

133 LEIGHTON ROAD LONDON NW5 2RB

133 LEIGHTON ROAD, LONDON NW5 2RD

**DESIGN AND ACCESS STATEMENT**

23.05.2023



**ARP**

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## **INTRODUCTION**

This design and access statement is in support of the application of the proposed scheme for 133 Leighton Road, NW5 2RD.

The proposals seek to return the property to a single dwelling and create an infill extension at lower ground floor.

For the purposes of this application, we have followed the recommendations of The London Plan 2021, the Camden Local Plan 2017, The Housing SPG (Mayor of London) as well as the Nationally Described Residential Space Standards 2021.

## **SITE ANALYSIS**

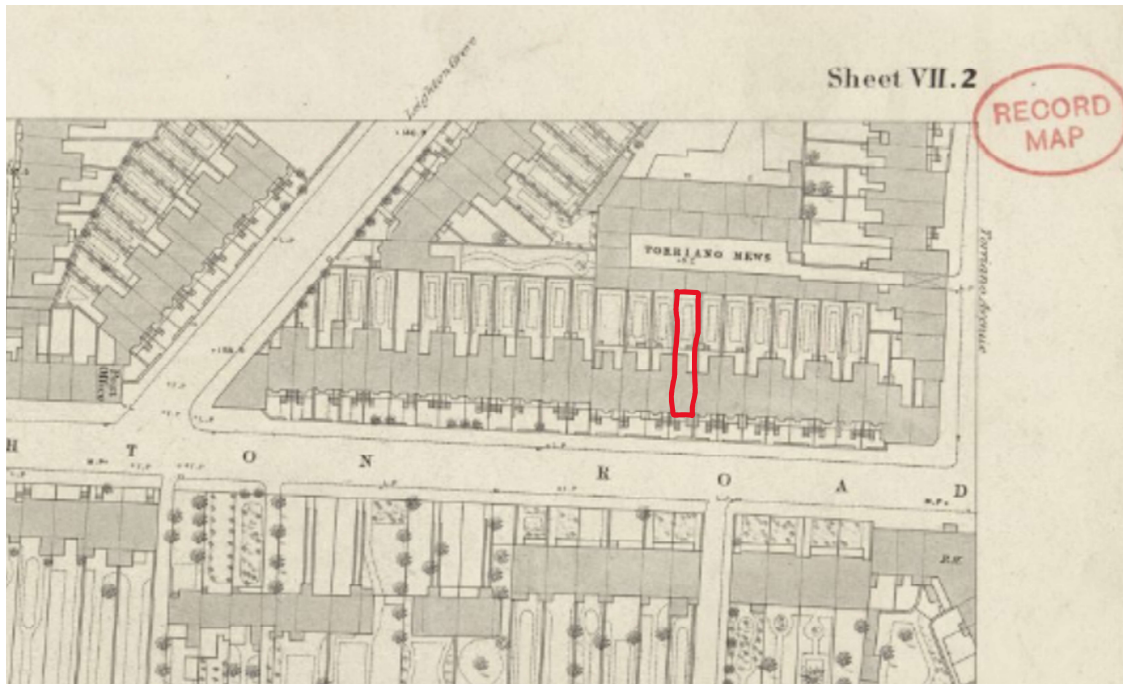
The property is a four storey early Victorian mid-terrace situated on Leighton Road which runs west to east from Kentish Town Road to Brecknock Road. The property is not listed and is not in a Conservation Area.

The area is largely made up by a mix of buildings ranging from Victorian terraces and large detached and semi-detached properties, to more recent post-war modern additions.

133 Leighton Road is currently two units with the lower ground floor basement used as a separate apartment with its own entrance. The upper three storeys use the main door entrance and is currently a three bedroom house. Access to the garden is via a steel staircase. This type of separation is common on the street as evidenced by similar staircases on other properties.

Conversion of separate flats back to a single dwelling has been approved recently at number 173 Leighton Road ref: 2018/5631/P.

Infill extensions are also common and have been approved at 137 and 148 Leighton Road reference 2013/2170/P and 2018/4643/P (prior approval) respectively.



OS extract from 1870 – shortly after the terrace containing number 133 was built.

## PROPOSALS

The proposal is to return 133 Leighton Road to the original form of one single family dwelling.

In order to make the lower ground floor suitable as the main kitchen, dining and living area an infill extension is proposed between the existing outrigger and the party wall.

By creating the side return extension, a more open plan arrangement is possible which is the spatial arrangement preferred by the applicant. The rear elevation has been designed to appreciate the garden and have an informal dining area with windows opening onto this.

Access to the lower ground floor is proposed through the former small kitchen at upper ground floor. In doing so a new double height space is created. Views of the garden will be seen when descending the stairs into the open plan basement.

The glazed lean to element of the scheme will allow natural light above the kitchen area. The glass specified for this area will be such that privacy of occupants and neighbours will be maintained.

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## **CONCLUSION**

Returning the house back to a single dwelling with a better functioning lower ground will be more suited to accommodating the owners requirements for the house.

In doing so the garden will be better utilised and the relationship between the house and outside space improved.

For these the reasons contained in this documents we believe the scheme should be approved.