

49 LEVERTON STREET
KENTISH TOWN, LONDON
NW5 2PE

DESIGN AND ACCESS STATEMENT

Ref. 136. Doc 008 | 06.2022

ROAR
A R C H I T E C T S

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1.0 INTRODUCTION

This document and associated submission documents have been prepared by ROAR Architects on behalf of our clients Rosalind Miller and Justin Parkhurst to seek Planning Consent for the development of 49 Leverton Street, London, NW5 2PE

The application seeks consent for the following works:

- general facade refurbishment (previously approved 2021/2735/P)
- demolition of the existing garage conversion and outrigger and construction of a two storey rear extension
- new rooflights (previously approved 2021/2735/P)
- replacement of ground floor side window (previously approved 2021/2735/P)
- replacement of the existing side garage gate (previously approved 2021/2735/P)

The property is in need of maintenance and refurbishment. Reinstating this property will make a positive contribution to the rich heritage of Kentish Town Conservation Area.



Site plan



Western view

2.0 EXISTING BUILDING & CONTEXT

- 49 Leverton Street sits at the end of a terrace of 11 houses in the Kentish Town Conservation Area. The terrace is characterised by painted render ground floor finish and London stock brick to the upper floors. In addition, most of the end of terrace houses in the area feature an outrigger on the boundary, these include 13 and 14 Falkland Road, as well as 54, 70 and 90 Leverton Street.
- The party wall is announced through the building line stepping forward and detailing of the brickwork and stucco render. The tall parapet on the side of the building conceals the single-storey part of the house to the rear and side.
- The additions to the rear of the original house, while increasing the internal space, made the ground floor plan very condensed and disorganised. The existing external courtyard is enclosed, by the house on three sides and boundary wall on the forth side adjoining no.47 Leverton Street. This makes the external and internal space cramped.
- The latest planning applications regarding no.49 Leverton Street were submitted in 2021 (2021/2735/P), 1971 (ref. no F12/1/5/11245) and 1974 (ref. no CTP/F12/1/5/18879). The first of the mentioned applications included a construction of a new rear extension and additional minor changes. The second of the mentioned applications included an installation of a first floor balcony and railings. The third included a construction of a link between the house and garage.



Front facade



Rear garden



Rear facade

3.0 PROPOSED DEVELOPMENT

Proposed works

The proposals submitted intend to address the maintenance requirements and appearance of the existing building at no 49 Leverton Street. The overall approach is to work with the existing building fabric and to enhance its character within Kentish Town Conservation Area. The proposal includes the following works:

Building Envelope

- building exterior to be repaired and repainted (previously approved 2021/2735/P)
- new rooflights (previously approved 2021/2735/P)
- replacement of ground floor side window with timber framed frosted double glazed sash window to match existing (previously approved 2021/2735/P)

Rear facade

- demolition of the existing garage conversion and outrigger and erection of single storey rear 'infill' extension next to 47 Leverton Street and two storey rear extension next to Railey Mews. The new two storey rear London Stock brick extension is with white concrete coping, bifolding doors, rooflights, windows to rear and Alvitra Evalon single ply roof; the extension is to be constructed in accordance with Home Improvements: Camden Planning Guidance, 2.1 Ground extensions; adding the 1st floor outrigger permits the property to increase its outside garden space from 20 to 27m² including a mix of hard and soft landscaping, while maintaining the same internal floorspace to accommodate a nursery room for growing family needs;

Courtyard

- courtyard area increased from 20m² to 27m² (previously approved 2021/2735/P)
- new hard landscaping to rear with access from sliding doors with retained vehicular access for off street electric car charging and bicycle storage (previously approved 2021/2735/P)
- existing garage door to be replaced (previously approved 2021/2735/P)

Access

The proposal does not impact the existing access to the property.

Trees

The construction of the extension will not impact existing nearby trees.

Use

The use will remain as residential, use class C3.

4.0 LOCAL PRECEDENTS

Typically, in the area the end of terrace houses feature an outrigger on the boundary as shown in the photographs to the right.

The proposal is similar in size to the more modest examples of these, including the example at 90 Leverton street, which was recently approved by the council, REF: 2018/3364/P (see picture).



13 Falkland Road



14 Falkland Road



90 Leverton Street



70 Leverton Street



52 Leverton Street

5.0 PRACTICE PROFILE

ROAR Architects is an emerging RIBA chartered practice founded by Craig Rosenblatt and Shaun O'Brien in 2017. Inspired by the process of making, we collaborate with craftsmen, specialists and clients to create loved and purposeful spaces.

We are dedicated to working within the existing context, complementing the building fabric and the character of the area. We specialise in retrofit projects and firmly believe in prioritising retrofit over demolition and rebuild. Our approach focuses on driving the sustainability of our projects through passive strategies and natural materials.

Our work has been recently published by the Architects Journal, Dwell and featured in Don't Move, Improve! 2021. We have also been shortlisted in the Haringey Design Awards 2021.



6.0 EXAMPLES OF WORK

Located in Kentish Town's Conservation Area, our Leverton Street project is a conversion of the end of terrace Victorian house into two self-contained, split level dwellings with extensions to the rear and a new mansard roof.



Greenoak Place is the refurbishment and extension of a 5-bedroom family home in north London. A cantilevered extension was added to the kitchen to create a new axis between the house and garden.



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