

Design and Access Statement for proposed development at 58 Leverton Street, London NW5 2NU. May 2012.

I have been asked by Camden Council to write a brief statement to support my planning application. This is because my house has recently been incorporated into a conservation area. I have been advised by the council that:

As this application is for development of a relatively minor nature, the statement need not be over-long or detailed

58 Leverton Street makes up part of a terrace of Victorian houses. It was built in the 1860s. The house has a ground floor, first floor and second floor. The materials are brick and stucco. Windows are timber and sash. Leverton Street is a nineteenth century terrace development of low build quality and basic design, originally built in a short space of time by speculative developers as homes for the working poor.

There are two essential parts to the proposed development. (NB. Not only have I submitted the application having taken pre-application advice, but also on advice from Neil McDonald, Principal Planning Officer, Development Management).. The first is to build a first floor extension above the existing ground floor kitchen at the back of the house. This first floor extension would, in terms of its size, match existing first floor extensions (i.e. at 62, 64 Leverton Street – and more besides) on Leverton Street. The second aspect would be to widen the kitchen at ground floor level. This would be done in accordance with pre-planning advice received by Camden Council. The size of the proposed ground floor in-fill extension would minimise any potential impact on the neighbours at no.56.

The proposed development, being part of a residential house, would be used for residential purposes.

The proposed development will result in an in-fill at ground floor level at the back of the house, and an extension at first floor level above the existing kitchen.

The development will be built from materials that match the existing materials. It will use London brick and windows with timber surrounds.