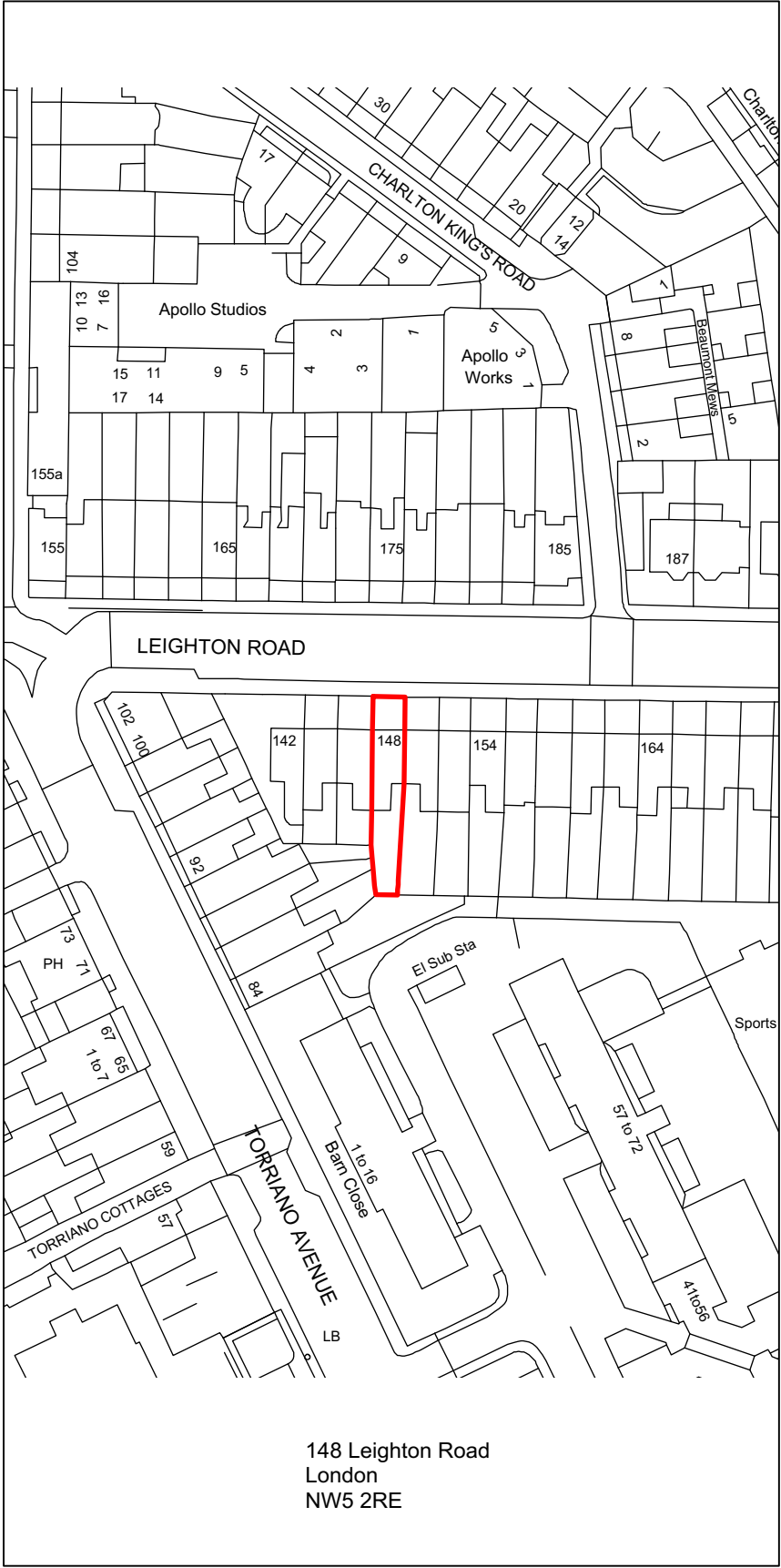
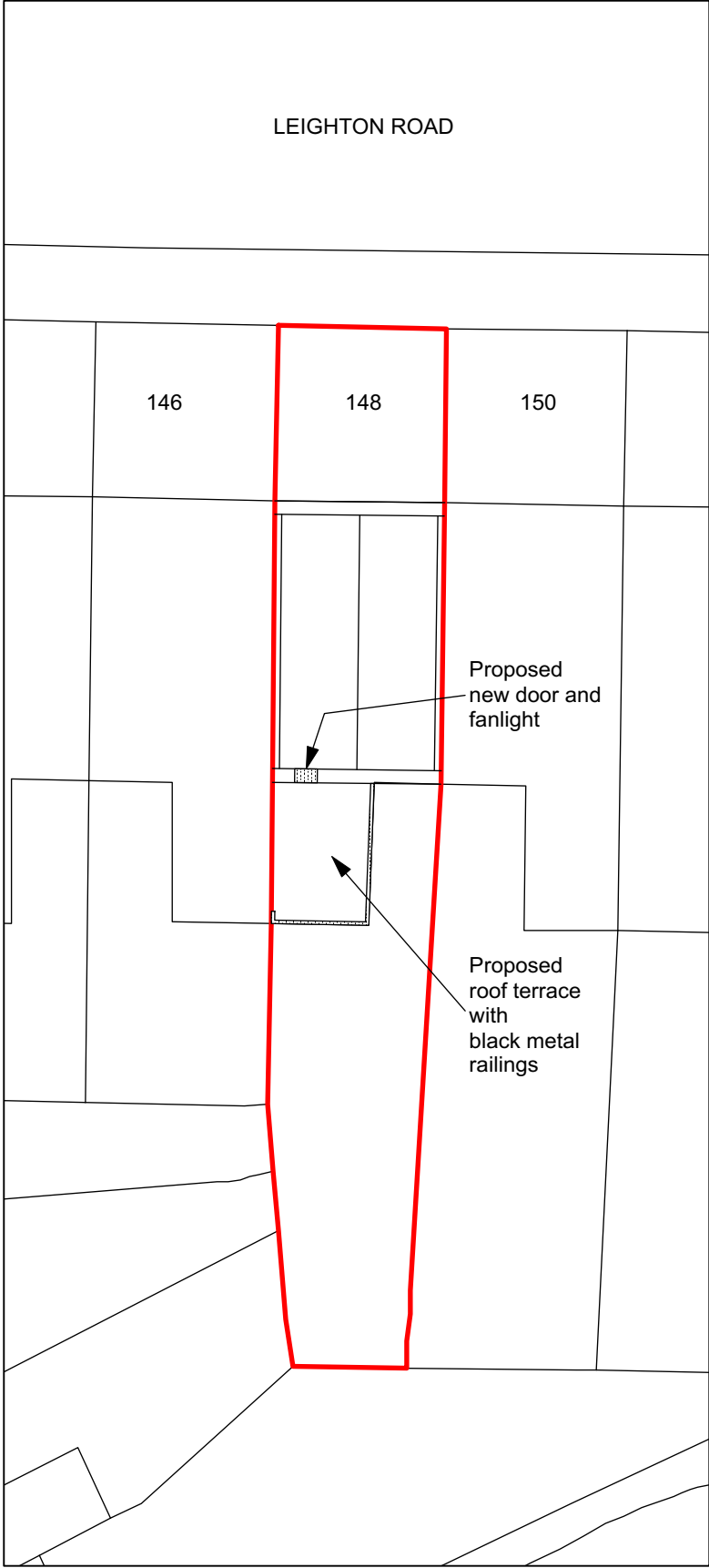
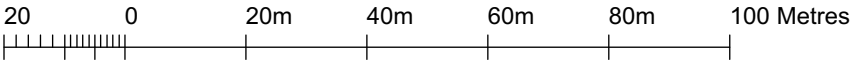
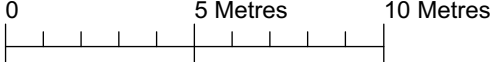




