

**DESIGN AND ACCESS STATEMENT**

**174B LEIGHTON ROAD**

**KAS Architects**

**May 2024**

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# 1

## Introduction & Background

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# Introduction

## 1.1 Introduction

This document has been prepared on behalf of our client Usma and Mujahid Ali. This document is intended to support a planning application for 174B Leighton Road. The existing building is not listed or in a conservation area. The client owns the share of freehold of the building and wishes to increase the size of their house in order to accommodate a growing family, as well as renovate the property.

The proposed works consist of a first floor and roof extension. The proposed extensions are very typical on Leighton Road, where most of the roofs have been extended, as well as first floor terraces being converted to bathrooms such as No. 170 and No. 172 to name a few.

### First Floor Extension

The family wish to convert the flat from a 1 bed property to a 3 bed property. This would in effect be a 3b 4p property (1 double bedroom and 2 single bedrooms as classified by Building Regulations).



1.2 Site and Surrounding

The property is situated on Leighton Road which is a predominantly residential road. The site is situated to the east of Kentish Town road.

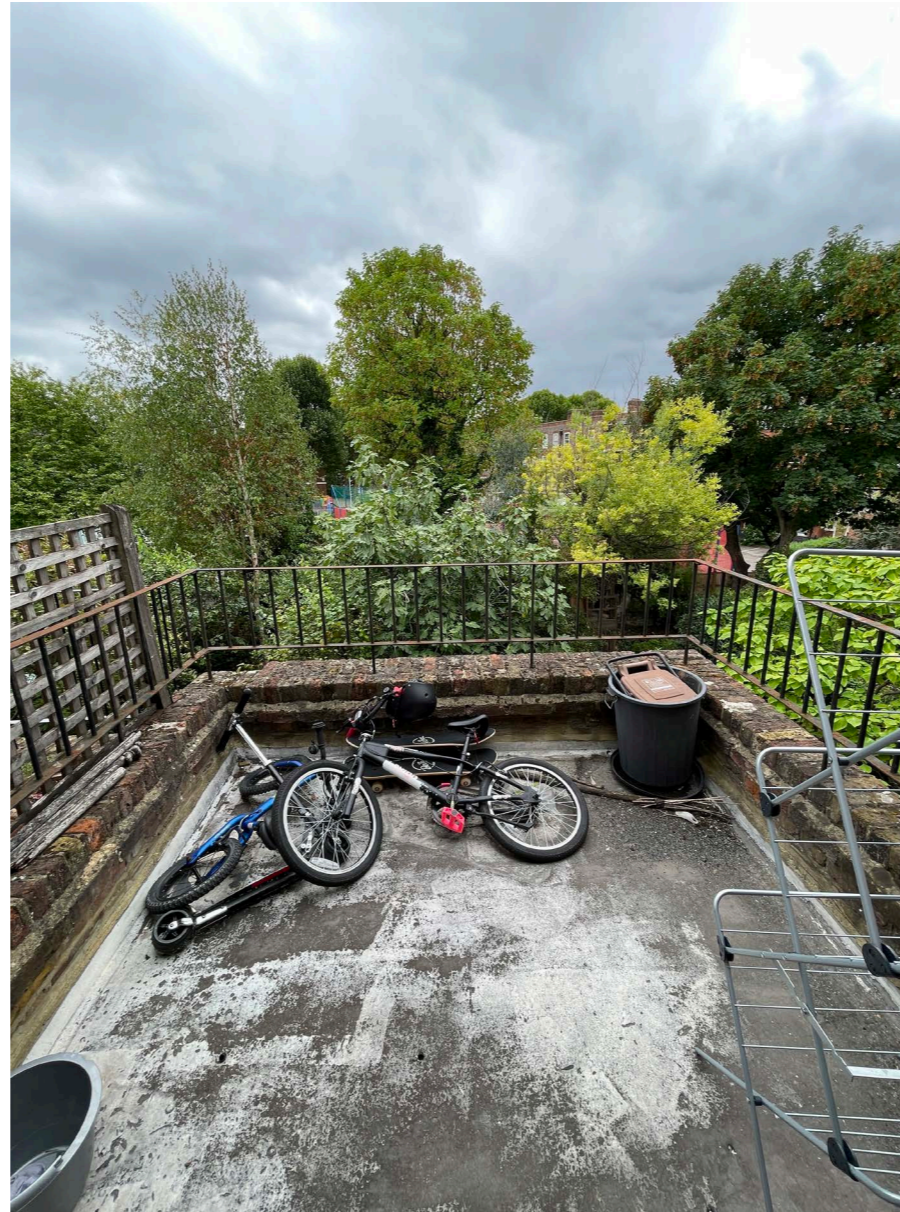
The site is not within a conservation area but the row of buildings from 142 up until 186 are locally listed as a Group of Buildings.



