

119 Leighton Road: A lower ground floor extension and remodelling of a mid-terrace property in Kentish Town.

Applicant: Corin Bennett & John White

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01. Front of the property



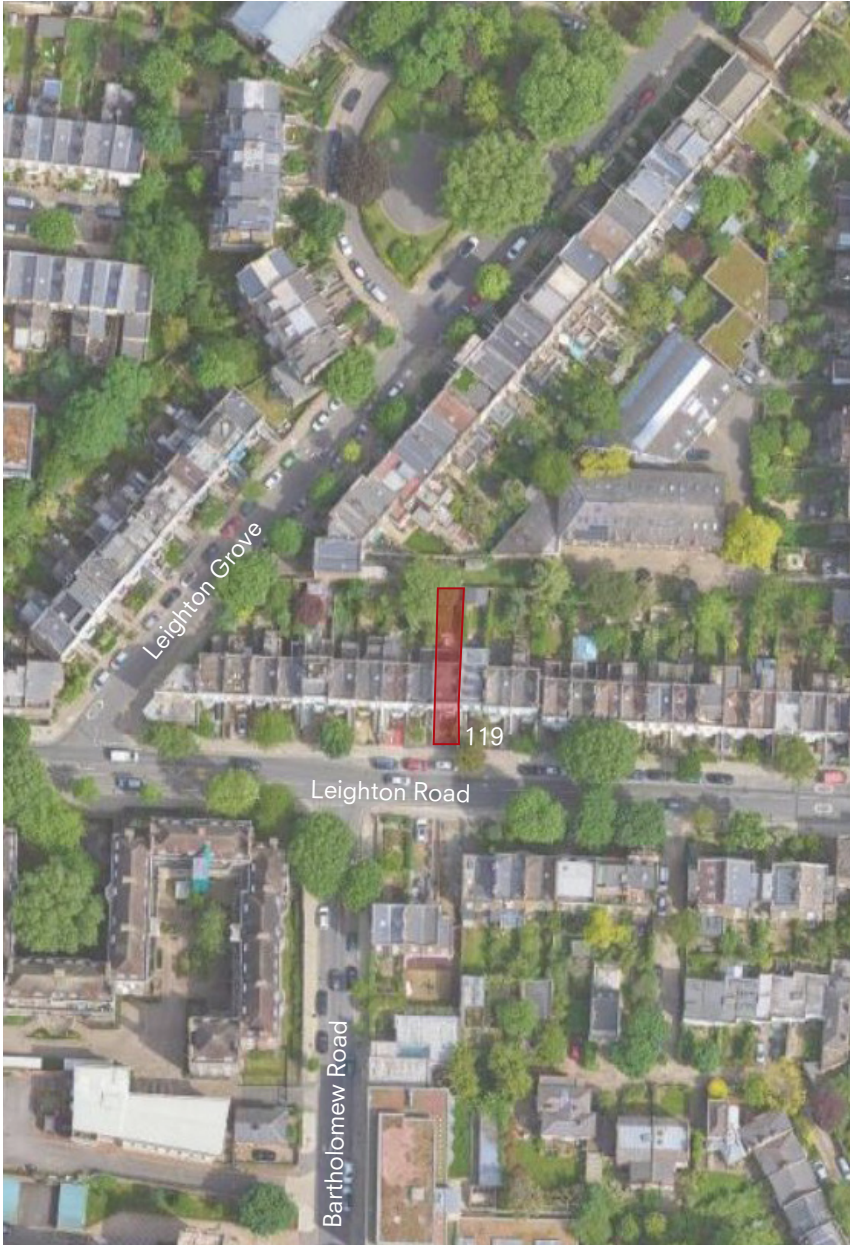
1.0 Introduction

This Design & Access Statement has been prepared by Whittaker Parsons Ltd, on behalf of the applicants and owners of 119 Leighton Road, NW5 2RB.

This report accompanies the application for Householder Planning Permission for the potential development, a single storey extension to the rear of the property.