SITE LOCATION PLAN  
(Scale 1:1250 @ A3).



BLOCK PLAN  
(Scale 1:200 @ A3).



DESIGN AND ACCESS STATEMENT FOR 148 LEIGHTON ROAD NW5 2RE

**Existing**  
148 Leighton Road is a 3 storey terraced, single family dwelling with a 2 storey outrigger at the rear.  
There is no proposal to change that use.  
It is not in a conservation area and is not a listed building.  
The main house is constructed in brick with a slate roof.  
The outrigger is also constructed in brick with a single ply flat roof.

**Proposed**  
To create a roof terrace on the flat roof of the existing outrigger.  
To lower the cill level of the existing stair landing window and install a new door and fanlight on the rear elevation.  
To install a new black metal railing around the parapet of the outrigger flat roof.

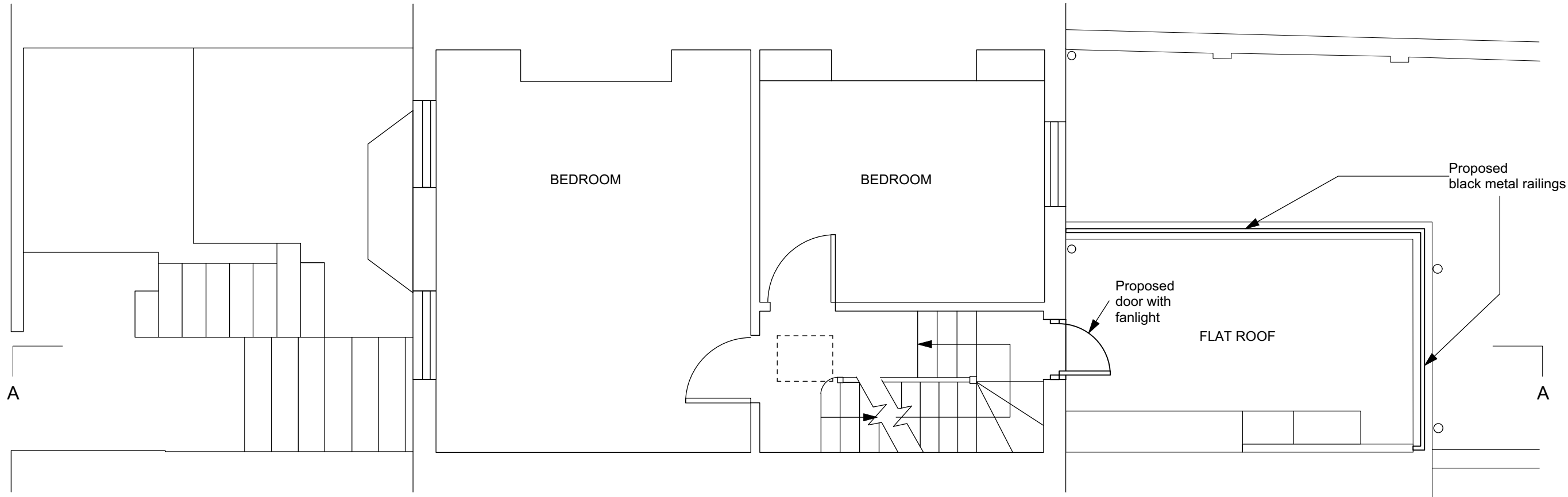
**Materials**  
Door: Painted timber, double glazed  
Railings: Metal, painted black  
Drainage: As existing