### 1.3 Description

The clients flat occupies the top 3rd floor of the building, while the adjoining neighbour below occupies ground and first floor.

The clients property currently includes a flat roof terrace where adjoining properties have converted into a bathrooms.



Flat roof terrace



Flat roof terrace overlooking 3rd floor extension from adjoining neighbour



Flat roof terrace overlooking 3rd floor extension from another adjoining neighbour



Adjoining property has extended roof



Adjoining property to other side has extended roof also

1.4 Planning Precedents

The application site has no planning history recorded online but there is a wealth of planning precedents on Leighton Road for similar proposals.

Here is a list of properties on Leighton Road that have extended their roofs:

- No. 184 Leighton Road
- No. 182 Leighton Road
- No. 180 Leighton Road
- No. 176 Leighton Road
- No. 172 Leighton Road
- No. 170 Leighton Road
- No. 166 Leighton Road
- No. 164 Leighton Road
- No. 160 Leighton Road
- No. 158 Leighton Road
- No. 156 Leighton Road
- No. 154 Leighton Road
- No. 152 Leighton Road
- No. 142 Leighton Road

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PROPOSAL

- Massing and Volume
- Layout
- Appearance, Materiality & Context
- Sustainability
- Access & Amenity
- Design Team

# PROPOSAL

## 2.1 Massing and Volume

The proposal seeks to extend the loft of the roof in order to accommodate a living area, kitchen and dining room.

