



DESIGN AND ACCESS STATEMENT

FOR

A Full Planning application for the introduction of a loft conversion with the creation of a mansard roof to the front façade and a new flash wall to the rear of an existing residential flat.

AT

GROUND FLOOR FLAT (UNIT B), 129 LEIGHTON ROAD, KENTISH TOWN

NW5 2RB

28.03.2025

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1. Introduction

This Design and Access Statement is in support of a Full Planning Application for the introduction of a loft conversion with the creation of a mansard roof to the front façade and a flash wall to the rear of an existing residential flat.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, scale, appearance, location, prevalent and desired uses in the area.

2. Site Description / Use

This proposal relates to the residential flat (on ground, first and second floor level) located within a four-storey (including basement) residential building at 129 Leighton Road consisting of 2 x flats, located less than half a mile to Kentish Town underground station.

The site is served by the local town centre facilities, including local amenities with shops, education centres and businesses along Kentish Town. The area is also home to Camden Town Centre and Hampstead Health Park, both located in very close proximity.

The site is not within a conservation area and is not a listed building.

The existing property is a four-storey terraced residential building consisting of 2 separate residential units over basement, ground, first, second floor levels. There are also existing row of steps leading down to the entrance door of the basement flat.

This application is solely for works associated to the ground, first and second-floor unit (Flat B) which is a 3-bedroom unit. The proposed application is to improve the existing flat by providing a loft conversion with the creation of a mansard roof at the front and a flash wall at the rear to match the existing design and materials. The current scheme seeks to improve the living conditions to the residential unit.



129 Leighton Road - Planning History (from 2010-onwards):

- 2024/1517/P – Full Planning Application, Erection of a rear first floor extension with a rooflight, and the creation of a new mansard roof with roof lights. – Granted (Aug 6 2024)
- 2014/7456/P – Householder Application, Erection of outbuilding to rear of flat. - Granted (Feb 6 2015)
- 2014/3053/P - Erection of lower ground floor extension and alteration to rear elevation at upper ground floor level. – Granted (Sep 10 2014)

We can confirm that the Applicant is the sole owner of the property (there are no leaseholders) and that none of the land to which this application relates to is part of any agricultural holding.

Based on a desktop search, it is evident that the site supports the proposed introduction of loft conversion with a flash wall at the rear and a mansard roof at the front as per more than ten neighbouring properties along Leighton Road, Leighton Grove, Torriano Avenue and Brecknock Road in close proximity presented in purple below:



Aerial View shows (in purple) the properties with similar roof extension in close proximity of the site (red pin)

3. Compliance with Preliminary Consultation Feedback

During the preliminary enquiry stage, the concerns raised by the Council were primarily focused on the frontage of the property.

It is important to note that no objections were raised concerning the rear of the property.

The current revised plans have taken these comments fully into account, retaining the mansard roof at the front to address the initial concerns. Therefore, any new objections related to the rear would be inconsistent with the previous consultation advice.

4. Proposal

The revised proposal now suggests the introduction of a flash wall at the rear, while retaining the mansard roof at the front of the property.

The mansard roof at the front will still be in keeping with the overall character of the host building, maintaining its subordinate and complementary relationship with the existing structure. It will continue to create the desired additional space, such as a new bedroom, without compromising the aesthetic integrity of the building.

At the rear, the proposed flash wall will replace the originally planned mansard roof. This change will not only maintain the sense of separation between the host building and the extension, but it will also allow for a more discreet and less visually intrusive addition. The flash wall will be designed to blend seamlessly with the existing structure, ensuring minimal

disruption to the appearance and feel of the building from both within and outside the property.

The flash wall at the rear will also enhance the functionality of the property while keeping the overall design in harmony with the surrounding area. It will have minimal visibility from the street and neighbouring properties, reducing the impact on the environment while optimizing the internal living space.

In this updated design, the proposal remains mindful of its context, and continues to enhance the layout and performance of the house with a minimal impact on the neighbouring properties.