**Site access and parking**  
No change to existing

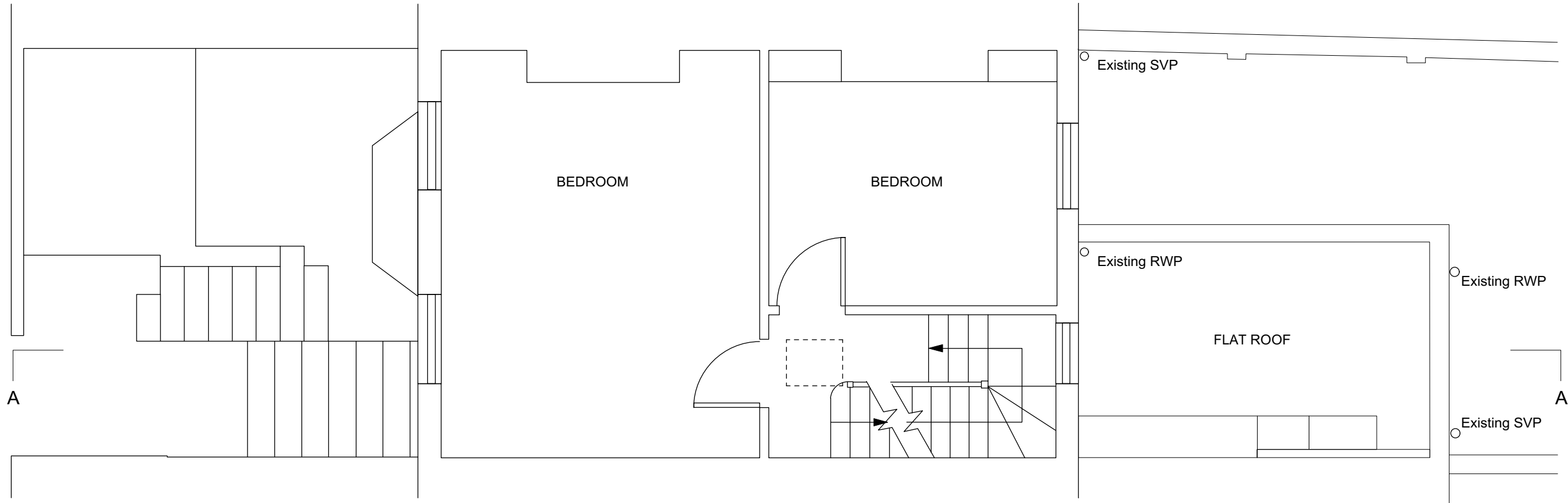


EXAMPLE OF RAILINGS  
TO FLAT ROOF EDGE.

|           |                                                                                       |                                            |                                    |                   |                             |                           |                     |      |
|-----------|---------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------|-------------------|-----------------------------|---------------------------|---------------------|------|
| Revision: |  |                                            | scales<br>gunn design              |                   | 6 North Grove London N6 4SL | Date: June 2023           | Drawn/checked: km / |      |
|           |                                                                                       |                                            | t: 020 8341 9605 m: 07900 491 428  |                   | Client: Louise Wykes        | Scale: 1:1250, 1:200 @ A3 |                     |      |
|           |                                                                                       |                                            | Project: 148 Leighton Road NW5 2RE |                   | PLANNING DRAWING            |                           |                     |      |
|           |                                                                                       | Drg. Title: Location Plan, Block Plan, DAS |                                    | No. 148LR23-P-100 |                             |                           |                     | Rev. |