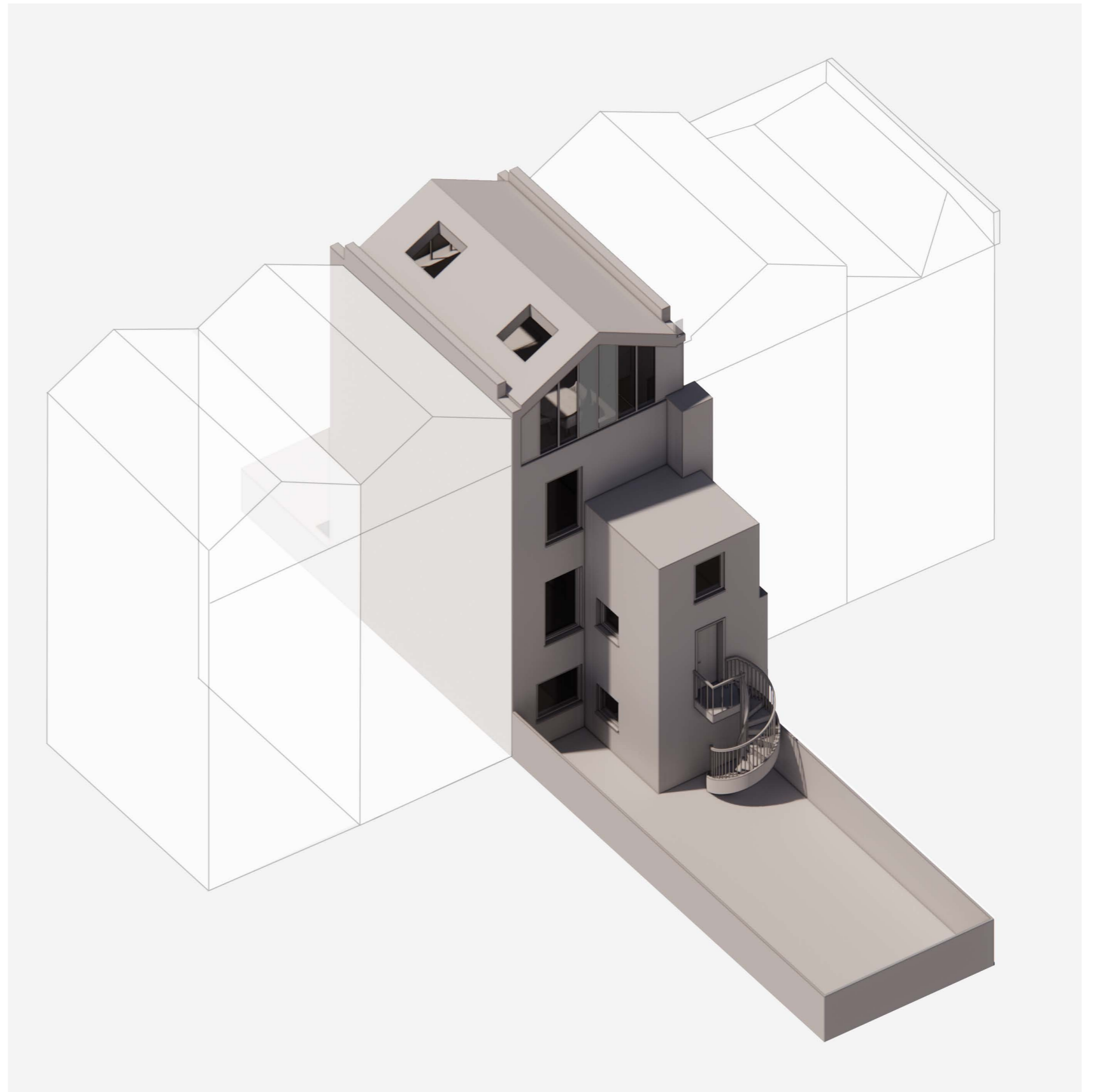
The proposal also seeks to extend the 3rd floor terrace into a bathroom.

The current flat contains one bedroom and the proposal seeks to increase the bedroom count to three. As a result of this, the proposal also includes an internal remodelling and renovation of the flat.

The roof form of the resulting roof extension turns the roof from a butterfly roof into a pitched roof, similar to approved and built roof extensions on Leighton Road.

The proposal includes glazing to the front and rear of the extension to maximise light intake. The glazing is designed to be aligned to the existing fenestration of the existing building.

The proposal also includes x2 roof lights.



