

**F l a t 1 , 4 8 L e v e r t o n S t r e e t , L o n d o n , N W 5 2 P G**

**D e s i g n & A c c e s s S t a t e m e n t**

**2 3 0 6 \_ R 0 0 4**

**2 8 / 1 1 / 2 0 2 3**

**N e i l K a h a w a t t e A r c h i t e c t s**

Studio 36  
Archway Studios  
Bickerton House  
25-27 Bickerton Road  
London, N19 5JT

020 7360 5330  
mail@neilkahawatte.com





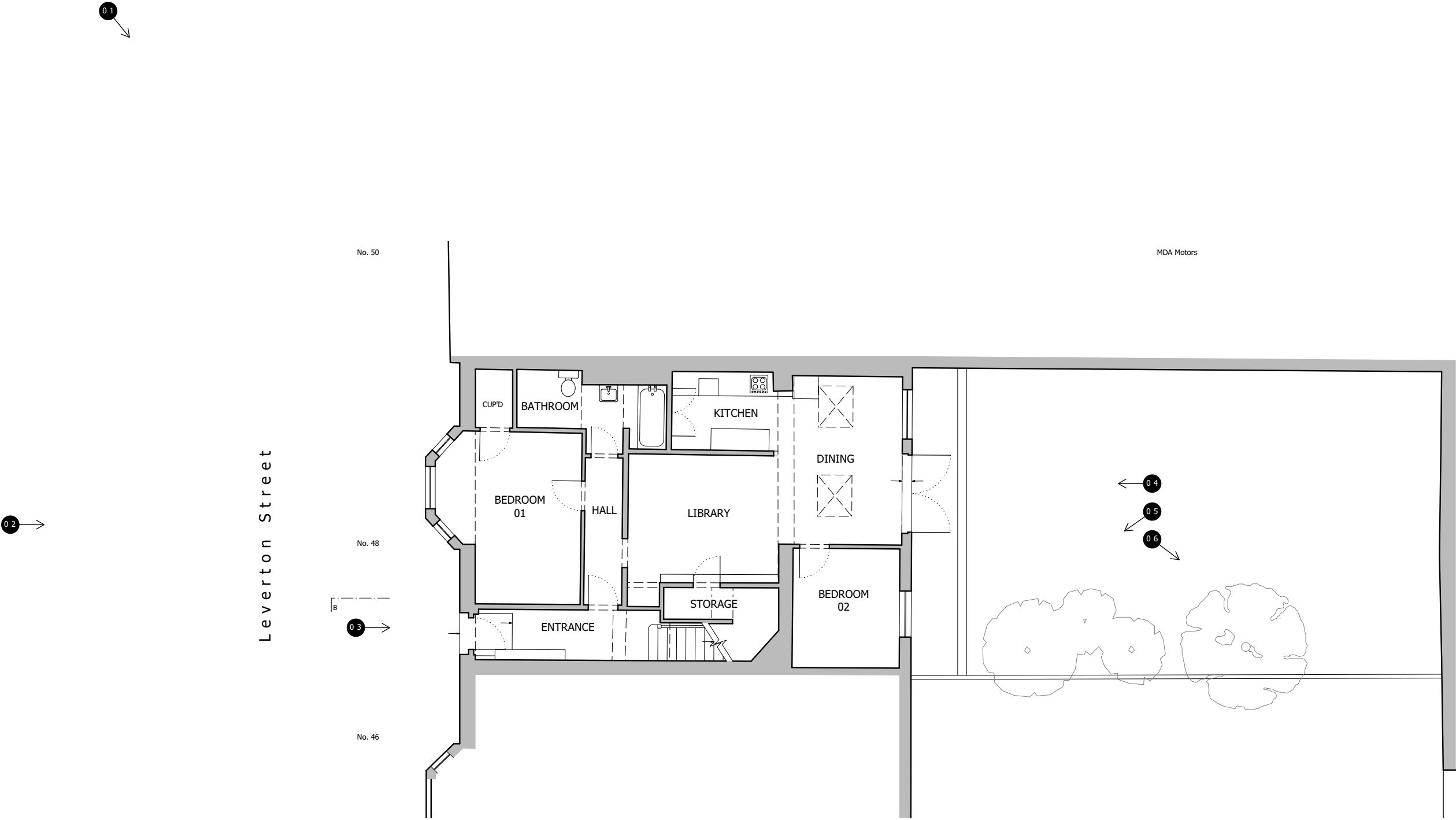
Applicants: Robert Newman  
& Vesselina Newman  
at Flat 1,  
48 Leverton Street,  
London, NW5 2PG

Agent: Neil Kahawatte Architects  
Studio 36,  
Bickerton House,  
Archway,  
London, N19 5JT



## Contents

01_Site Photographs	04
02_Planning Statement	06
03_Design Statement	07
04_Planning Precedent	08
05_London Housing Design Guide	10
06_Boundary Condition	11
07_Garden Buildings	13
08_Visualisation	14
09_Further Information	16







View 01



View 02



View 03



View 04



View 05



View 06



**Planning Statement**

The property is located on the northern side of Leverton Street. It is a ground floor flat, with a modest communal front garden, used mostly for bin storage. The property has a large private garden to the rear. The property is in the Kentish Town Conservation Area, within Camden, but is not listed.

