



Block Plan 1:250 @ A3

## Context, Scale & Overlooking

The new first floor extension has been designed to respect the stepping down in scale from the main four storey Victorian townhouse, to the two storey tenement building. Alignment of the front wall has been set along the Leverton Place pavement edge to further reinforce the appropriately scaled intervention.

The projecting tenement is flanked by a lightwell around which the rear elevations and windows of several residential properties face. Atkinson Architects have carefully designed the modest scale extension and the location of new windows to avoid overlooking and to fully respect the daylight, amenity and Rights of Light enjoyed by each dwelling. A full set of existing and proposed plans and elevations is submitted to illustrate this.

Along Leverton Place, there is a continuous set back and roof terrace 1.5m wide, this returns towards the rear of the buildings on Leighton Avenue. This achieves the Rights of Light angles from windows across the street.

The existing apartment has a gross external area of 86sq.m and the proposed new four bedroom apartment has a GEA of 131sq.m - an increase of 45 sq.m to provide better living, bedroom and bathroom accommodation.

## Design

The Leverton Place elevation at ground floor will be retained as it is composed of excellent London Stock brickwork. The 1980's type office glazed screens will be retained.

The first floor extension projects towards Leverton Place and all main windows address this public road. A more appropriate civic scale will then be formed. The new extension will use traditional brickwork but be detailed with crisply raked mortar joints and reconstituted stone lintels to provide a contemporary appearance.

## Palette of Materials

### WALLS

Cavity insulated wall construction with London Stock buff / beige brickwork sourced to match the existing building. Stone lintels over windows and doors.

### WINDOWS / GLAZED SCREENS

New hinged french door system with sealed double glazed units, Pilkington K glass, clear low 'e' Frames to be white painted hardwood (Idigbo FSC certified).

### ROOF

The roof design is a flat, single ply membrane laid at 1:80 falls with proprietary paving to the accessible roof terrace.

### RAINWATER SYSTEMS

Aluminium powder coated gutter and downpipe - circular sections.

### PATIO

New patio to have a natural garden type flagstone finish with riven non-slip surface.

### EXTERNAL LIGHTING

Stainless steel bulkhead lanterns, IP66 rated with downlight direction.

### BALUSTRADE

Painted mid grey steel flat bar and round railings to meet Building Regs criteria

## Accessibility

The site is on a relatively level pavement grounding, but there are existing steps up to each door threshold making the current building inaccessible for wheelchair bound persons. Furthermore, there is no lift serving the upper floors. The new extension will have a uniform floor level flush with that of the main building. In general, the apartments which are being created will have improved access and visibility for ambulant disabled persons in the future.

Project Ref:	6 Leverton Place (Rear of 300 Kentish Town Rd), NW5 2TG
14.14	<i>Extension at First Floor to convert existing 3 bed apartment into 4 bed apartment.</i>
Drawing No:	
S_02	

## Design Statement & 1:250 Block Plan Planning Submission - February 2015

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