2.2 Layout

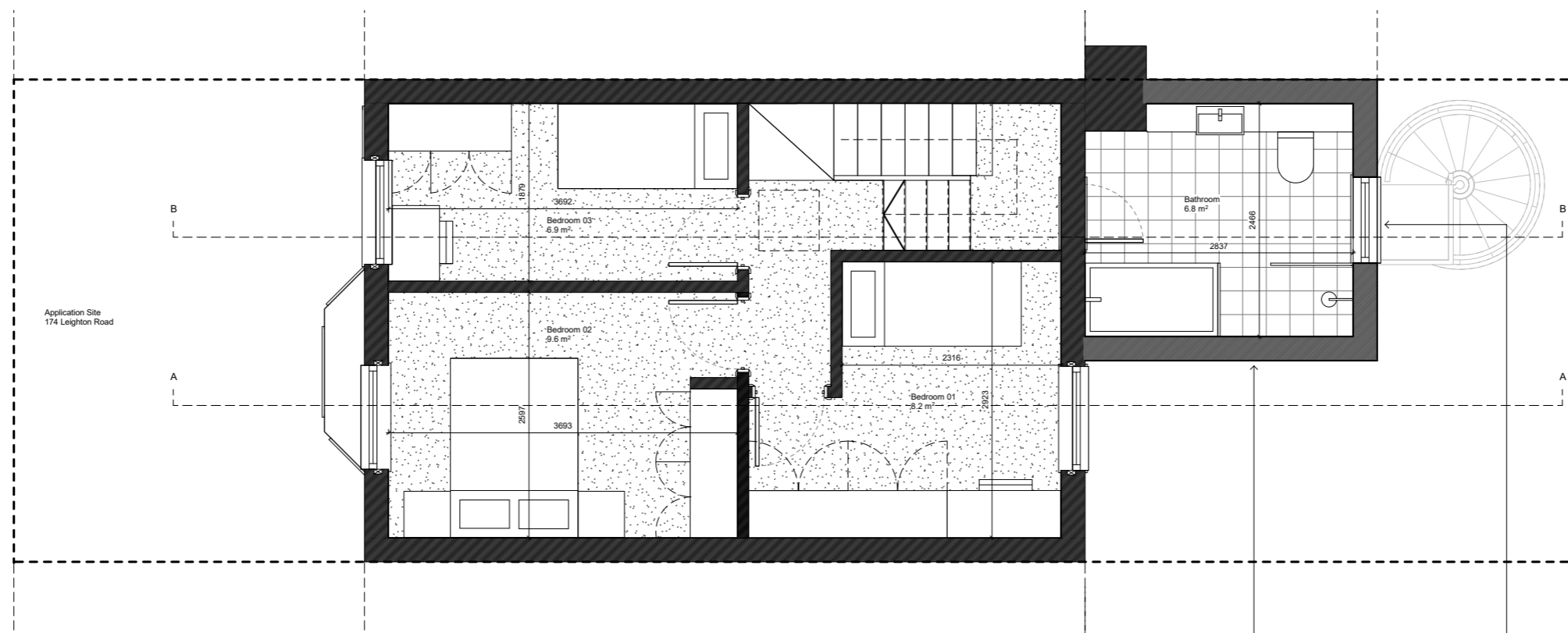
**First Floor Layout**

The first floor plan is proposed to accommodate three bedrooms accessed from a connecting corridor. The family bathroom is accessed from the first floor landing area.