The applicants are a family of four. Robert, the father, has lived within this two bed property for almost 30 years. As the family has grown since he first moved to the area, they are looking for the home to grow with them, through the addition of a third bedroom. Currently, the two children, 7 and 13, share a 3m x 3m overcrowded bedroom. The overcrowding disturbs their sleep, because of the large difference of their ages and sleep patterns. One child has a condition called ocular migraine, the prevention of which requires sufficient sleep.

The family has strong ties to the local area, with the two children attending local schools, Acland Burghley School and Eleanor Palmer Primary School. The addition of a third bedroom through a modest, linked studio pavilion, will allow both children to sleep in peace. It will also let both children to stay at the schools to which they walk every day and will permit the family to remain in the area long-term.

The family would also like to improve the home by replacing old and thermally inefficient existing doors and windows to the rear of the property with new low u-value thermally efficient alternatives. The new garden door to Bedroom 02 will allow for a greater connection to the lightly landscaped rear garden and allow greater light levels internally.

The rear of the site sits within an unusual condition for the area, by sitting adjacent to a commercial car garage that runs parallel to the length of the garden, with a high boundary wall. The rear of the garden backs onto the 3-stories of 2 Ascham Street. These factors, combined with a brick wall, mature trees and a privacy screen between the gardens of 46 and 48 Leverton street, create a unique private space to the rear, where the proposed pavilion is located.



Photo of Rear Elevation



Design Statement

The proposed alterations have been designed to sit comfortably with the existing building and wider context, while being articulated honestly as a good quality addition to the building fabric and appearance. The form and materials of the design seek to avoid any negative effects on surrounding buildings and context and aim to complement and improve the existing building. The design has been lead by the requirement to efficiently and sensitively provide a much needed additional bedroom for a growing family.

The proposed scope of work is confined to the rear of the property and this proposal responds to and respects the character and architectural merit of the area.

- A new glazed link will connect a new green roofed, timber clad bedroom and W/C, which is subordinate to the existing property.
- The green roof is monopitched down towards the garden never rising higher than the existing garage flat roof and neighbouring wall. The pitch allows for the sight-lines from 46 Leverton Street to be the new green roof.
- The rear doors/windows are to be replaced with new good quality, low u-value doors/windows, to improve the thermal efficiency of the building.