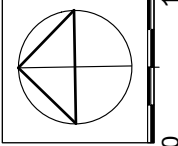


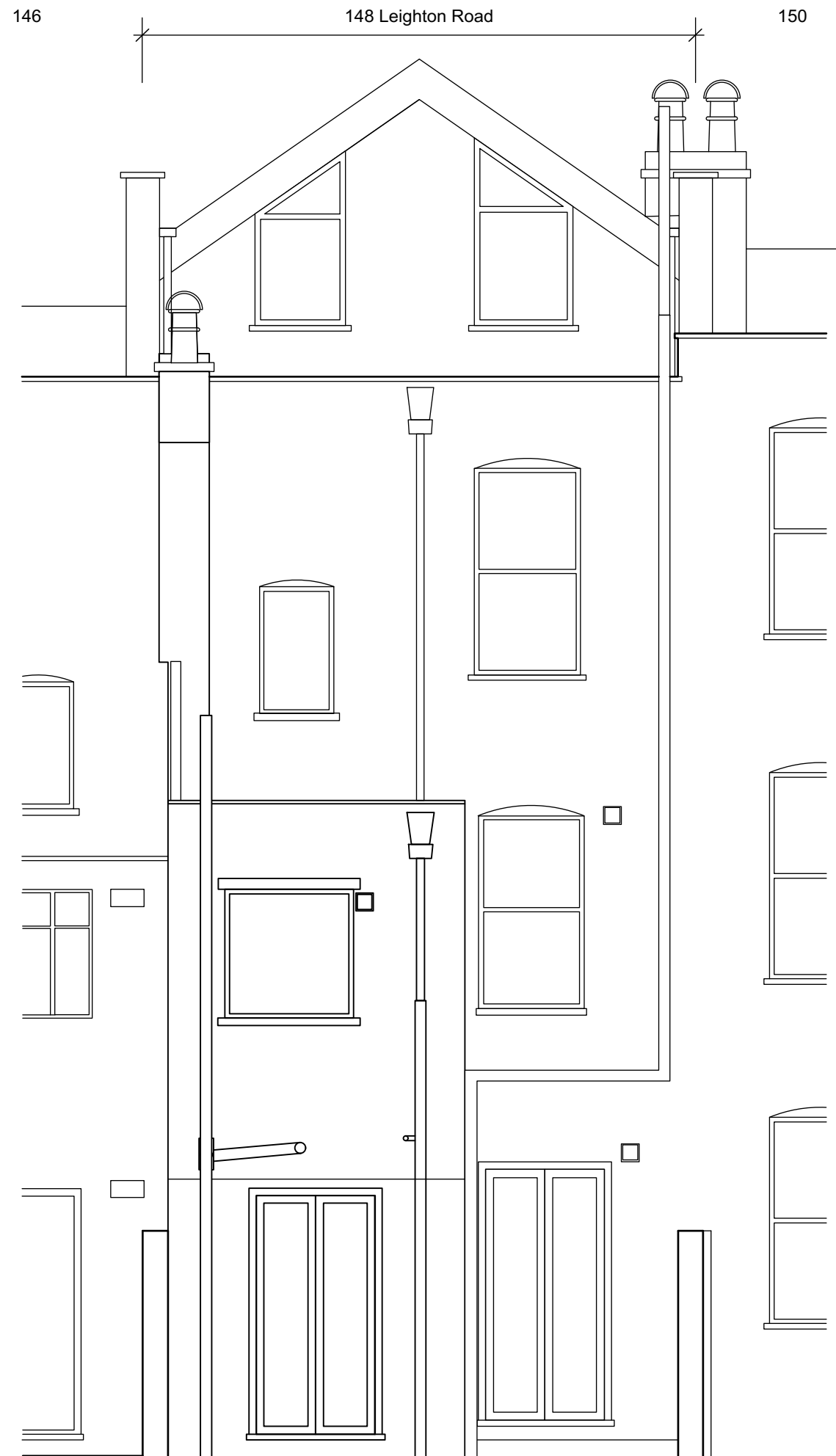
PROPOSED FIRST FLOOR PLAN



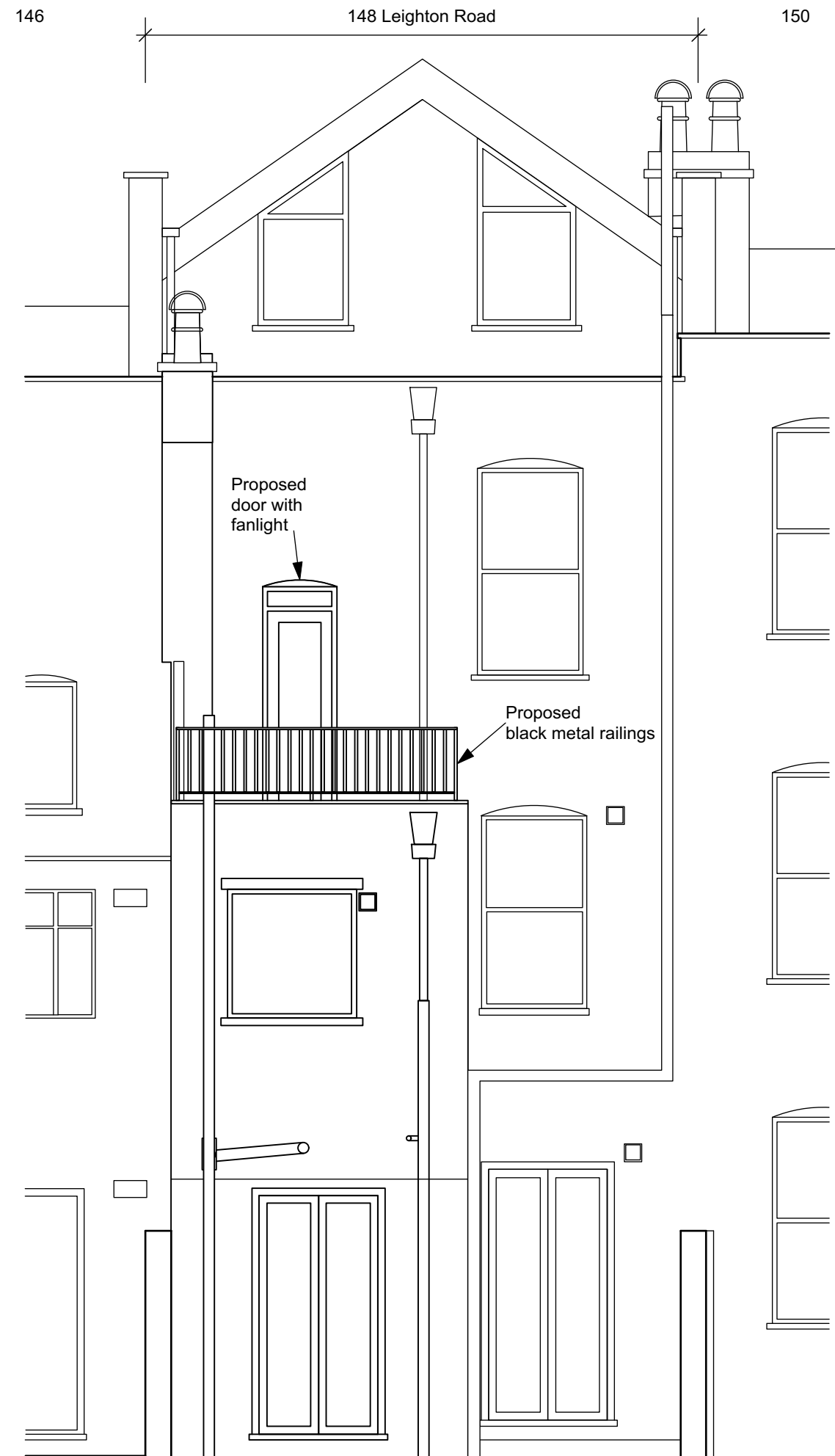
EXISTING FIRST FLOOR PLAN

|           |                                                                                       |  |                                    |  |                                                                  |  |                      |                          |        |
|-----------|---------------------------------------------------------------------------------------|--|------------------------------------|--|------------------------------------------------------------------|--|----------------------|--------------------------|--------|
| Revision: |  |  | scedles<br>gunn design             |  | 6 North Grove London N6 4SL<br>t: 020 8341 9605 m: 07900 491 428 |  | Date: June 2023      | Drawn/checked: km / ____ |        |
|           |                                                                                       |  |                                    |  |                                                                  |  | Client: Louise Wykes | Scale: 1:50 @ A3         |        |
|           |                                                                                       |  | Project: 148 Leighton Road NW5 2RE |  | Drg. Title: Existing & Proposed First Floor Plans                |  | PLANNING DRAWING     |                          |        |
|           |                                                                                       |  |                                    |  |                                                                  |  | No. 148LR23-P-110    |                          | Rev. - |