This report should be read in conjunction with the accompanying drawings showing the existing and proposed.

02. Location diagram



2.0 The Application Site

2.1 Location

119 Leighton Road is located in Kentish Town, North London. It is a terraced four-storey, three-bedroom house. The Local Authority is the London Borough of Camden. The property is not listed and is not located within a Conservation Area, but it is near the Kentish Town Conservation Area.

2.2 Surrounding Area

The surrounding area primarily consists of similar terraced residential properties.

03. Aerial View



04. Existing rear of the property

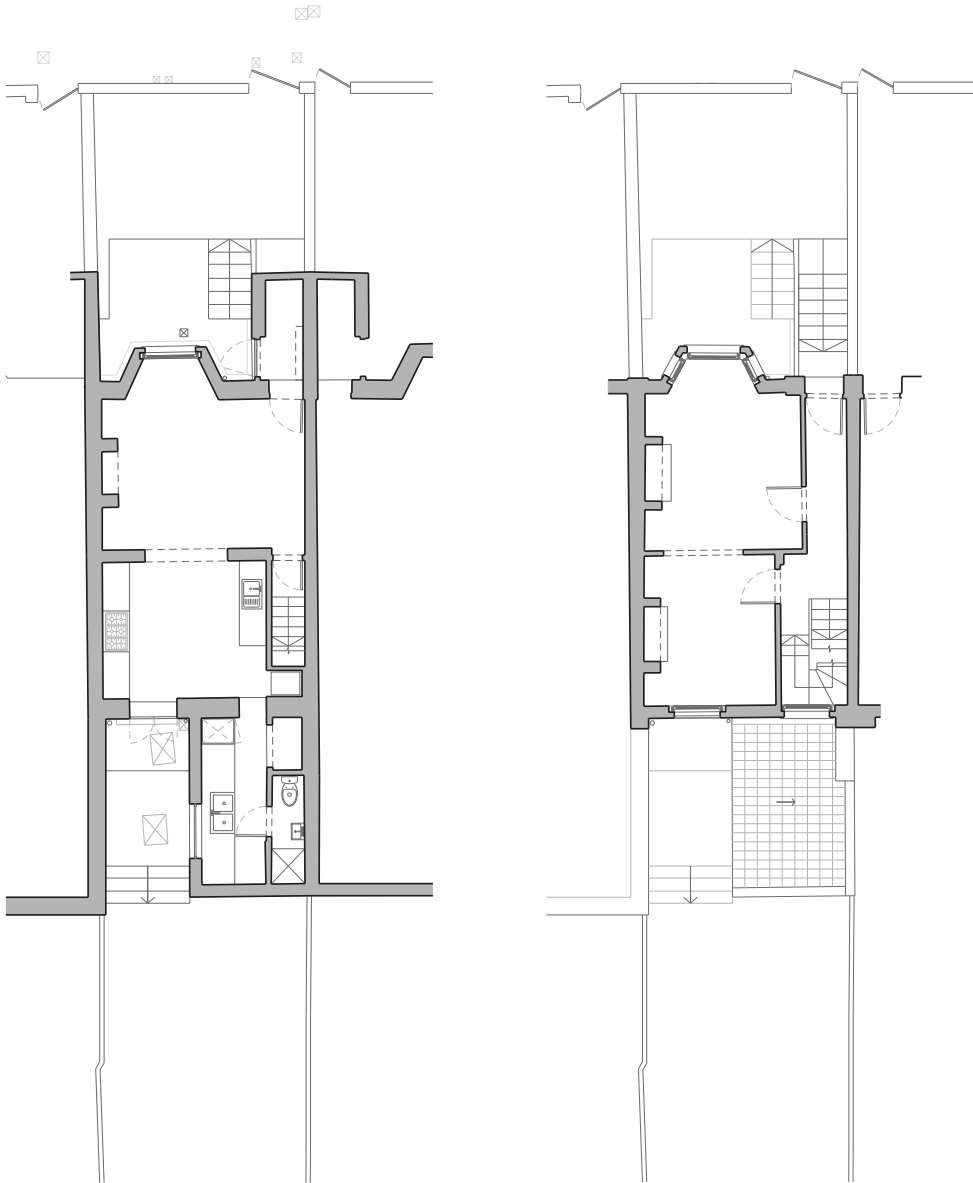


06. Existing rear of the property

05. Existing rear of the property



07. Existing Lower Ground Floor and Upper Ground Floor Plans



2.8 Existing General Arrangement

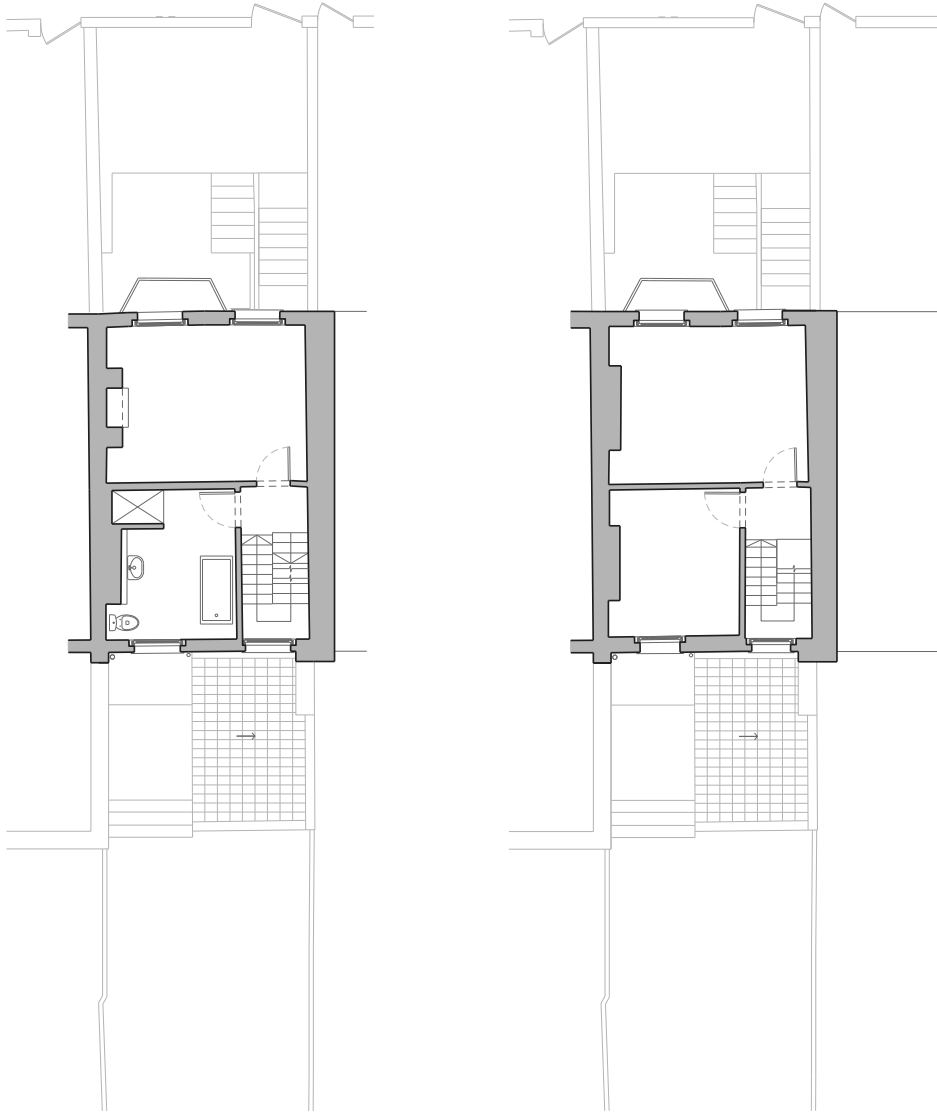
The property has four storeys and three bedrooms: one on the first floor next to the family bathroom and two on the second floor.

