

# HERITAGE, DESIGN & ACCESS STATEMENT

**57 Leverton Street, London, NW5 2NX**

**Proposal:** Erection of a mansard roof extension and a ground floor rear infill extension.

**Date:** February 2026

**Status:** Planning Submission

## 1. INTRODUCTION

This statement accompanies a full planning application for residential improvements at **57 Leverton Street**. The property is a mid-terrace Victorian dwelling situated within the **Kentish Town Conservation Area**.

The proposal has been carefully designed to preserve the architectural integrity of the terrace while enhancing the utility of the home. The project consists of two primary elements:

### Ground Floor Rear Infill Extension

- **Design:** A modest, single-storey extension contained entirely within the footprint of the existing party walls.
- **Impact:** By remaining subordinate to the height and depth of the existing boundary walls, the extension is **entirely invisible from the street**.
- **Garden Enhancement:** Unlike the trend of maximum-depth extensions in the area, this proposal is **pulled back from the existing rear building line by 1.4m**. This increases the private garden space and ensures the structure is effectively screened from neighbouring views, preserving the open character of the terrace's interior block.

### Mansard Roof Extension

- **Design:** A traditional mansard form designed to be **subordinate to the neighbouring roofline at No. 59**. The proposal utilises **aligned, subordinate timber sash windows** to maintain the vertical rhythm of the facade.
- **Contextual Precedent:** This addition follows the established architectural character of the immediate terrace. On this side of Leverton Street, **10 out of the next 18 houses** in this specific block already feature mansard roof extensions. This is most prominent in the **immediate cluster of buildings at Nos. 59, 61, 63, and 65**, where the mansard form is the dominant roof type.
- **Visibility and Vistas:** The application site is mid-terrace and not positioned opposite a road junction (such as Asham Street or Countess Road). Because it does not terminate a long-range vista, the roof extension will not be prominent in the wider streetscape and will have a negligible impact on the public realm.
- **Consistency:** The proposal seeks to align the building with the **prevailing character of the terrace block**. Given that a majority of the properties in this run have already

integrated this roof form, the proposal represents a sympathetic "infill" that completes the established roofscape and ensures architectural consistency across the block.

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## 2. SIGNIFICANCE OF THE HERITAGE ASSET

Leverton Street is a key component of the **Kentish Town Conservation Area**, defined by its cohesive Victorian terraces and consistent architectural rhythm.

### The Host Building and Terrace

The application site is a "positive contributor" to the conservation area. Its significance lies in:

- **The Front Elevation:** A well-preserved facade featuring vertically proportioned windows and a traditional parapet.
  - **The Evolution of the Block:** The significance of this specific terrace is defined by its evolution. The rear of the block has seen extensive development, with a majority of properties having infilled the original "L-shape" voids, including several examples of **large two-storey extensions**.
  - **Roofscape:** The "prevailing character" of the roofscape on this side of the road is now defined by the presence of traditional mansard forms, which have become an integrated part of the conservation area's identity.
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## 3. HERITAGE IMPACT ASSESSMENT

The proposed development has been assessed against **Camden Local Plan Policies D1 and D2**.

### 3.1 Impact of the Mansard Roof Extension

- **Massing:** The 72-degree pitch ensures the extension remains a secondary, subordinate element to the main house and is lower than the roofline of **No. 59**.
- **Alignment:** New timber sash windows are subordinate in size and vertically aligned with the openings below, maintaining the architectural rhythm of the facade.
- **Retention of Historic Silhouette:** To further protect the character of the Conservation Area, the proposal **retains the distinctive 'V-shape' (butterfly) roof profile** at the rear. This design choice ensures the extension respects the original Victorian roof anatomy of the row, mirroring the successful and established approach seen at **No. 85 (Ref: 2012/4430/P)**.
- **Contextual Harmony:** The proposal respects the height and scale of the terrace. While variations in rooflines exist within the street, the addition of a mansard at **No. 57** harmonises the property with the established character of the **adjacent** properties

to the North-West (Nos. 59–65). By following the "next 10 out of 18" precedent, the extension reinforces the existing roofscape rather than introducing an isolated form.

### 3.2 Impact of the Ground Floor Rear Infill Extension

- **Subordinate Design:** While neighbours have implemented two-storey extensions, this proposal remains a **modest single-storey infill**.
- **Amenity Win:** By **pulling the extension back by 1.4m**, the proposal increases garden space, improves natural drainage, and reduces the sense of enclosure for the neighbours at Nos. 55 and 59.
- **Visibility:** The extension is screened by existing party walls and is not visible from the public realm.

### 3.3 Materials and Detailing

- **Brickwork:** London stock brick to match the host building.
- **Roofing:** Natural slate to match the traditional palette.
- **Joinery:** Timber-framed, white-painted, double-glazed sash windows.

## 4. SUSTAINABILITY AND BIODIVERSITY

In accordance with Camden's climate objectives, the proposal incorporates several measures to improve the environmental performance of the dwelling:

- **Thermal Upgrade:** The new extensions will be constructed to modern building regulation standards, significantly improving the thermal envelope of the property and reducing carbon emissions compared to the existing draughty Victorian fabric.
- **Sustainable Materials:** The use of natural slate, timber, and reclaimed London stock brick (where possible) prioritises materials with lower embodied carbon and high longevity.
- **Biodiversity Gain:** By pulling the rear extension back by **1.4m**, the project preserves a larger area of permeable garden space. This aids in natural sustainable urban drainage (SuDS) and provides a greater area for soft landscaping and urban habitat compared to a full-depth extension.

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## 5. CONCLUSION

The proposed development at **57 Leverton Street** represents a sensitive and well-considered intervention that:

- **Preserves and Enhances:** The scheme respects the Kentish Town Conservation Area by utilising high-quality traditional materials and subordinate massing that sits comfortably within the terrace.
- **Follows Established Precedent:** The mansard roof extension is a sympathetic response to the existing architectural context, where the next **10 out of 18 properties** in this block have already established this roof form as the prevailing character.
- **Protects Local Amenity:** By restricting the rear extension to a single storey and voluntarily **pulling it back 1.4m** from the existing building line, the proposal protects the daylight, privacy, and outlook of neighbouring residents at Nos. 55 and 59.
- **Avoids Visual Impact:** As a mid-terrace property with no long-range visibility from road junctions (such as Asham Street or Countess Road), the extension does not terminate any public vistas. Its impact is localised and consistent with the established roofscape of the immediate neighbours at Nos. 59–65.

The proposal is fully compliant with **Camden Local Plan Policies D1 and D2** and national heritage guidance. We trust the Council will support this high-quality enhancement to a family home, which completes the rhythmic character of this historic terrace.