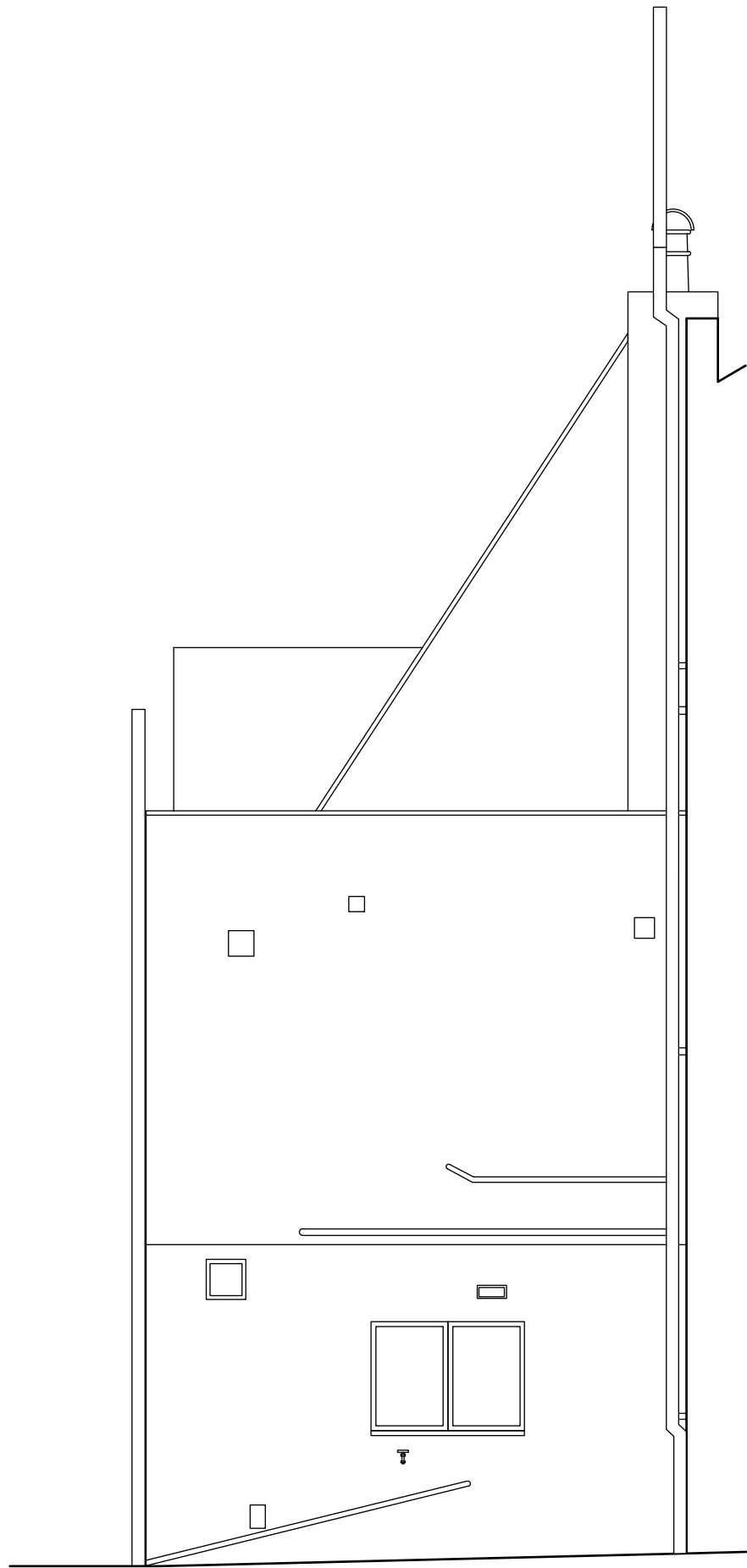


EXISTING GARDEN ELEVATION

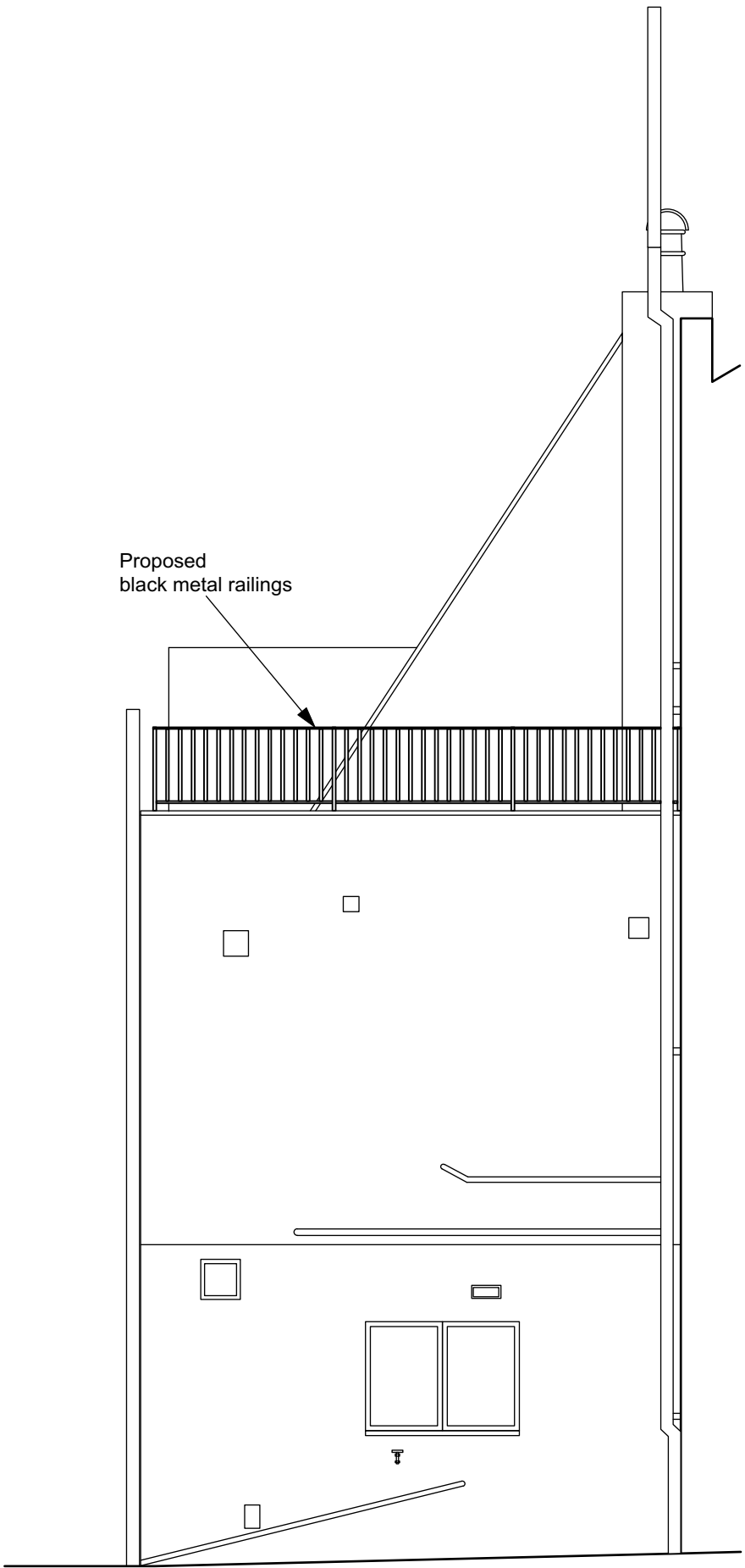


PROPOSED GARDEN ELEVATION

|           |                                                 |  |                                                                  |                      |                        |
|-----------|-------------------------------------------------|--|------------------------------------------------------------------|----------------------|------------------------|
| Revision: | sceales<br>gunn design                          |  | 6 North Grove London N6 4SL<br>t: 020 8341 9605 m: 07900 491 428 | Date: June 2023      | Drawn/checked: km / __ |
|           | Project: 148 Leighton Road NW5 2RE              |  |                                                                  | Client: Louise Wykes | Scale: 1:50 @ A3       |
|           | Drg. Title: Existing & Proposed Rear Elevations |  |                                                                  | PLANNING DRAWING     |                        |
|           |                                                 |  |                                                                  | No. 148LR23-P-111    | Rev. -                 |