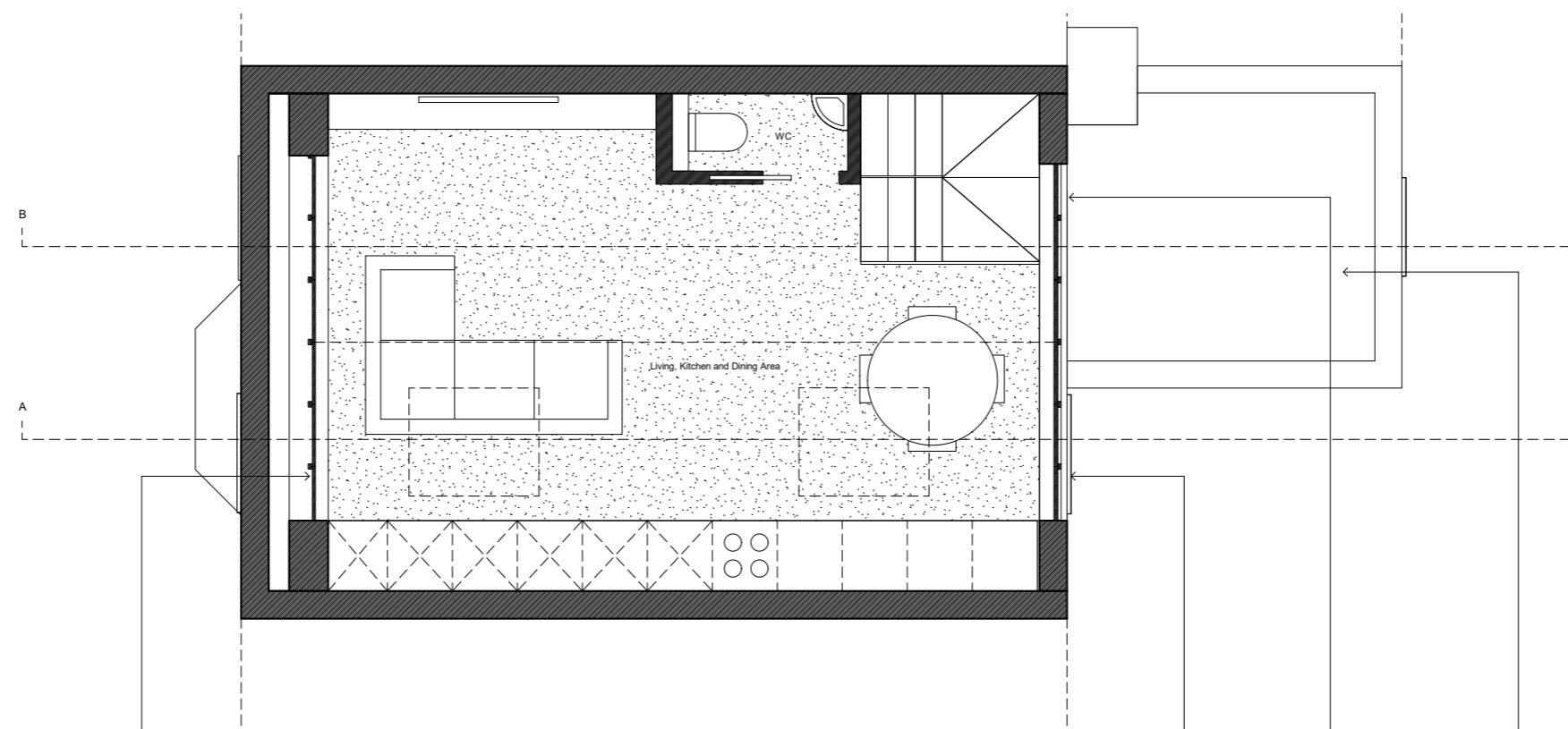
The bedroom sizes include one double bedroom and two single bedrooms.

**Proposed Loft Extension Plan**

The proposed loft extension includes the family living area, kitchen and dining room in an open plan layout. The loft extension also includes a small toilet.