The upper ground floor has a living room from the front to the back of the property. As a result, the living room is well-ventilated and benefits from excellent natural light.

The lower ground floor has the kitchen and dining room. A separate utility space and shower room are located at the rear of the property within the original single-story outrigger.

The rear garden is accessed directly from the living space, past the existing outrigger and up four external steps.

08. Existing First Floor and Second Floor Plans



09. Existing upper ground floor living space



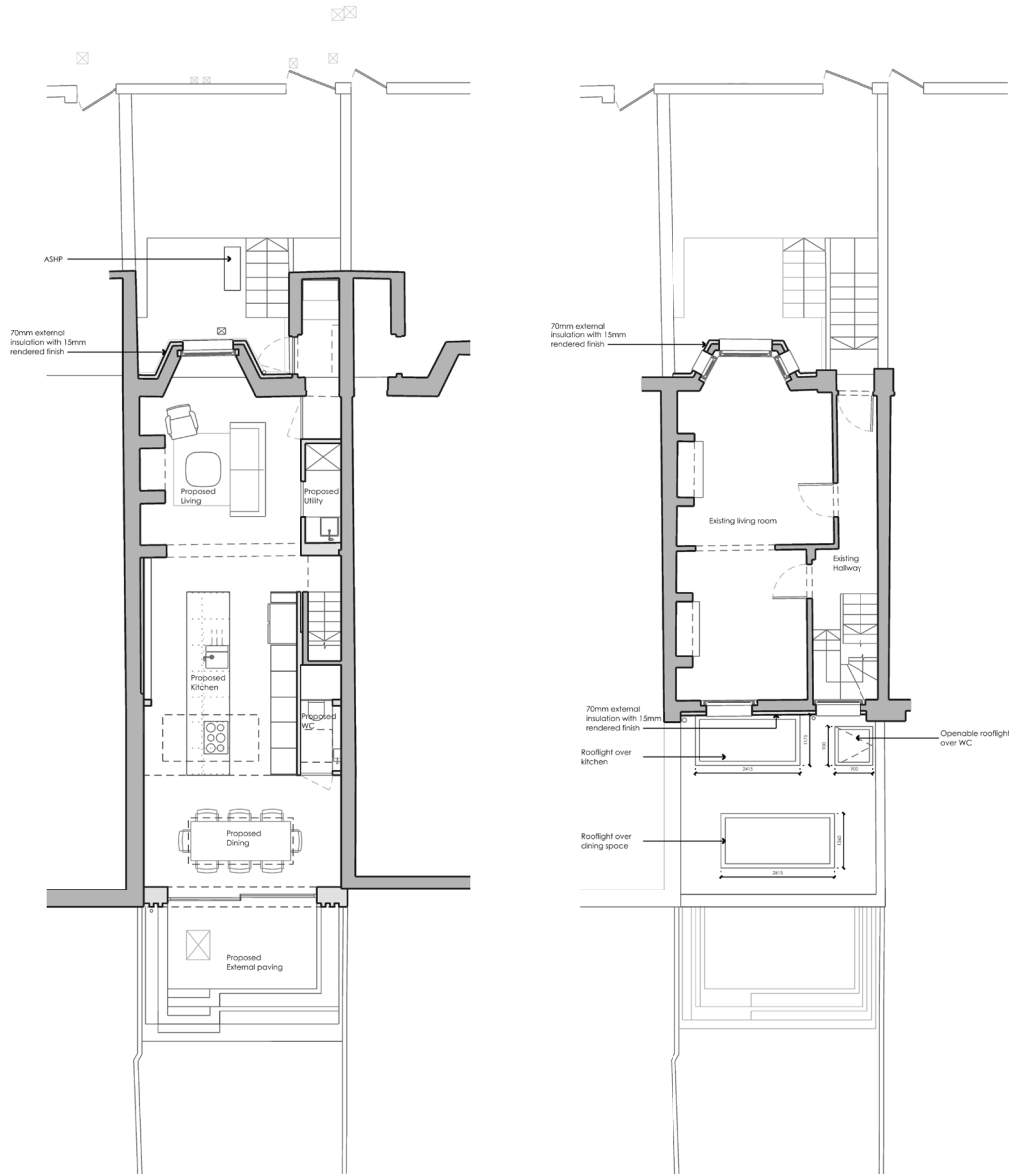
2.9 Why the need for extension

The applicant wants to upgrade the performance of the existing building to create a more sustainable home. Incorporating an ASHP and energy generation in the form of photovoltaics that would be mounted on the existing roof