Example Materiality



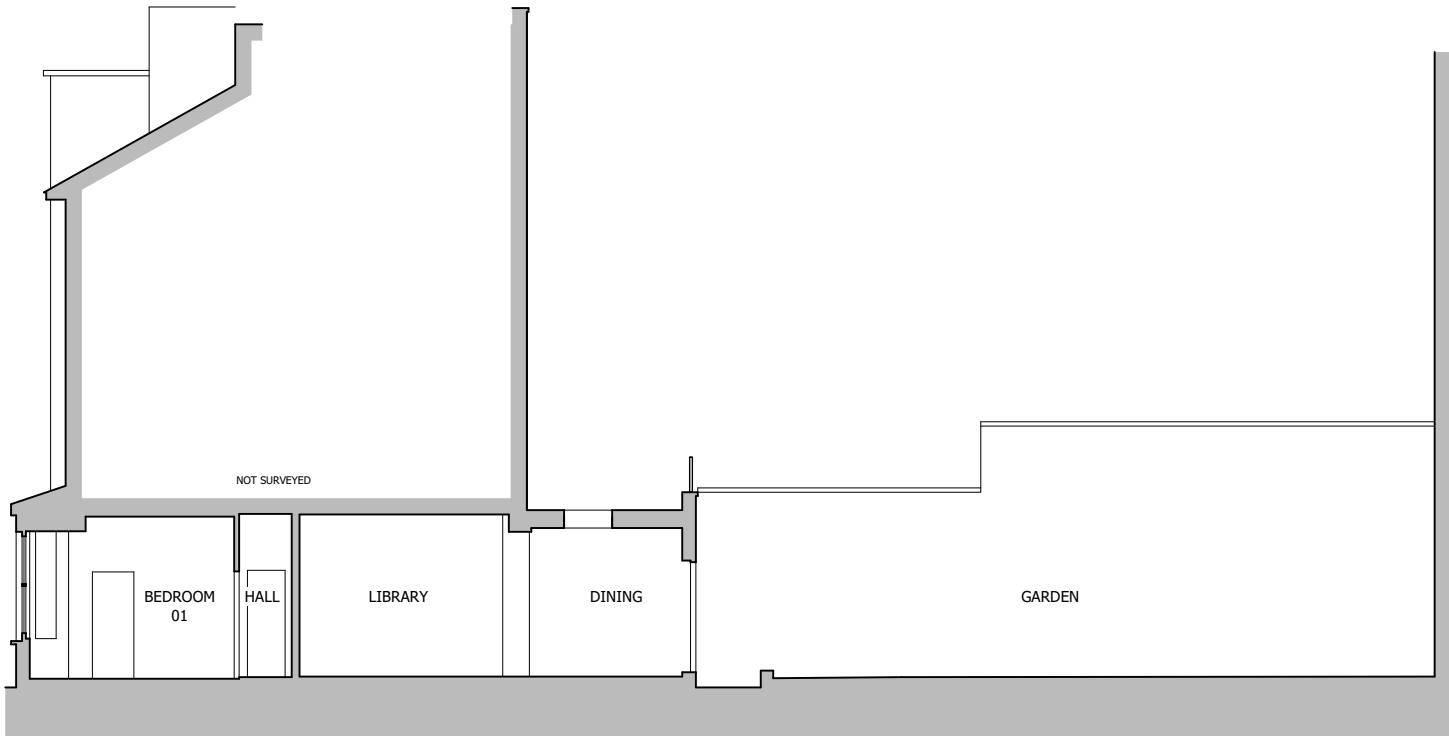
Timber Cladding



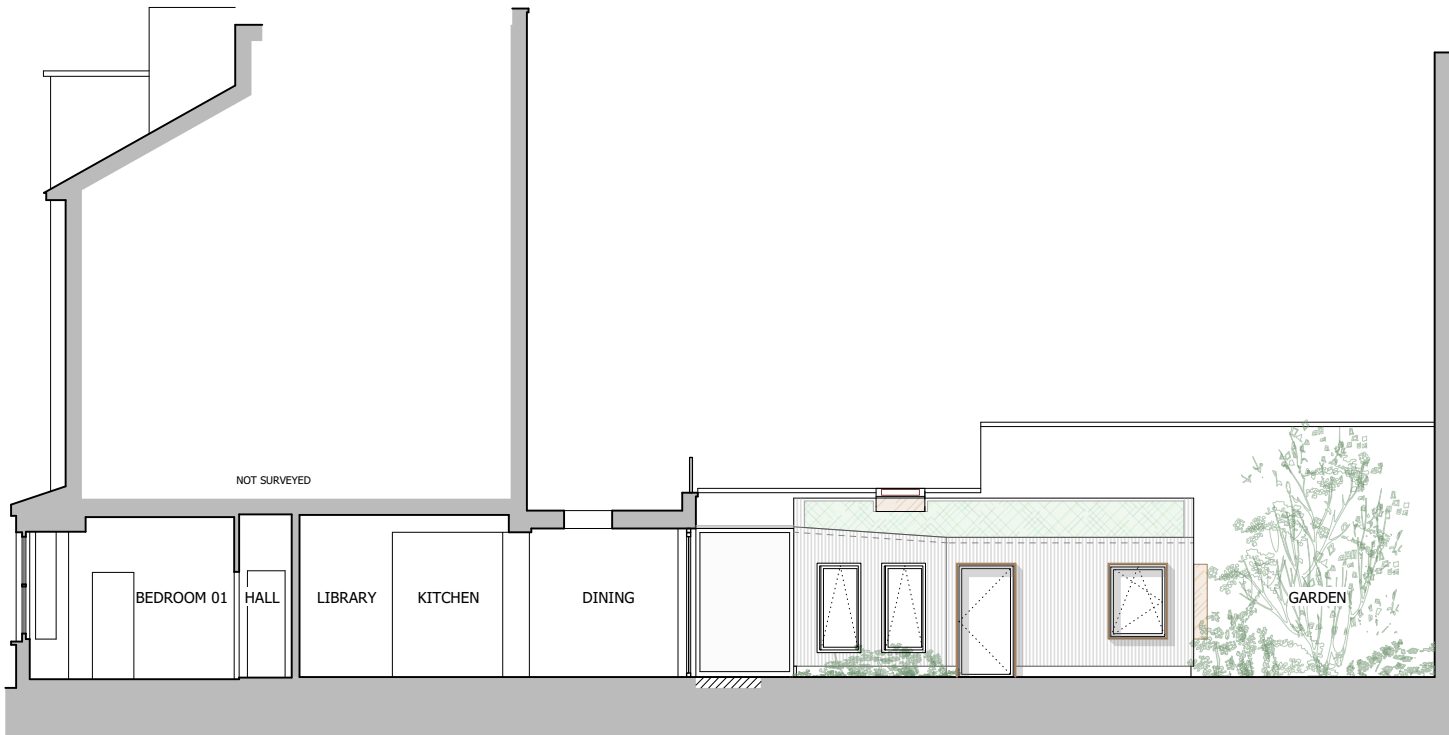
Metal Profile Frame



Green Roof



Existing Section AA



Proposed Section AA





Unusual Sites of Architectural Merit

Stepped House, 1a Montpellier Grove

- Erection of two storey 4 bedroom dwelling involving excavation to create lower ground floor and patios, plus entrance off Montpellier Grove .
- Full Planning Permission (2017/7045/P).
- Granted Permission with Conditions in 2019.



