Design and access statement

**26 Leighton road:**

Number 26 Leighton road is a 3-storey semi-detached house comprising a two-storey flat at raised ground floor and basement (26a – the Property for which this application has been prepared) and a separate flat at first floor.

The house is in the Kentish town conservation area.

Located on the south side of Leighton road, opposite Maud Wilkes close and towards the junction with Kentish town road.

The house is close to the public transport network serving kentish town including buses, overground and underground railways.

The house is separated from the pavement by painted iron railings along the front of the small front garden area.

Access into the house is via steps up to a raised entrance porch and the entrance into 26a is from within the building via the common hallway at raised ground floor.

**The existing arrangement at 26a:**

The property contains a kitchen and a living / dining room at raised ground floor with three bedrooms and a bathroom at basement level.

Currently the rear garden (sole use) is accessed via a flight of external steps leading upwards from outside bedroom 2.

This arrangement means it is not possible to gain access into the rear garden without disturbing the occupant of bedroom 2.

And access to bedroom 2 from raised ground floor is through a corridor, down the stairs, and through a corridor on basement level.

**The proposed arrangement at 26a:**

It is proposed to create a route into the rear garden from the kitchen at raised ground floor by lowering sill level of the existing window, opening and forming a new doorway.

A new raised and fielded painted timber two-part door will be introduced into the door way opening in the external wall of the kitchen - leading out onto a painted metal landing + staircase. The freestanding staircase and landing

are to be supported independently of the structure of the building and will maintain access to the undercroft beneath the kitchen + hallway. The staircase, balusters, handrails and support structure are to be painted metal.

It is also proposed to fix a slatted timber screen to the garden wall shared with number 24 to avoid potential overlooking from the staircase into the rear garden of number 24.

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