Proposed First Floor Plan



Proposed Loft Extension Plan

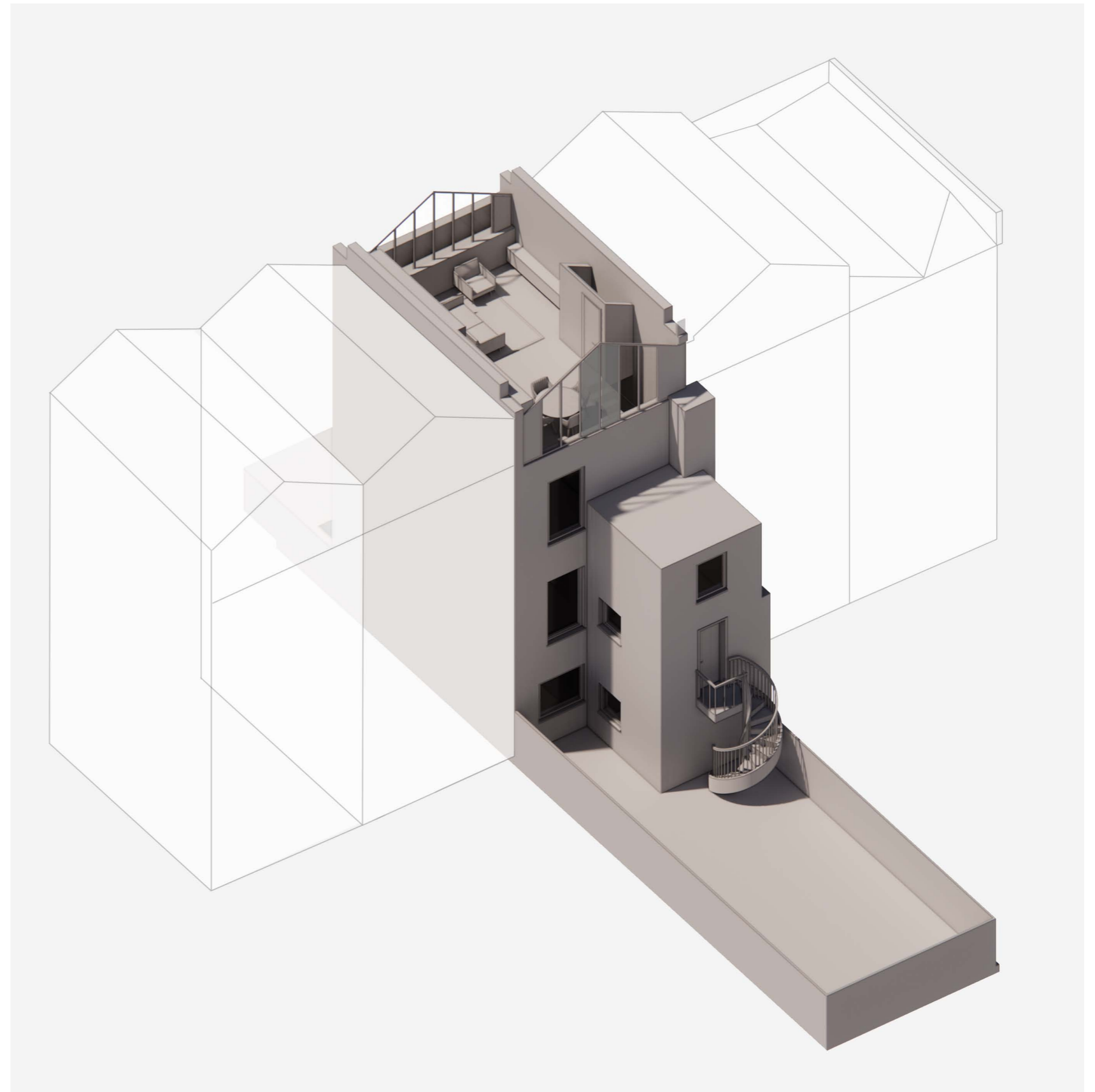
## 2.3 Appearance, Materiality and Context

### Loft Extension

The loft extension is proposed to be clad in anthracite grey zinc on both elevations with thin-profile and high quality glazing. The proposed roof is to be tiled.