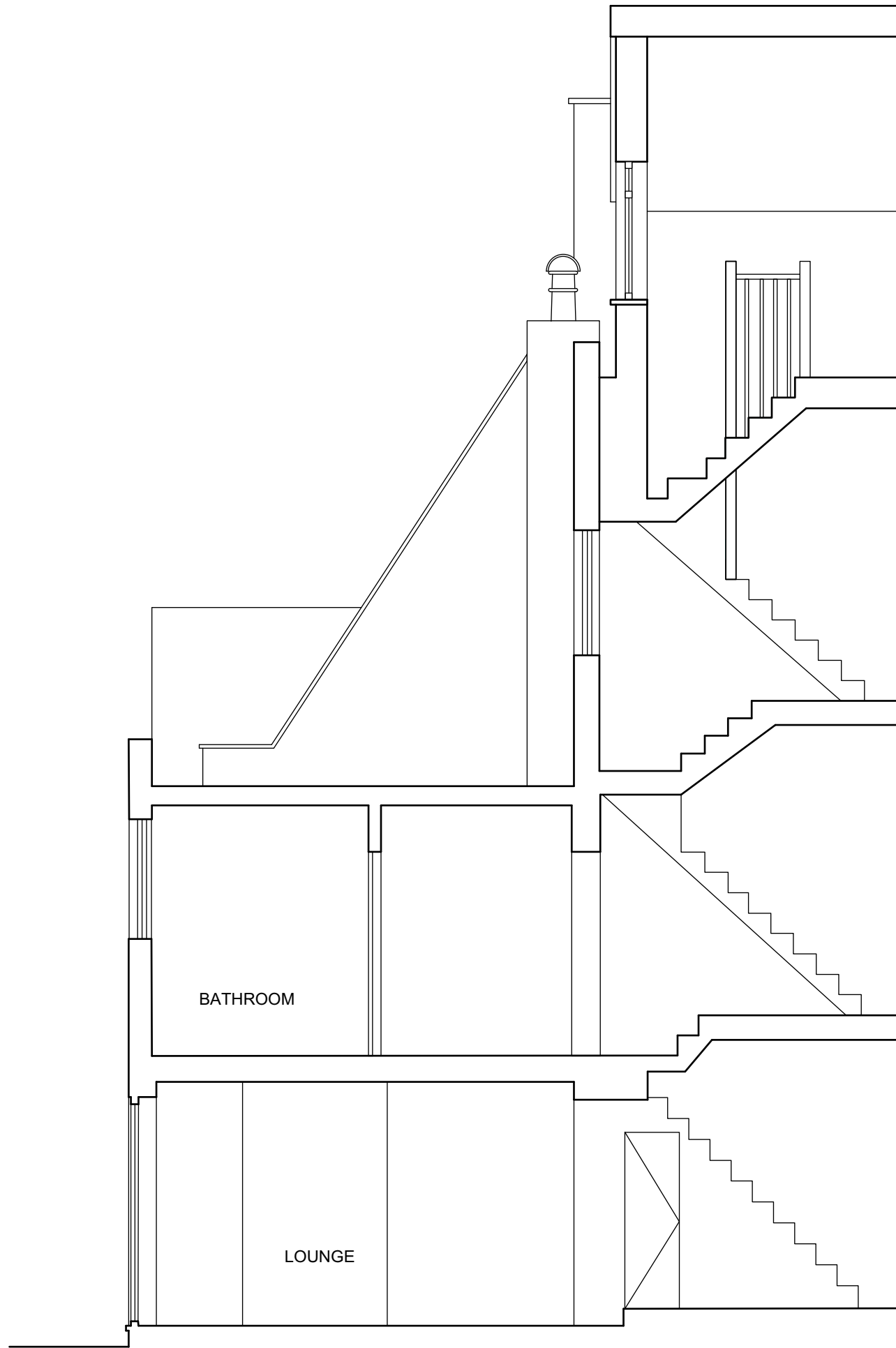
EXISTING SIDE ELEVATION



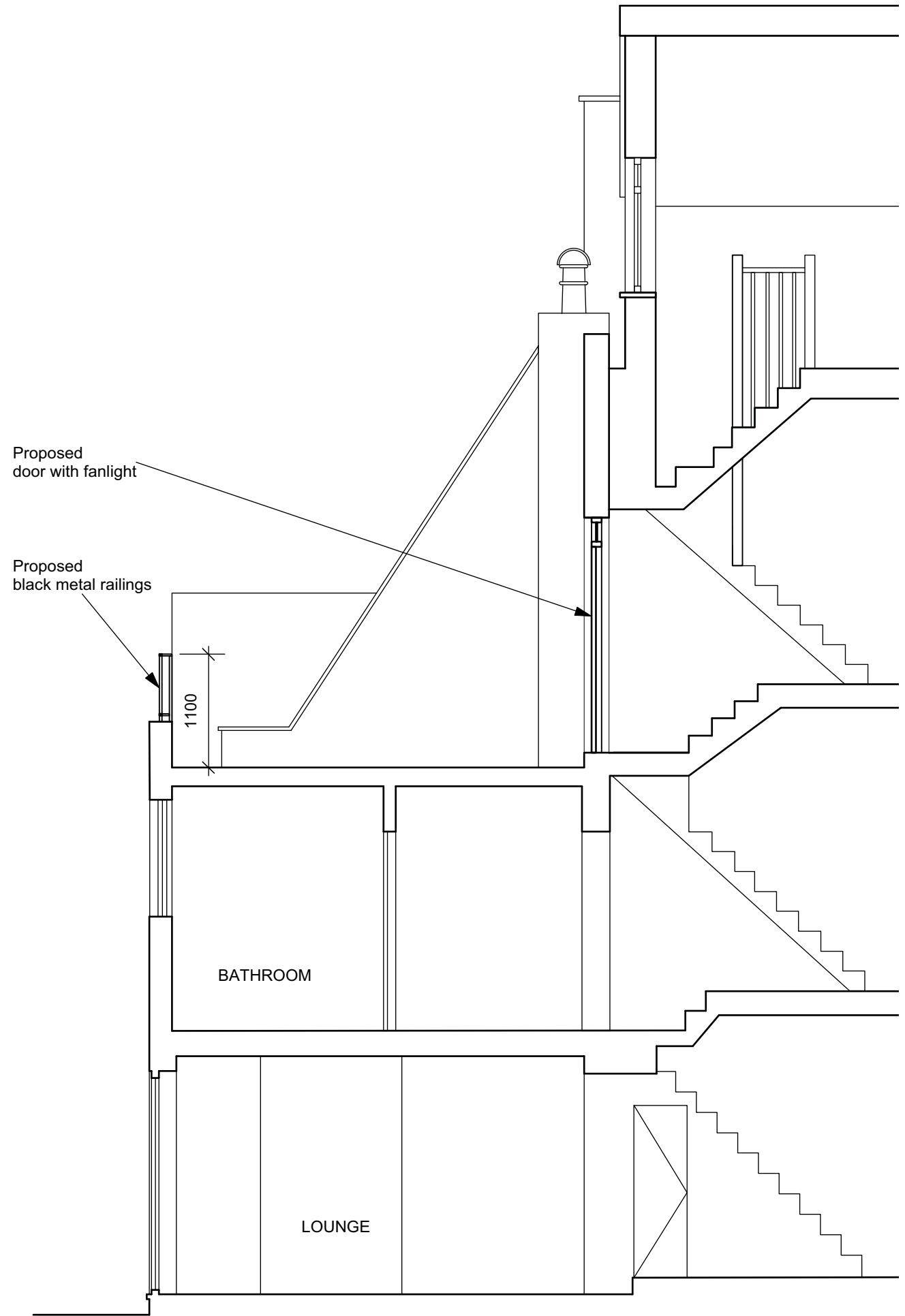
PROPOSED SIDE ELEVATION

|           |                                                |  |                             |                  |                        |
|-----------|------------------------------------------------|--|-----------------------------|------------------|------------------------|
| Revision: | sceales<br>gunn design <sup>td</sup>           |  | 6 North Grove London N6 4SL | Date: June 2023  | Drawn/checked: km / __ |
|           | t: 020 8341 9605 m: 07900 491 428              |  | Client: Louise Wykes        | Scale: 1:50 @ A3 |                        |
|           | Project: 148 Leighton Road NW5 2RE             |  | PLANNING DRAWING            |                  |                        |
|           | Drg. Title: Existing & Proposed Side Elevation |  | No. 148LR23-P-112           | Rev. -           |                        |

0 1m



EXISTING SECTION AA



PROPOSED SECTION AA

|           |                                            |  |                             |                  |                        |
|-----------|--------------------------------------------|--|-----------------------------|------------------|------------------------|
| Revision: | sceales<br>gunn design                     |  | 6 North Grove London N6 4SL | Date: June 2023  | Drawn/checked: km / __ |
|           | t: 020 8341 9605 m: 07900 491 428          |  | Client: Louise Wykes        | Scale: 1:50 @ A3 |                        |
|           | Project: 148 Leighton Road NW5 2RE         |  | PLANNING DRAWING            |                  |                        |
|           | Drg. Title: Existing & Proposed Section AA |  | No. 148LR23-P-113           | Rev. -           |                        |

0 1m