

25<sup>th</sup> FEB 2015

**DESIGN & ACCESS STATEMENT 65a LEVERTON ST., LONDON NW5 2NX**  
**PLANS TO ACCOMPANY APPLICATION MADE ON PLANNING PORTAL.**  
**PORTAL REF PP-03999547**

***General***

Leverton Street is a popular street in the Conservation Area just 5 minutes from all train, tube and bus transport links at Kentish Town, and 10 minutes by car to the main Arterial A1 county distributor road.

***Design***

The existing building is part of a row of mid-Victorian 3 storey terraces with stock-brick elevations, featured window surrounds and front parapets. Both front and rear elevations show Victorian timber sash windows, the terraces are long without many gaps dividing properties, and many like this example have been converted into flats. There is much precedent for this kind of full-width rear-addition extension, indeed with the 2 neighbouring properties , nos 63 and 61, having identical 6m-deep full-width extensions.

This extension has therefore been designed to match these in shape and form, albeit with a slightly lower flat roof height, so impact to the house on the other side number 67 will be very low. It is proposed to demolish completely the existing 7.4m deep rear extension, which has a plain rear facing 900mm high UPVS window. Also the existing UPVC rear garden access door will be removed, and the proposed 2 sets of French doors with level thresholds will much-improve wheelchair and amubulant-disabled access to the garden, thus increasing enjoyment of the property for all.

The proposed extension provides two bedrooms, one bathroom , and an enclosed utility area, as well as extending the kitchen/dining area by 600mm. With the removal of the existing passageway from the kitchen to the rear addition, the flat would provide generous living space and the ability for a small/young family , or workers on average pay, to enjoy a property or family home of modern standards in this sought-after area.

***Access:***

Access provisions are improved by the proposals, as wheelchair users would be able to freely access the property and rear garden. Also the egress of gardening materials, spoil, and also furniture, will be much-improved via the French doors to the rear and the passageway that runs the length of the rear of this terrace.

Kind regards,

**Steven Moore**

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