1 & 2 Ott's Yard, London, N19 5FB

- Demolition of workshop sheds; erection of two one-and-a-half storey two-bedroom homes covered with green roofs, a shared communal courtyard and landscaped private garden areas to the east and west of the site; retention of access from Southcote Road.
- Full Planning Permission (P101326).
- Granted Permission with Conditions in 2011.



Throughout the surrounding area, high quality architecture has allowed sites with unusual conditions to be successfully lived upon.



Neighbouring Properties

49 Leverton Street

- Demolition of single storey element at rear and formation of hard and soft landscaped courtyard with doors on Railey Mews thereto, erection of single storey rear 'infill' extension next to 47 Leverton Street and two storey rear extension next to Railey Mews. Installation of rooflights in main roof and replacement window on ground floor at side.
- Householder Application (2021/5148/P).
- Granted Permission with Conditions in 2023.



Image credit: ROAR architects

52A Leverton Street

- Retention of a replacement single storey rear extension used as a one bedroom dwellinghouse (Class C3).
- Full Planning Permission (2008/5140/P).
- Granted Permission in 2009.



Image credit: Google Maps

Typically, in the area the end house of a terrace will have an outrigger stretching the full length of the garden.



Camden Local Plan 2017

*Design & Heritage 7.20*  
"Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape."

- The proposed linked pavilion will not excessively occupy the rear garden, but only a small part of it. As the proposed design includes a new green roof, any garden space lost will be replaced.

*Design & Heritage 7.22*  
"The Council will expect development schemes to provide a high standard of landscape design and encourages the development of green and brown roofs and walls."

- The proposed linked pavilion will provide a high standard of landscape design through the new green roof and proposed planters.

*Meeting Housing Needs 3.196*  
"Where a development is for the conversion of existing homes the Council will seek to minimise the loss of market homes with 3 bedrooms, particularly where the 3-bedroom homes have access to outside space."

- The proposed linked pavilion make the dwelling into a 3 bedroom home, something that is a high priority in the borough, as per the table below.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower



London Housing Design Guide Standards

At the start of the scheme a design exercise was undertaken to see if the need for another bedroom could be met within the existing footprint of the dwelling.

Data below taken from the London Housing Design Guide

Standards

4.1.1

All developments should meet the following minimum space standards.

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
Two storey dwelling	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
Three storey dwelling	3b5p	102
	4b5p	106
	4b6p	113

The existing footprint is circa 73.5m<sup>2</sup> and would therefore be an inappropriately sized under the London Plan for 3 bedrooms and 4 people.

The combined floor areas for living, kitchen and dining space is 26m<sup>2</sup> as space is taken from here for the new bedroom. This falls under the minimum 27m<sup>2</sup> under the London Plan for 4 persons.

Single Bedroom Space Standards

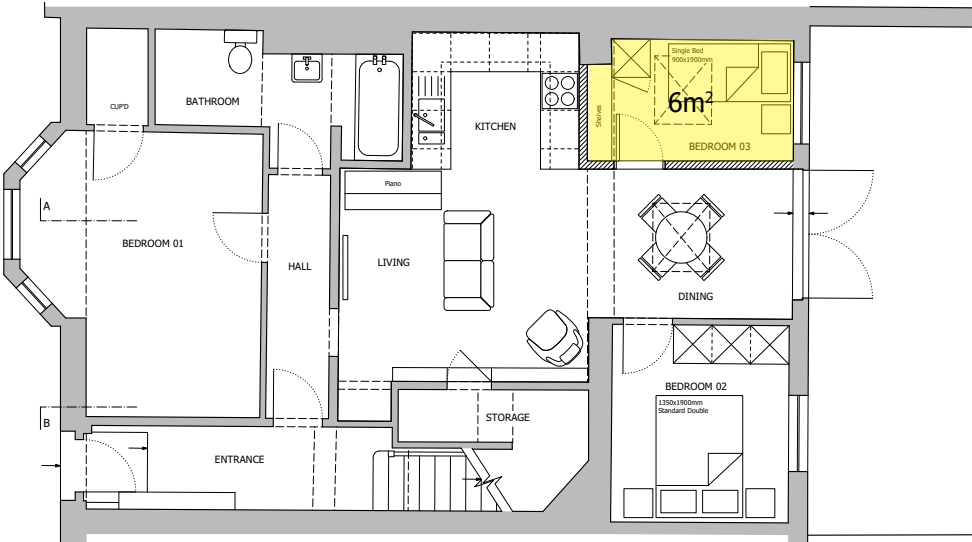
In this design exercise the proposed bedroom would also not meet the 8m<sup>2</sup> minimum size needed for a single bedroom, but instead was only 6m<sup>2</sup>.

Data below taken from the London Housing Design Guide

4.5.1

The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.

As it is not possible to rearrange the internal layout to include a new bedroom, while still meeting the London Housing Design Guide and natural light requirements, the only option to keep the family of four in their home is to create a new Linked Pavilion.