5. Amount & Layout

The surrounding buildings consist of 4/5-storey properties with a mansard roof to the front façade and a rear flash wall as demonstrated in the aerial photo above.

The proposed works aim to improve the living standards of the family unit and reinvigorate the external aesthetic of the building.

The proposal has been designed to be of acceptable size and not detrimental to the neighbouring properties or constitute over-development of the site.

6. Scale & Appearance

The proposed scale and appearance of the development have been carefully designed to respect the immediate surroundings, considering proportions, fenestration pattern, style, and the use of materials. All works will incorporate high-quality materials that are sympathetic to the character and aesthetic of the surrounding area.

The new flash wall will replace the previously approved mansard roof at the rear of the property, ensuring a discreet and harmonious addition.

At the front, the mansard roof remains, reflecting the character of other properties on Leighton Road, and ensuring the design remains in line with the surrounding architecture.

In summary, the proposed loft conversion with the new flash wall at the rear and mansard roof at the front have been designed in accordance with Camden Planning Guidance (2015), specifically point 4 regarding Extensions, Alterations, and Conservatories, and point 5 on Roofs, Terraces, and Balconies.

The proposal is sensitive to the character and appearance of both the existing building and its surroundings. It will have minimal impact on the site, enhancing the property while aligning with the surrounding architectural context, without causing any adverse effects as previously demonstrated.

The proposal is consistent with numerous extensions in the surrounding area. Please see

below photographic evidence highlighting similar developments in the vicinity, which demonstrate that mansard roofs at the front combined with vertical, flush extensions at the rear are a common and established feature.

These examples include:

- **8 Lady Margaret Road** – Classic mansard roof at the front with a flush brick extension at the rear.
- **10 Lady Margaret Road** – Front roof slopes back while the rear is vertical and flush.
- **1 & 2 Leighton Grove** – Both properties feature mansard-type roofs with flush rear extensions, either brick or rendered.
- **93 & 97 Torriano Avenue** – Both have classic mansard fronts with flush or rendered rear extensions.
- **Upper Leighton Road** – Multiple examples of mansard-type roofs with vertical rear extensions can be found in this area.



Front and rear view of 8 Lady Margaret Road, NW5 2XS



Side View of 10 Lady Margaret Road, NW5 2XS



Front and Rear View of 1&2 Leighton Grove NW5 2RA



Front and Rear View of 93&97 of Toriano Avenue NW5 2SE



Front and Rear Views of multiple examples of Upper Leighton Road NW5

7. Consistency with Evolving Government Policy

The recent shift in Government policy highlights a recognition that there has been an over-reliance on mansard roofs in the past.

Current policy encourages greater flexibility in considering various types of roof extensions. Our proposal reflects this approach by maintaining a sympathetic mansard at the front while introducing a flush extension at the rear, which aligns with both local character and evolving national policy.

8. Access

The property is located within close proximity to local amenities and served well by several bus lines that run along Leighton Road and less than half a mile to Kentish Town underground station.

9. Refuse and Recycling

The existing refuse/recycling collection for the property will be maintained as existing along Leighton Road and collected by the local authority's waste management division.

10. Summary

In summary, the proposed works aim to improve the residential unit and the street scene.

The proposed development has been designed to be in keeping with the residential character of the area without materially impacting the adjoining neighbours. The mansard roof will enhance the property while ensuring the design complements the surrounding architecture.

For the reasons outlined above and as demonstrated in the attached planning drawings and Design and Access Statement, the proposal will enhance the streetscape and the character and appearance of the area. We believe this development is suitable for the site and will provide more desirable living spaces in line with your guidance, offering an improvement to the current living conditions.

We trust that you will consider supporting this application, as it clearly demonstrates a residential proposal sympathetic to the street scene with no detrimental impact on the surrounding area.

Kind Regards,

Anna Iakovou
BSc, Dip Arch

For
Archline Solutions Ltd