The existing narrow staircase separates the lower ground floor and upper ground floor living space, and the applicant would like to have some living space on the same floor as the kitchen diner. The lower ground floor is poorly lit, and the existing outrigger is of poor quality and needs overhauling.

The existing property needs a better connection with the external amenity space at the rear to ensure that it is properly used and enjoyed.

10. Proposed Lower Ground Floor and Upper Ground Floor Plans



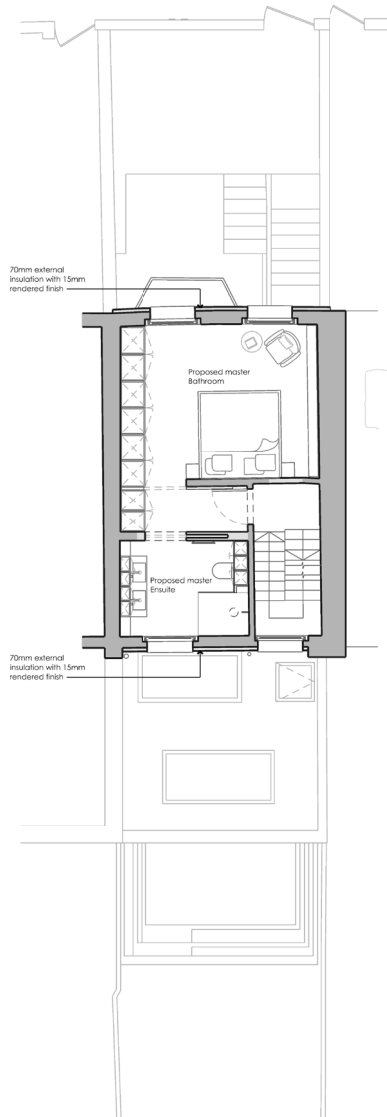
3.0 The Proposal

3.1 Outline of proposals

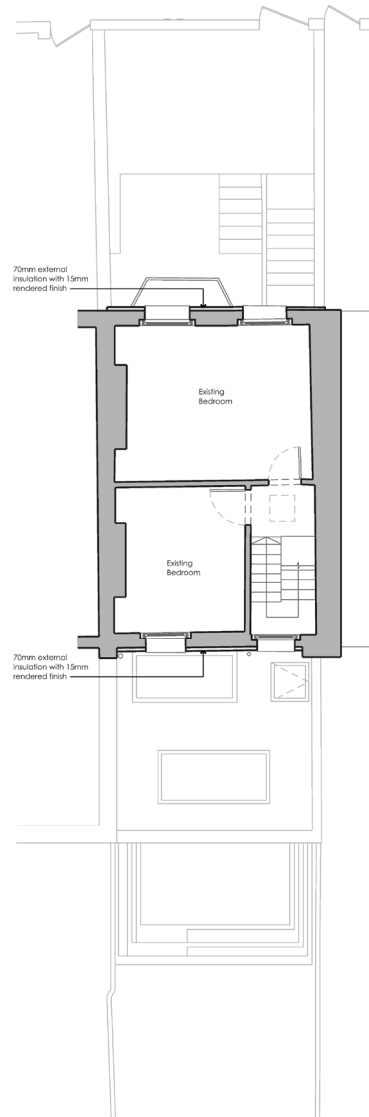
The proposal seeks to improve the layout and performance of the property. The proposals include:

