



**PROPOSED ALTERATIONS AT  
132 LEIGHTON ROAD  
LONDON NW5 2RG  
DESIGN AND ACCESS STATEMENT**

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## **Introduction**

### **Property**

#### **Location**

Leighton Road runs from East to West and no 132 is in a terrace of similar houses on the South side of the street. The property is in the Kentish Town Conservation Area.

#### **House**

The house is a three storey is one of a pair of linked Victorian houses in a group of 4 built in 1875 and constructed of London stock brick with pediments. They were originally built as artists' studios. There are large front gardens originally with tiled pathways from the street and open porches.

### **Proposals**

#### **Outline proposals**

The owners wish to update the house by creating a more open plan kitchen/ dining family room with better access to the garden, a storage space for children bikes etc. and a small WC extension at rear first floor level. The existing timber doors and windows to the lower ground floor rear will be replaced with new ones colour coated aluminium. The window into the flank wall of lower ground floor cellar will be changed into a timber door. It is proposed to erect a 4 bike cycle store in the front garden behind the front boundary wall

#### **Planning history**

There are no previous planning applications

#### **Planning Policies**

*Camden Local Plan A1, D1 and D2*

*London Plan 2021*

*NPPF 2021*

*Kentish Town Conservation Area Appraisal*

#### **Use and Amenity**

The first floor extension will consist of the addition of a further floor over an existing WC. It will infill an existing space where both no 132 and no 130 [the adjacent house] has WC accommodation at lower levels. There is a window at first floor level in no 130 but the room is not a habitable one. The alterations at lower ground floor level are of a minor nature

#### **Scale**

The alterations are modest and have been designed to be appropriate to the scale of the house

#### **Materials**

The new extension will be constructed of bricks to match existing, the roof will be in single ply membrane with a of Cedral rooflight. The new lower ground floor windows and doors will be of colour coated aluminium.. The Brighton cycle shed will be constructed of cedar timber boarding and have a sedum roof

#### **Flood Risk**

The site is not located in a flood risk zone

#### **Refuse**

There will be no changes to the refuse and recycling

#### **Parking**

There will be no change to the car parking arrangements but a cycle store will be added to the front garden to take 3 bicycles

#### **Biodiversity**

There are no trees in the front or rear gardens.

### **Summary**

The overall design objective is to be in keeping with the existing row of houses in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

The proposal is to enable the house to be used by the owner's family. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owner to upgrade and modernize the house without any detriment to the property.