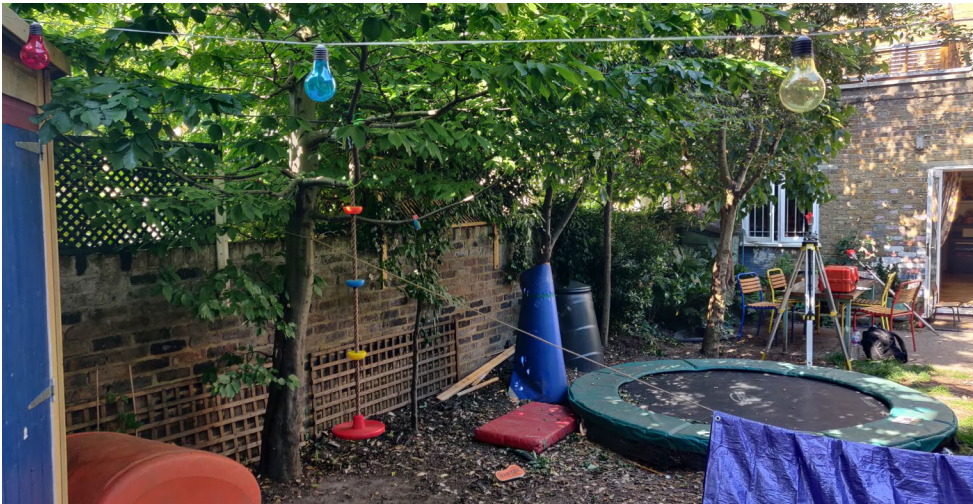


Design Exercise



The existing site has a unique boundary condition for the area. MDA Motors to the North, a thick tree lined wall to the south and a three-story neighbouring wall to the East creates a private and sheltered rear garden.

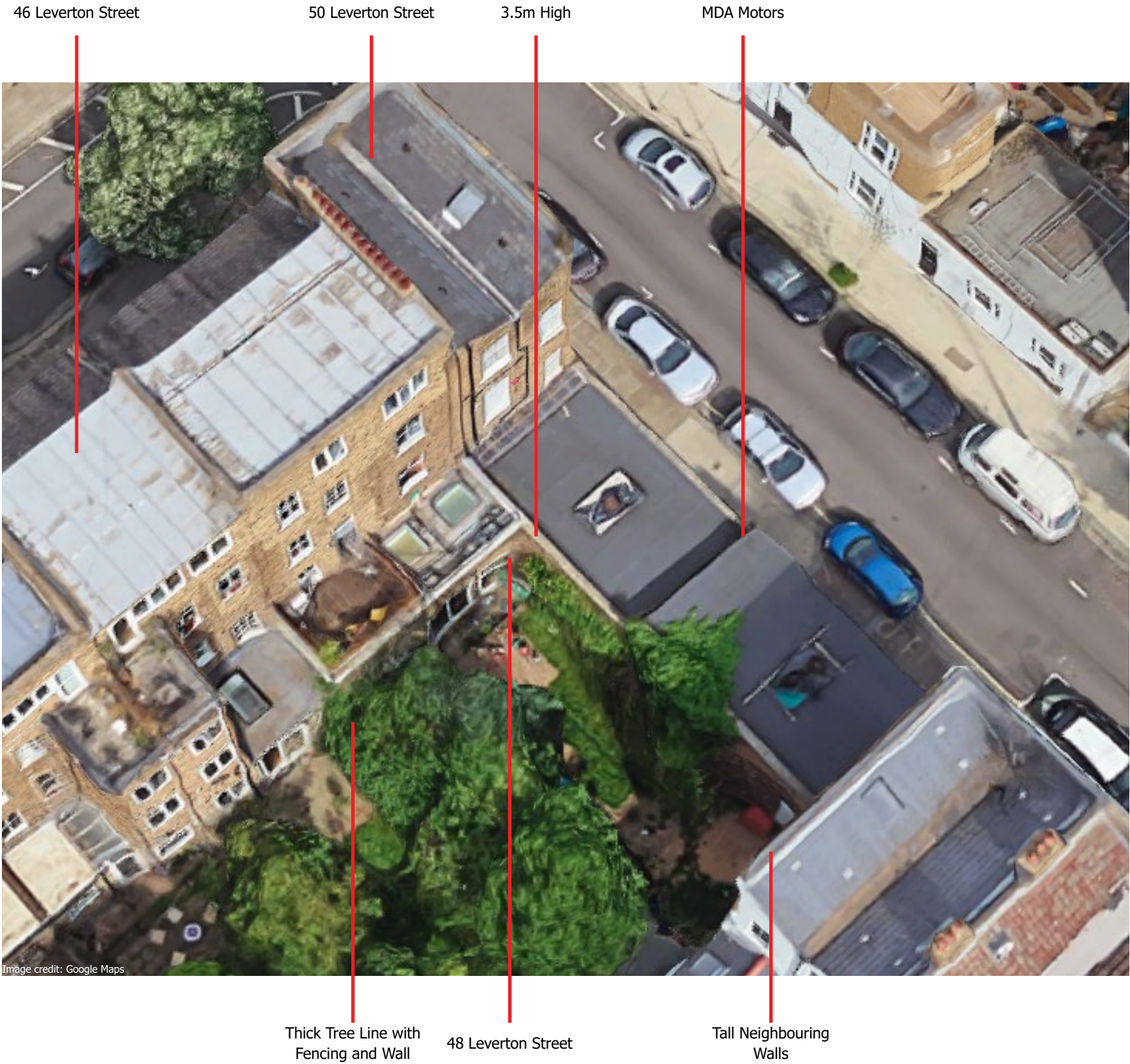
This unique condition will be maintained in this proposal through visually separating from the existing dwelling.