- Replacing all of the glazing and installing external insulation with a rendered finish
- Replace the existing gas boiler with an Air Source Heat pump;
- Remove the existing single-storey outrigger and create a full-width single-story extension with new glazing to the rear and roof lights to bring natural light into all spaces;
- Create a sunken patio area with steps to the garden to improve visibility and access to the rear amenity space;
- Reconfigure the first-floor layout to increase the amount of built-in storage and improve the arrangement between the front bedroom and the bathroom;;
- Installing on-site energy generation (PVs);

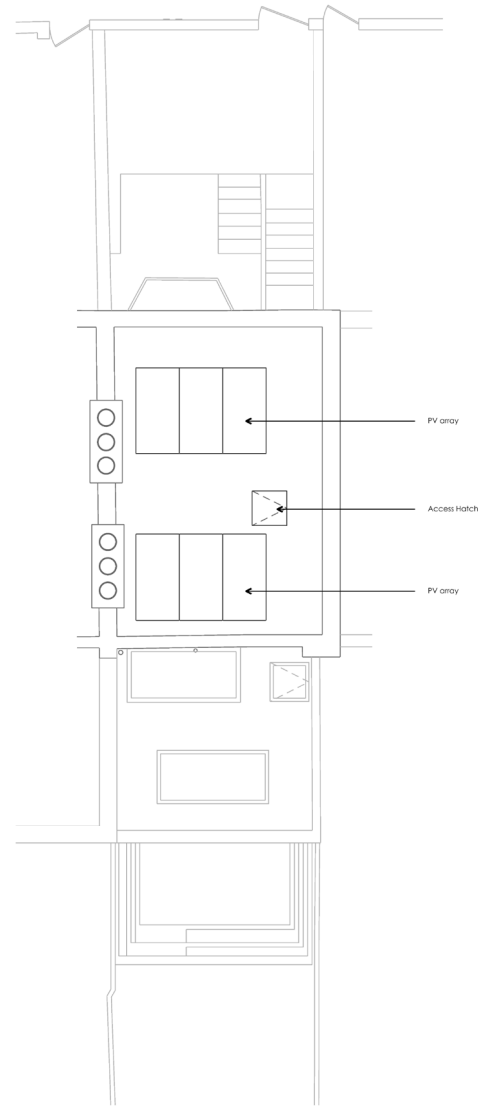
11. Proposed First Floor, Second Floor Plans & Roof Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

3.5 Materials

The existing front and rear elevations will be externally insulated, and a new rendered finish will be applied. This will improve the property's thermal performance and visual appearance. The existing elevations are finished with a painted render, which is starting to show signs of weathering and will require ongoing maintenance.

The property, along with its direct neighbours at 117 and 121, is set back from the building line by 300mm. The additional buildup of 85mm on the existing property will be a discrete addition and will maintain the existing banding that runs along the terrace.

If numbers 117 and 119 decide to externally insulate in the future, this could match the proposed buildup.

12. Photo of 117, 119 & 121 stepping back from the building line



The proposed materials to the ground floor rear extension:

- New lower ground floor wall formed of black bricks and a high level black cork render;
- Black metal framed opening windows to the lower ground floor and timber painted sash windows elsewhere;
- A new flat roof will be a dark grey single ply membrane;
- A sunken courtyard will be formed from black bricks to match the extension and black brick pavers;