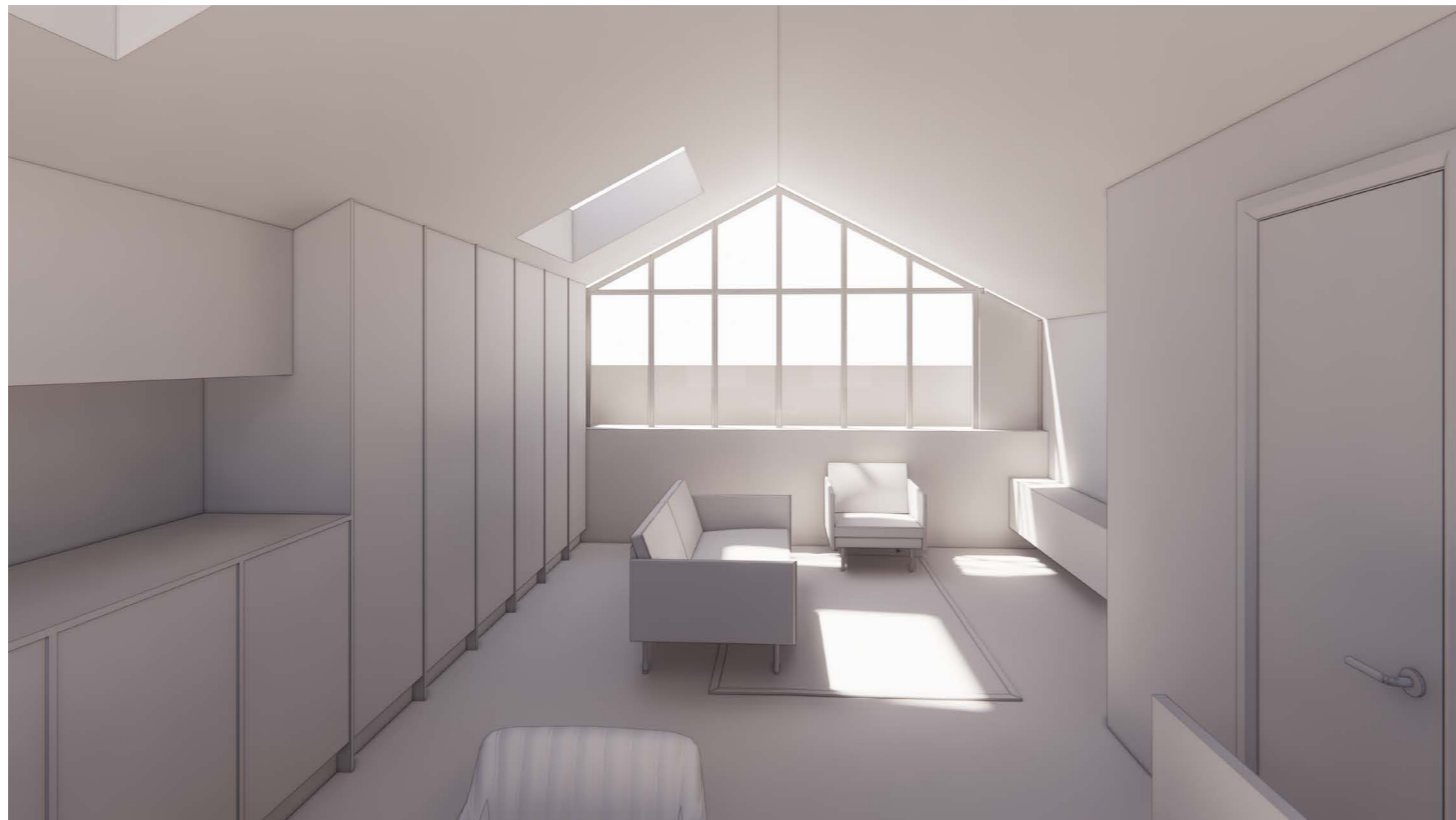
### Third Floor Extension

The existing terrace will be extended to accommodate a family bathroom. Externally the extension will be clad in matching brickwork with timber framed glazing to match the existing windows in style.





Proposed Loft. View towards kitchen and dining area



Proposed Loft. View towards living area

2.4 Sustainability

This project has been conceived with an awareness of environmental, social and economic sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods with more than required thermal and acoustic insulation built in the new floors, external walls, roof structure and the slab. Sustainable materials such as timber will be predominantly used for the construction of the extension. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.5 Access & Amenity

The access to the new flat remains the same. There will be a new staircase leading to the loft extension. All internal designs to be compliant with Part M and Part K of the Approved Documents.

2.6 Design Team

We are a design-led RIBA architecture and interiors practice based in Central London. We are committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

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PLANNING AND POLICY COMPLIANCE

## Planning and Policy Compliance

In addition to National Planning Policy, the proposal has also been assessed using the Local Plan Policy D1 (Design).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. The current proposals are considered to fully comply with policies D1.

The proposals have been sensitively conceived and formulated to be respectful to the character of the locally listed Group of Buildings and the street scape of Leighton Road. The proposed roof extension is characteristic of the row of buildings seen on Leighton Road, therefore the proposal is not out of character with the area. The roofscape predominantly includes roof extensions, therefore the proposal is sympathetic to the predominant roof character.

The design of the glazing to align with the existing windows would complement the character of the existing building, whilst its clean, robust and simple contemporary design is clearly of its time.

