Design & Access Statement

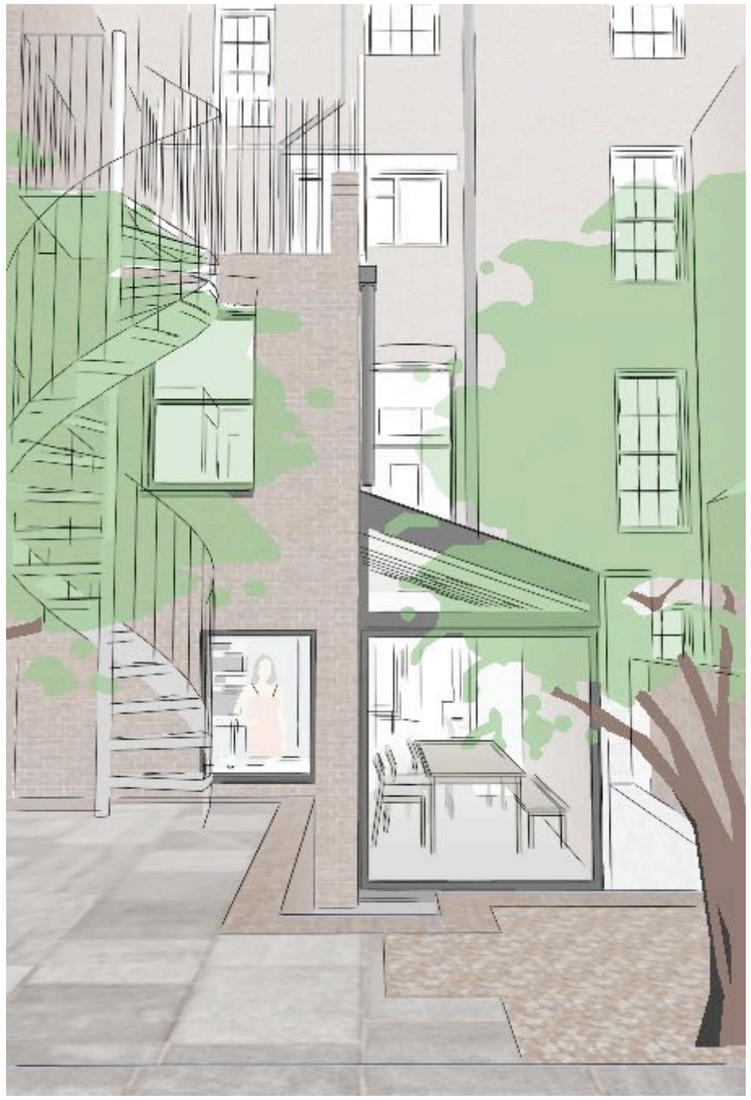
131a Leighton Road

Rear Extension, Internal Alterations, new Front Entrance

Introduction

131A Leighton Road is a flat occupying the lower and upper ground floors of a 4-storey Victorian terrace. The flat is accessed from the lower ground floor entrance.

The proposed works involve:
- reorganisation of the rooms - putting the living areas on the lower floor with its stronger connection to the garden, and the bedrooms on the upper floor.
- new rear/side extension is proposed to accommodate a new kitchen / dining room.
- excavation of the front garden to widen usable space in front of bay window, as well as the replacement of a window with an entrance door.



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PROJECT	CLIENT	DRAWING	SCALE	DATE	DRW No.	REV
131a Leighton Road	Julia Meyersohn	Introduction	N/A (A3)	06/02/24	52/DAS01	A

Street-side Proposals

The existing access into the flat is awkward - large items that need to be brought into the flat must enter through a single front entrance, which is both small, and restricted. Bringing bicycles into the flat is also very difficult on a daily basis as a result.

We propose to make the space in front of the bay windows larger, and replace the window with a secure, glazed door.

The proposed outside space will allow enough space for a bike shelter / lockup to be installed, and encourage more frequent bicycle use.

The new entrance to the flat would hugely improve access. It is designed to sit well with the existing fenestration of the row of terraces.

There would be a noticeable difference to occupants, but given that it would be partially obscured by fencing, ground, and vegetation, the public impact on the character of the row of terraces would be insignificant.

Other houses on this road have made comparable alterations to the lower ground front elevations, including Nos. 145, 177 (see Ref 2022/2691/P), 181 and 183 Leighton Road.

Front Garden Drainage

The existing area around the bay window is a concrete slab with a thin layer of gravel over. It frequently floods during heavy rain.

We propose to excavate this concrete slab, and install a permeable ground cover to allow surface water to percolate into the ground. Where any existing surface drains are discovered (it has not been possible to locate one easily), these will be cleared and used to drain excess surface water as it is currently designed to function.

Given that the proposal demonstrably would not increase surface water drainage into the public sewer, we do not anticipate that any further details will be required for submission in this respect.

View of No. 131 Leighton Road, as proposed, as seen from the street

View of the proposed alterations to No. 131A Leighton Road's bay window

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View of the rear extension as seen from the rear garden

Section across extension at rear

View of the rear extension as would be seen from the open window of No. 129.

Rear Alteration Proposals

Being positioned on the lower floors of the 4-storey terrace, and the garden side being North facing, the occupants of this flat enjoys limited natural daylight. The existing arrangement of rooms with its poor connection to the garden contributes to the sense of being "boxed in".

To address these shortcomings, the proposed design aims to harness the light available, through extensive use of glass, and provide some height where possible to give some "airiness" to the interior.

The rear elevation of the extension is designed to be discrete and allow plenty of light to penetrate the glazing. The structural form of the original building is retained, with the extension clearly showing a dignified subservience.

A pitched roof form was chosen, so as to achieve some internal height at the apex, while keeping the eaves low to minimise overshadowing the neighbour's garden. The eaves of the roof measures no more than 2.6m above ground, which allows for 2m head height internally.

Due to the orientation of the building, much of the available light comes from above. To take advantage of this, the proposed roof incorporates a roof window to bring light to the interior.

The proposal incorporates a green roof to soften its appearance, and attenuate surface water flows into the existing sewer. Due to the low light levels here, and the need to keep soil thickness low (for the benefit of the neighbour), the only viable type of green roof would be sedum or moss.

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