3.6 Proposed Areas

Existing GIA = 143 sqm

Proposed GIA = 153sqm

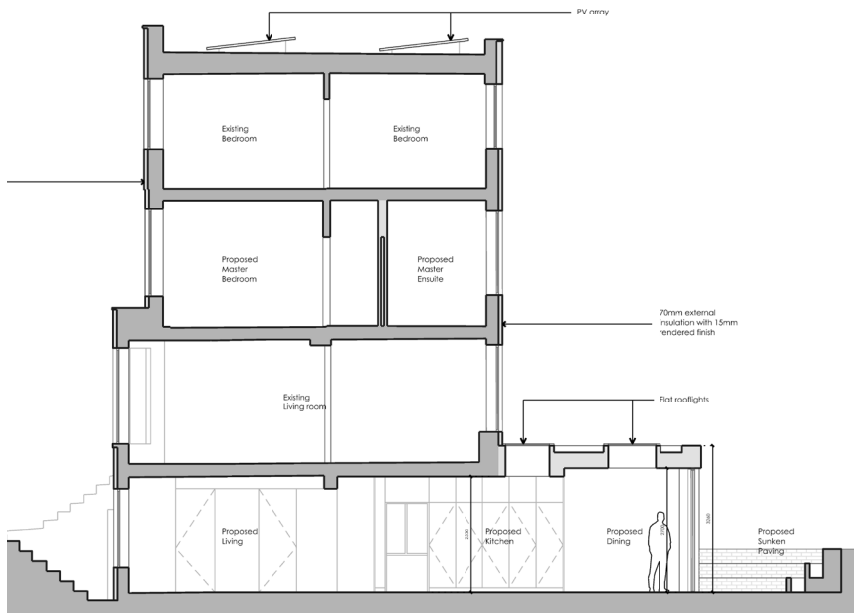
3.7 Accessibility

The access to the front of the property will not be altered. The new rear extension will provide level access to the sunken courtyard, improving the access to the rear amenity space.

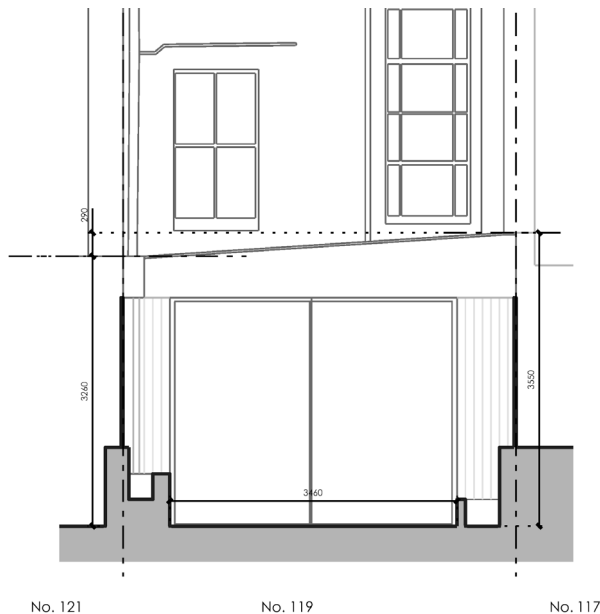
12. Proposed rear renderd elevation



13. Proposed Section



14. Proposed Rear Elevation of Extension



No. 121

No. 119

No. 117

3.8 Height

The proposed extension's height matches the height of the neighbouring rear extensions. The existing extension to No 117 is 290mm higher than No 121.

3.9 Orientation

The extension is north-facing. Rear glazing and roof lights have been positioned to maximise the natural light entering the lower ground floor.

3.10 Sustainability

The applicant is committed to providing a high-quality scheme that exceeds regulatory standards and promotes a healthy lifestyle for its residents.

The property's extension and renovation aim to improve its energy efficiency. Onsite energy generation in photovoltaics and an air source heat pump will minimise operational carbon and create a sustainable home.

4.0 Summary

The proposals aim to improve the property of No.119 Leighton Road, both internally and externally.

The proposals are carefully considered to be respectful and subservient to the host property and its surroundings.

The refurbishment will improve the property's external appearance and performance, creating a flexible and more sustainable home with a more open plan and better natural daylighting.

The applicant is committed to achieving a high-quality development in keeping with its surrounding area.

