



Introduction

Atkinson Architects have been appointed by client and owner of 6 Leverton Place, Mr Houshang Sakhai to convert and extend an existing three bedroom apartment into a four bedroom apartment. The main building, 300 Kentish Town Road, also owned by the client, is a distinctive Victorian end of terrace which houses a restaurant - NW5 The Kentish Canteen on the front with a series of four residential apartments above. The location is on the edge of the Kentish Town Conservation Area addressing Leverton Place.

6 Leverton Place is accessed from the side of this main building, via the main staircase.

At present the rear tenement site facing Leverton Place has a ground floor office and a first floor apartment. The materials are traditional London Stock buff / beige brick with a felt flat roof. The first floor construction is quite basic and not in a good state of repair. The proposal is to carefully remove and extend at first floor using high quality design that is sympathetic to the residential area. There is an existing roof terrace that will be modified, but kept in principle.

An over-riding concern has been to respect the views, daylight, privacy and amenity enjoyed by neighbouring properties.

Planning Policy Documents

Camden Council LDF & Development Plan. Kentish Town Conservation Area Guidance.
RIBA & CABA Design criteria for residential extensions.
Building Regulations A-M 2012
Rights of Light & Good Daylighting BRE Digest 209 Documents

First Floor Flat 6 Leverton Pl



Project Ref:
14.14
Drawing No:
S_01

6 Leverton Place (Rear of 300 Kentish Town Rd), NW5 2TG
Extension at First Floor to convert existing 3 bed apartment into 4 bed apartment.

Site Location Plan 1:1250
Planning Submission - February 2015

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