Existing Boundary towards House



Existing Boundary away from House





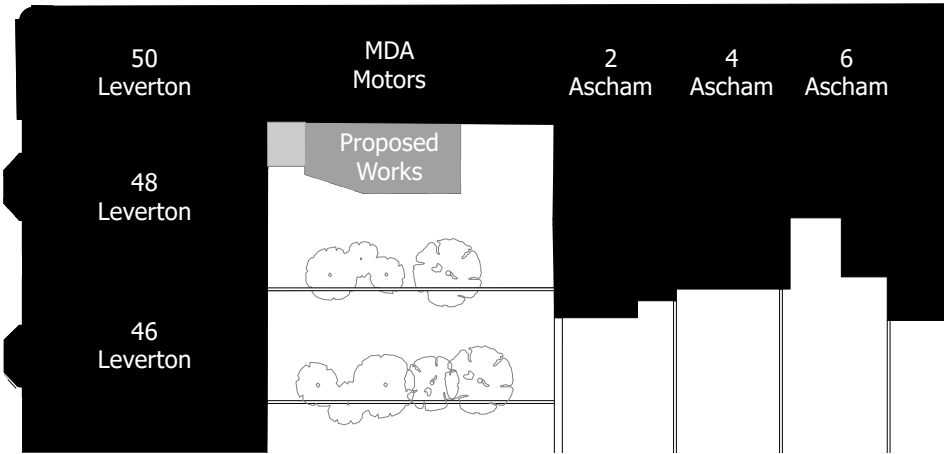
MDA Motors

48 Leverton’s garden borders onto the commercial MDA Motors garage. This helps give the site its unique conditions. It also provides a tall boundary wall of up to 4.8m tall giving a large amount of privacy to the garden.

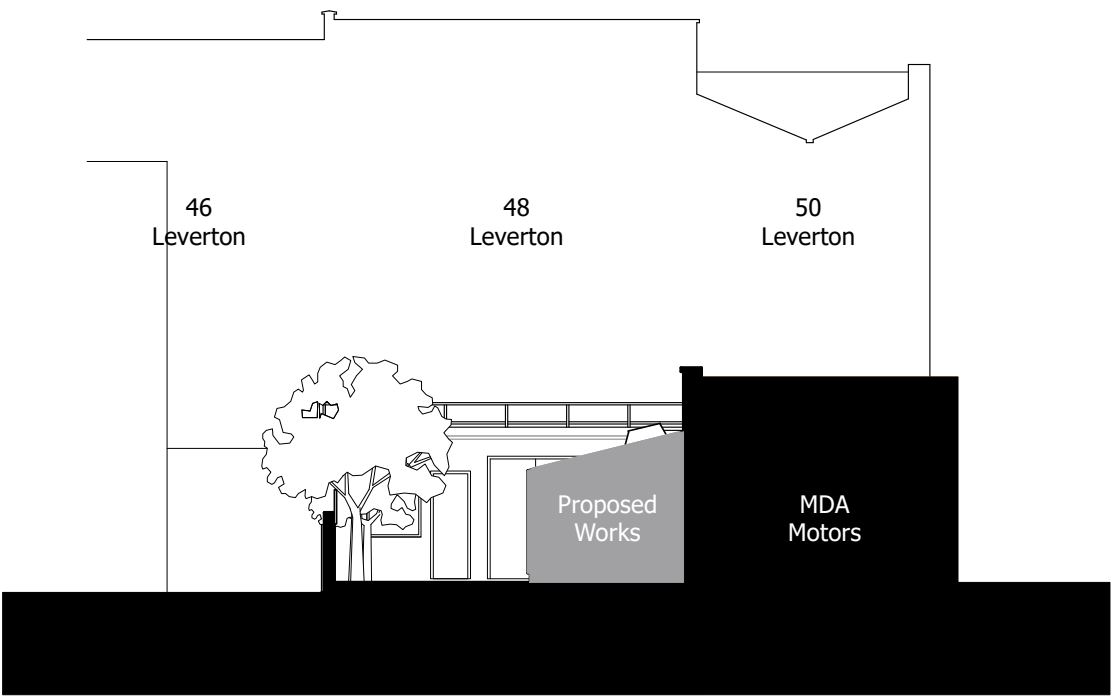
As the garage could potentially cause higher levels of noise, a thick robust wall has been designed into the Linked Pavilion to mitigate against this.



