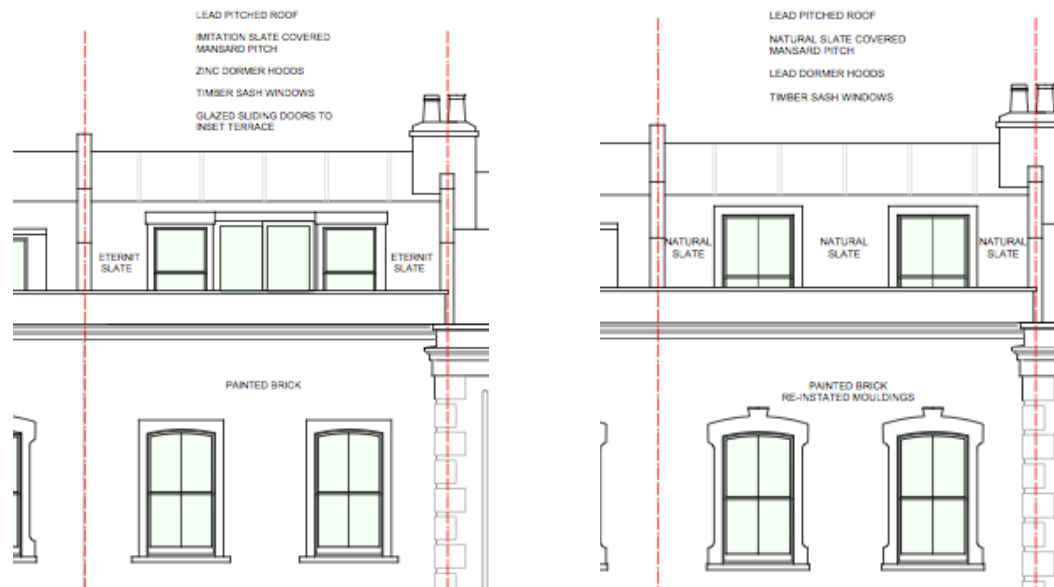
The slates to the visible mansard pitches are Eternit imitation slates, and these are to be replaced with natural slates. The existing dormer sash windows are in poor condition with extensive rot and are to be replaced with new slimline double-glazed traditional sliding timber sash windows.

The dormer hoods are currently zinc-covered, but are proposed to be replaced with lead. This follows Camden CPG 2.2.1: *"Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged"*.



Figs. 2 & 3 existing rotten timber sash windows clad with zinc; inset front terrace with glazed returns and sliding glazed doors

An inset roof terrace is framed by full height glass return walls and a pair of glass sliding doors, and is set between the current sash dormers (as seen in Figs 2 & 3). The terrace has leaked extensively into the property and provides no useful amenity space. It is therefore proposed to remove it and complete the traditional form of the mansard with a natural slate hung roof pitch between new dormers. The replacement timber sash dormer windows are sized to align with the width of the original sash windows on the first and second floors below.



Figs. 4 & 5 Front Elevation: Existing and Proposed showing existing glazed wall between dormers. The proposal removes the terrace and glazed walls with a natural slate hung mansard pitch between new, lead covered sash dormer windows matching the width of the sash windows below.

## Front Facade

The second floor mouldings have been simplified and do not match either adjoining house. It is proposed to reinstate the rendered surrounds as part of the front elevation works including the keystone feature. The existing paint to the brick façade will be removed using a thermatech steam cleaning procedure, restoring the stock brick elevation.

The ground, first and second floor sash windows are to be replaced as they are in poor condition with non-original glass and unfortunately the sash boxes are too tight to take the enlarged weights necessary to balance slim-line double glazed units, which are proposed for thermal efficiency. The mullions will be jointed into the timber.

## Rear Extension

The existing rear extension is poorly insulated and of low floor to ceiling height. It has a large rectangular skylight and a poor connection with the garden via a single timber door set at the end of a side passage on the north side. Being covered in grey cement render it is not possible to determine if it is made of brick or block.

The proposed extension will be thermally efficient and provide a better connection both to the garden and into the rest of the house, allowing more light into the middle room.





Fig. 6 Rear Elevation with existing rear extensions in painted cement render.

The roofline of the proposed extension is aligned to the current extension, but lowering the ground level by two steps internally gives a reasonable internal height without impacting on neighbouring properties whilst allowing for sufficient insulation to be provided. This follows Camden Design guidance CPG Jan 21 2.1.1: “*Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing*”, and in keeping the height and depth of the new extension to the existing extension, and reducing the roof light scale at the far extent of the rear elevation it also ensures “*the amenity of adjacent occupiers with regard to daylight, sunlight, light pollution/spillage, and privacy*”.

All the adjoining properties have extensions (or consented proposals), as shown in figure 4, many with extensive glazing in a contemporary idiom. Number 86 is indicated with red:



The existing waste pipework to the rear elevation is in poor condition and is haphazard. Internal reorganisation of services allows for the removal of the external SVP and the rationalising of the rainwater pipework. This work respects CPG 3.3: *“Any new pipework should be restricted to the side and rear elevations of buildings where possible in order to avoid harming the appearance of the principal elevation. These should be grouped together and located in a discreet position”*.



Figs. 8 & 9 Existing and Proposed rear elevations, replacing cement render with London stock brick and rationalizing external pipework.

The infilling of the poor quality side passage, currently laid to concrete, provides just under five square metres of additional internal space. This rationalises the kitchen area and allows a more direct connection through to the garden for the occupants. Existing windows that currently face towards the adjoining neighbour to the north are omitted. Full width, modest rear extensions are evident along the length of this terrace, and the proposal brings this property into alignment with its neighbours - CDG 2.1.1: *“Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist”*.

## **Materials**

Externally the mansard roof will be retained and re-faced with natural slate both front and rear, the front dormers remade using lead sheet as weathering. To the rear the existing Velux are to be replaced with flush black-framed rooflights from the Conservation Rooflight Company. Crazy paving in the front garden is to be replaced with York stone. The rear extension will be replaced with an extension that utilises London stock bricks set in lime-rich pointing mortar with a bagged finish. A lead coping is used for the parapet, with rainwater goods located internally. A pair of timber sliding glazed doors replaces the existing casements, with an oriel kitchen window set at worktop height covered in lead. A small opening roof light is provided for ventilation, a fixed roof light located against the rear house brings light into the ground floor room.

## **Access Principles**

This mid-19<sup>th</sup> terrace property is located on a significantly sloping street, with original step access front entrance with a 250mm threshold above the entrance path level. The original stair has a challenging cranked turn that is unsuitable for non-ambulant users. A ground floor WC continues to be provided.

## **Community Infrastructure Levy**

The project extends the house by five square metres and thus, under the CIL Regulations 2010 (as amended), benefits from Minor Development Exemption.

## **Conclusion**

The proposed alterations are conservative and seek to address shortcomings in the materiality, construction quality and planning of the rear ground floor extension and existing mansard roof. The alterations follow Camden Planning Guidance January 2021 in terms of design and materials.