

20/10/15

REV.00

Design and Access Statement

SINGLE STOREY REAR EXTENSION

80 Leverton Street, NW5 2NY

GENERAL

This statement has been prepared in support of a planning application for alterations to the above property. The proposal consists of the erection of a single storey rear extension in replacement of an existing extension. It also proposes replacing the existing single glazed windows for double glazed versions in the same style.

The property address is 80 Leverton Street, NW5 2NY

The property is within the Kentish Town Conservation Area.

DESIGN

The Use

No changes to the existing use are proposed as part of this application.

Access

No changes to access are proposed as part of this application.

Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- SPG 1a Design Guidance and Design Statements.

Following the policy mentioned above and having analysed the rear elevation scale and proportions a single storey rear extension is proposed that maintains the principles of the existing host building elevation and remains subordinated to it.

Scale and Appearance

The proposal seeks permission to erect a single storey rear extension to replace an existing extension at the rear of the property. The new extension will complement the existing house and take inspiration from its traditional brick exterior, matching the existing façade.

The new extension shall also contain a green roof and lantern skylight of a traditional style to allow more light into the building as requested by the clients. This will enhance their living space without compromising its integrity and maintaining the original style of the building.

New casement style windows and French doors have been proposed for the rear extension, again maintaining the traditional style of the property and not in contrast to the existing features of the building.

The new extension shall act as an infill to the existing extension, extending across the full width of the property between the party walls and extend no further than the depth of the existing extension. Thus, this ensures that the new development does not impact on the adjoining properties' light or privacy.

Landscaping

The existing terrace will be moved forward to allow for the new extension, with the existing garden landscaped and levelled out to accommodate the development. Due to the gradient and raised floor level of the existing garden, levelling out part of this area will allow for more light to enter the building and allow for a greater relationship between the property and external area.

The Layout

The proposed scheme has been developed with the idea of providing a more usable, practical arrangement of the spaces whilst maintaining that any proposed works would be in keeping with the original house. An additional key factor was in bringing more light into the property and this requirement has been responded to in proposing the large lantern skylight within the extension. The ground floor makes full use of the existing property; in relocating the kitchen to the new extension, this allows the formal dining and living room to move into the existing ground floor area. The rear extension will also contain utility provisions, storage and WC within one zone. Additional storage has also been allocated.

Internal works within the first, second and third floors will see the existing spaces be rearranged to enhance the living spaces and provide a more practical solution to the layout. It is important to note that these internal works will not impact on the exterior of the building.

Relevant Developments in the vicinity

- **76 Leverton Street received planning permission on 17 March, 2015 (REF: 2015/0112/P) for 'Erection of a single storey rear extension with green roof, mansard roof extension with 2 front rooflights, 3 rear rooflights and 6 photovoltaic panels, and alterations to fenestration to include creation of rear Juliet balcony.'**