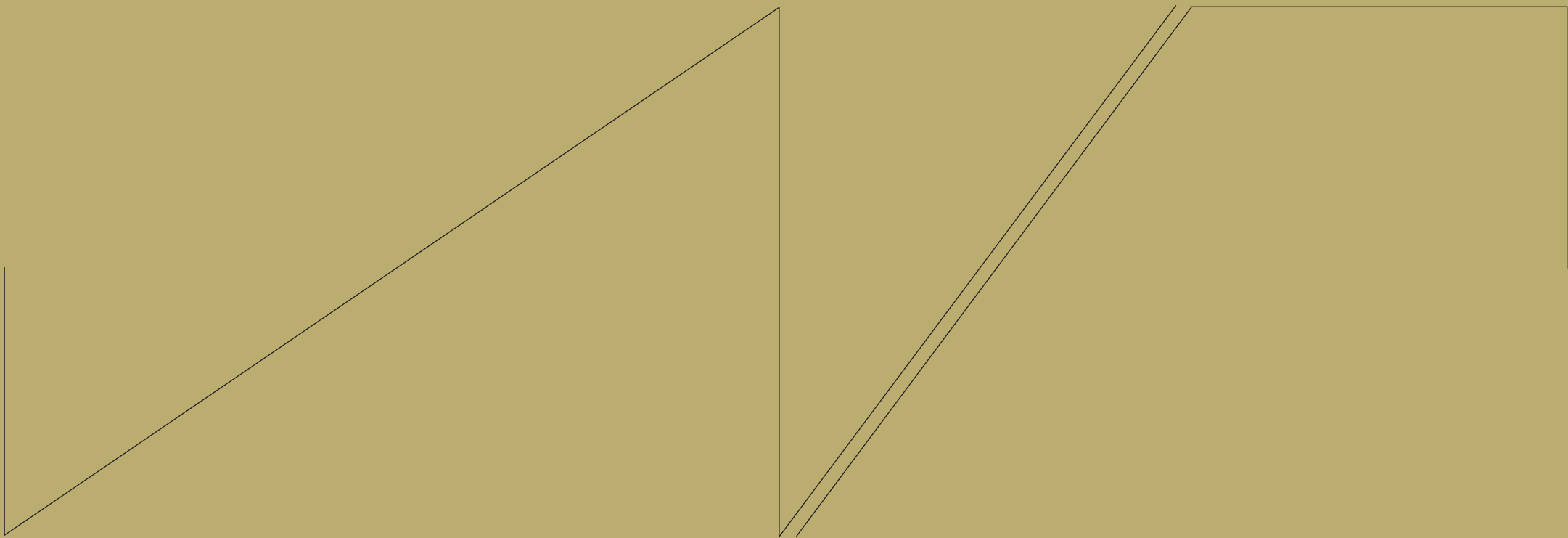
23100 - 119 Leighton Road

Document Issue Sheet

Whittaker Parsons

111 Charterhouse Street, London EC1M 6AW

Dwg no.	Title	Size	Scale	Date of issue						
				24/09/2024						
E001	Existing Location Plan	A3	1/1250	PA1						
E002	Existing Block Plan	A3	1/500	PA1						
E010	Existing Plans 01	A3	1/100	PA1						
E011	Existing Plans 02	A3	1/100	PA1						
E025	Existing Section AA	A3	1/100	PA1						
E026	Existing Section BB	A3	1/100	PA1						
E050	Existing Elevations	A3	1/100	PA1						
P100	Proposed Plans 01	A3	1/100	PA1						
P101	Proposed Plans 02	A3	1/100	PA1						
P125	Proposed Section AA	A3	1/100	PA1						
P126	Proposed Section BB	A3	1/100	PA1						
P150	Proposed Elevations	A3	1/100	PA1						
	Design and Access Statement	A4	NA	PA1						
Issued to										
Client										
				PDF						
Planning										
				PDF						
STATUS										
				PA						



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