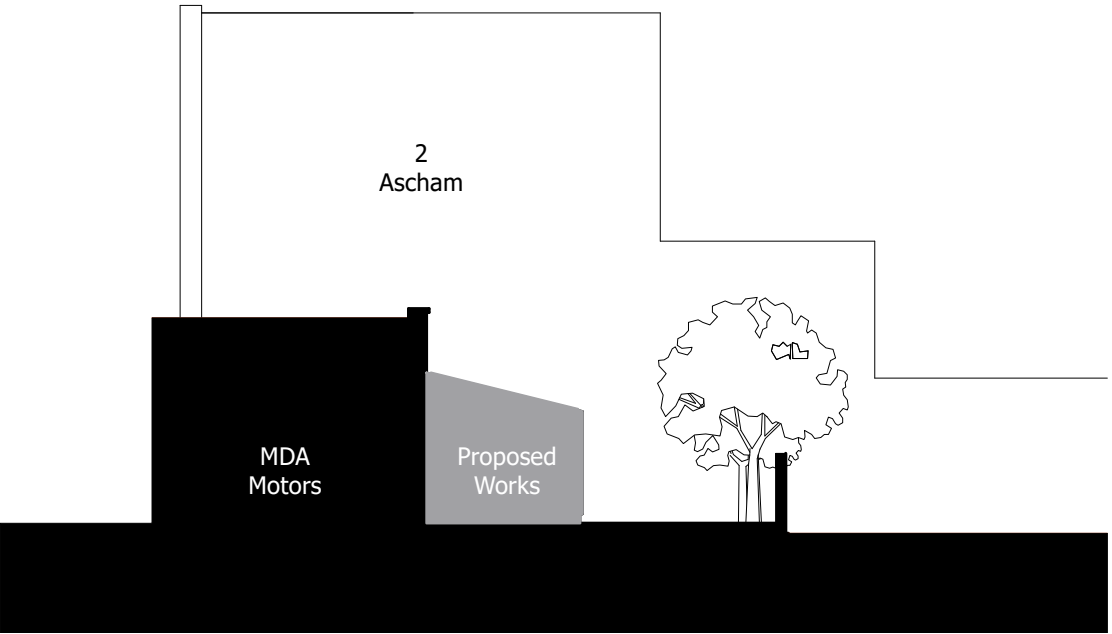
Image credit: Google Maps  
MDA Motors



Existing Boundary away from House



Section facing towards 48 Leverton

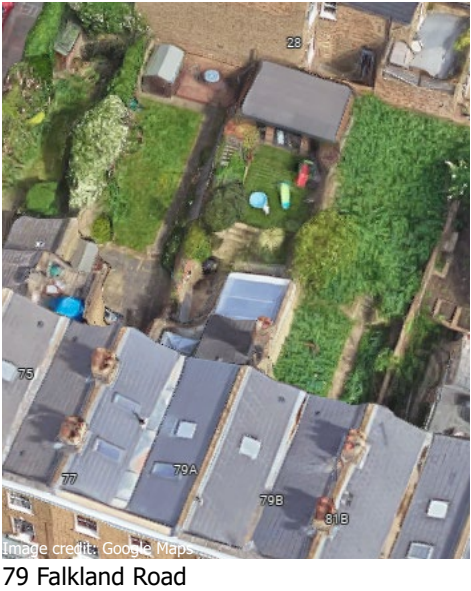
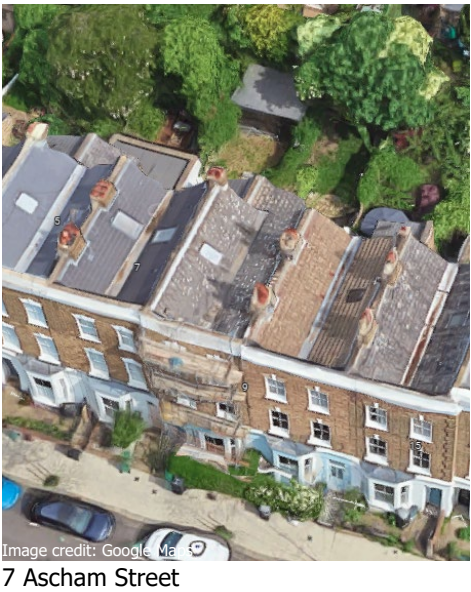


Section facing away from 48 Leverton





**Garden Buildings**  
Throughout the area many properties have added additional space to their homes through the use of garden buildings. The map only highlights a few examples, but there are many others in the direct vicinity.

