

**31 Leighton Grove
Flat A & B
Proposed Rear Extension and Rear Alterations**

Design Statement

October 10th 2015

Introduction

Leaseholder Applicants for flat A, Anthony Boulanger and Yeoryia Manolopoulou and flat B, Hiten Bharadia at 31 Leighton Grove NW5 2QP are jointly seeking planning approval for three-storey rear extension and associated alterations to the property. Both leaseholders jointly share ownership of the freehold.

The property is mid-terrace built in the early 1900's and is not located within a conservation area.

Site Context

Neighbouring properties, Nos 30 and 29 to the north and No 32 to the south have three-storey rear extensions. Identical extensions at Nos 30 & 29 are larger scale in length and height and significantly overlook No 31, imposing on the shared rear garden. The three-storey extension at No 32 includes a roof terrace accessed from the 2nd floor half landing.

Design Description

The proposed extension to flat A involves the replacement and slight increase in width of an existing rear extension at lower ground level to create a new kitchen/dining area and a new extension above to create a small study accessible from the existing stair half-landing. A new extension to flat B would sit above the upper ground level extension of flat A to create a small utility room/WC.

The existing spiral staircase providing access for Flat 31B to the shared garden would be altered to replace the spiral section from lower ground to upper ground with a straight stair run.

The existing kitchen door and window to flat B giving access to the spiral stair at 1st floor level is proposed to be replaced with a new glazed sliding door and full height fixed window.

The massing and overall volume of the three-storey extension would have the same volume and align with the existing development at No 32 at each level. The gap is kept between the proposed extension at lower ground level to retain the closet wing character of the property and steps inward to minimize any impact on daylight, outlook and amenity to the surrounding properties.

The development is considered to be sympathetic to the existing character of the rear of adjoining properties.

Materials

The extension is proposed to have a white render finish, similar to several other existing rear extensions at the rear of this terrace fronting Leighton Grove. The windows and doors are proposed to be painted timber framed.

Consultation

Pre-planning advice was obtained from LB Camden planning department in July and September 2015 - Reference 2015/4037/PRE. Feedback on the proposal and overall scale of the proposed development of the extension at that time have helped inform revisions to the design for the current planning submission.

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