

ARCHER ARCHITECTS

Attn: Sofie Fieldsend

Senior Planner

London Borough of Camden

5206_HeritageStatement_PLN_220803

3rd August 2022

Dear Sophie

RE: 2022/2374/P - 300 Kentish Town Road- Heritage Statement Submission

Proposal: Erection of two storey rear/side extension at 1st- 2nd floor to create 1 2bed flat and enlarge one existing flat (C4). Partially change of use from office (E) to residential (C4) at ground floor. Alterations to fenestration on Leverton Place. Installation of PV panels on 2nd floor roof.

In relation to the above full planning application please consider heritage statement below.

Background / Analysis

The site of the host property for the proposed extension is marked as building that makes a neutral contribution to the conservation area in the Map 3 _Kentish Town CA Townscape appraisal.

"Buildings that make a neutral contribution"

These relate to buildings which neither enhance nor detract from the character or appearance of the area. A number of interventions have broken the homogeneous nature of the area and have not provided any significant townscape merit. There might be potential for enhancement."
(Definition pag.27 of Kentish Town Conservation Area Appraisal and Management strategy)

A detailed analysis within current site photos, information and maps from Kentish Town Conservation Area Appraisal and Management strategy are reported on schedules 3.1 - 3.4 of the Design & Access Statement already submitted.

Proposal

Massing

In light of its classification within the CA, the proposed works represent a clear enhancement to this site, with the current arrangement being disjointed when read alongside homogeneous nature of the adjoining townscape. The proposed extension will resolve the current void condition and complete the street elevation, with its height restrained so as to remain subservient to the host building of 300 Kentish Town Road.

In addition the stepped profile of the upper floors, the articulation of the façade ensures that the proposals will sit comfortably within its immediate context and does not impede on the daylighting levels of the rear elevation of the host building.

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Setting

The design methodology adopted aims to enhance the CA and protect the existing setting of adjacent listed properties on Leverton Street. The existing flank elevation of 300 Kentish Town Road that abuts the rear gardens of 1 & 3 Leverton Street is entirely in the ownership of our client and therefore does not form part of the listed properties. In addition there is no intention to demolish this flank elevation as it replicates the profile of the proposed addition.

Facade rhythm

The Leverton Place elevation responds to the forms and motifs to be found in the surrounding conservation area. One such motif introduced to the primary street elevation is that of the infilled window, not only does this directly ground the building within its immediate context, but also adds visual interest. (Schedule 4.4 of the Design & Access Statement)

Materials

Proposed facade materials of coloured render to the ground floor and London Stock brick for the upper floors provides a palette that is consistent with the character and appearance of this part of the Kentish Town Conservation Area.

By extending the existing render treatment of the main building across the annex we transform the presentation of the building into one that compliments the immediate context and enhances this part of Kentish Town conservation area.

The use of a full height glazed display window and doors with dark metal frames recalls similar approaches within the conservation area. (Schedule 4.5 of the Design & Access Statement)

If you have any questions, please do not hesitate to contact me directly.

Yours sincerely

Ilaria Amato