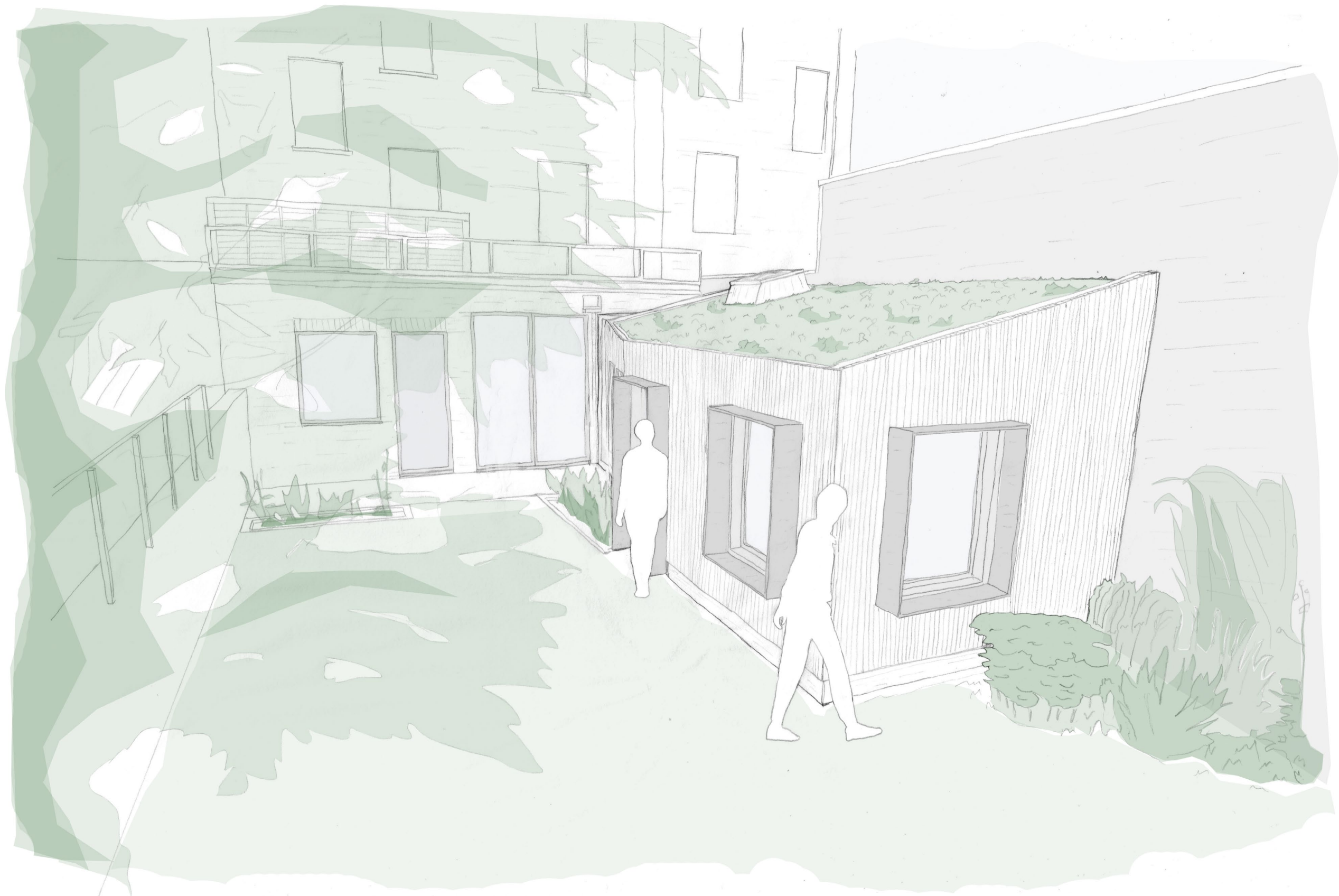






Artist's Impression





Artist's Impression



### **Daylight & Sunlight**

There will be no change to daylight and sunlight to neighbouring properties.

Through the proposed alterations to the rear of the property, the daylight should increase internally. This in turn will reduce the need for artificial lighting and reduce energy use.

### **Flood Risk**

The property is within a Flood Zone 1 area, and has a low probability of flooding from rivers and the sea. The proposal will have no significant effect on the overall drainage condition of the property, site, or surrounding area.

### **Sustainability**

The proposed works will be built to contemporary standards, and will reduce the overall energy requirement of the existing property, due to new double/triple glazed windows and internal insulation to the existing elevation.

The new Linked Pavilion has been designed with sustainability at its centre from the beginning. All new windows and doors are to be low u-value. It has also been designed with a green roof, in order to increase biodiversity, improve drainage, as well as improve insulation.

### **Trees**

None of the six mature trees which the family have planted and grown will be impacted under the proposed works.

### **Access**

Access to and from the property will not be affected by the proposed works.

### **Parking Provision**

Parking is off-street and will not be impacted with the proposed works.

### **Final Note**

With all the above information and drawings attached to this application we trust the scheme can be supported. If the council have any questions or queries regarding this scheme while processing the application please contact the Agents who will be more than happy to discuss any details further, contact info below:

Neil Kahawatte Architects

mail@neilkahawatte.com

020 7360 5330