

170 LEIGHTON ROAD

DESIGN AND ACCESS STATEMENT

JANUARY 2016

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170 LEIGHTON ROAD

DESIGN AND ACCESS NARRATIVE

INTRODUCTION

The planning application relates to alterations to the terraced house 170 Leighton Road, NW5 2RE.

The existing building is not listed or in a conservation area.

The proposed works comprises of a single storey rear ground floor extension, a second floor extension on top of the existing extension, and a roof extension.

PRECEDENT INFORMING SCALE

The designs for the extensions are proposed in a similar way to the numerous extensions which exist within the same terrace on Leighton Road. In summary:

Ground Floor Extension:

- The single storey ground floor extension is a single storey infill and rear extension to the rear which extends into the garden to align with the neighbouring building (no. 172) which has previously been extended.
- The extension has a pitched roof which lowers the eaves height to no.168 ensuring it is only 2.5m high at the boundary.
- Please see photos of similar examples of other properties within this terrace on page 3.

Second Floor Extension:

- The second floor extension is proposed to be a lightweight construction so as not to add too much additional load to the existing foundations.
- The height of this extension is to match the neighbouring building no. 172 which has previously been extended.
- This extension gives space for a new family bathroom with a roof light to be created on this new flat roof.
- On this flat roof a sedum roof is proposed to create a feature view from the roof extension. This roof is to be accessible for maintenance only and fitted with a set-back timber balustrade protecting from falling for maintenance, small children etc...
- Please see photos of similar examples of other properties within this terrace on page 3.

Roof Extension:

- The front elevation proposes a gable set back from the street whilst still visible at street level.
- The rear elevation also proposes a gable which would be visible from the garden level. There will be a slight set-back on the existing rear elevation to delineate the old from the new.
- This design is similar to various properties within the terrace, 184, 180, 176, 172, 166, 164, 160, 158 etc...
- Please see photos of similar examples of other properties within this terrace on page 3.

Further Changes to the Existing Property:

- The first floor rear window opening in the existing extension is to be moved to accommodate the new library bookshelves.
- The design of this first floor window will be read as a new opening in the existing wall.
- New traditional style window side-openings to the bay window are proposed to the front elevation at ground floor level to allow more light into this space.

For further information on the design, materiality and scale of the proposals please see page 4; Design, Massing and Materiality.

USE

The house is currently a single dwelling with 2 bedrooms and a study. The client's growing family requires more space and additional bedrooms. Also existing ceiling heights in the existing inadequate kitchen are compromised at 2m.

Building the proposed extensions results in 4 bedrooms, a study, two bathrooms and creates a fully habitable living room at ground floor level whilst moving the kitchen to first floor next to the existing dining room.

There is no change in use proposed, the building is to remain a residential dwelling.

LANDSCAPING

The proposal is not of a scale or type to require specific structural or detailed landscaping.

APPEARANCE / MATERIALITY

The new extension at ground floor level is to use exposed London stock brickwork, which the house is originally made from. The original building's brickwork to the rear is blackened through what we suspect is soot damage; these bricks have a certain beauty and history to them. These brick walls have also been re-pointed with yellow grout, and would be difficult to match or replicate effectively.

The second floor extension proposes use of lightweight timber cladding to the exterior, this is likely to be a light coloured timber to contrast against the existing blackened the brickwork for clear delineation between old and new.

The roof extension materiality will also use the lightweight timber cladding. The roof will be tiled in keeping with the neighbouring buildings. The parapet walls are proposed to be built-up with London stock bricks.

For full details on materiality please refer to page 4; Design, Massing and Materiality.

ACCESS

All access to and within the property is to remain as existing.

EXISTING AREAS

AREA	GIA (m2)	GEA (m2)
Ground Floor	38.7	
1st Floor	37.4	
2nd Floor	30.4	
3rd Floor	-	
TOTAL	106.5	119.6

PROPOSED AREAS

AREA	GIA (m2)	GEA (m2)
Ground Floor	53.8	
1st Floor	37.4	
2nd Floor	36.8	
3rd Floor	28.3	
TOTAL	156.3	175.8

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EXISTING BUILDING AND EXISTING LEIGHTON ROAD CONTEXT PHOTOGRAPHS



Nos. 180, 178, 176, 174, 172 - Roof extensions set-back



No. 170



Nos. 168, 166, 164, 162, 160

FRONT ELEVATIONS - Existing photos of the terrace on Leighton Road

Our proposals are similar in scale to these roof and second floor extensions.

Our ground floor and second floor extensions extend to align with No.172's existing extensions highlighted here.

Our proposals are similar in scale and appearance to these roof and second floor extensions at no. 180.



No.164 - Existing extensions



Nos. 168, 170, 172 - Existing photos

REAR ELEVATIONS - Existing photos of the terrace on Leighton Road



No. 180 - Existing extensions

No. 180, front elevation:

Our proposals are similar in scale to this roof extension here where the front elevation is set-back from the street but still visible.

This is also similar to other extensions within the terrace: 184, 176, 172, 166, 164, 160, 158 etc..



Nos. 152 and 154, rear elevations:

Our proposed ground floor infill roof slopes down similar to these two extensions.

No. 152 uses lightweight powder coated metal cladding for its first floor extension. We also intent to use a material which clearly shows a contract between old and new.

It is also worth noting no. 154 also extends beyond the line of the original extension similar to our immediate neighbour's extension 172 which we intend to align with.



No. 158, rear elevation:

Our proposed second floor and roof extensions are similar in scale to these existing extensions.



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PROPOSED DESIGN, MASSING AND MATERIALITY

REAR ELEVATION MATERIALS STUDY



Existing Brickwork

The existing brickwork to the rear of the building is London stock which has been blackened by what we suspect is soot damage.

These blackened bricks have a certain beauty to them, giving the property character. These walls have been re-pointed with a yellow grout giving an interesting texture, colour and surface to the exterior that would be very difficult to match. More photos below and right.

This brickwork to the rear is unique due to its history it lends itself to a proposal where there is clear contrast between the old and the new materials.



Proposed Brickwork

The new ground floor extension proposes the use of exposed London stock facing brick as the material external material.

This is what the original house was built with and will create an attractive contrast between the old and the new.



Proposed Lightweight Timber Cladding

The second floor and roof extensions need to be lightweight, we have proposed the use of timber cladding to the exterior which will silver and weather over time. Again this aims to create an attractive contrast between the old and the new.



Tiled Roofs

The new roofs introduced to the roof extension and ground floor extension are proposed to be tiled in keeping with the street's roofscape.



REAR MASSING AND MATERIALITY SKETCH - Design Rational Annotations



EXISTING REAR ELEVATION PHOTOS

Roof extension proposes a gable to the rear which would be visible from garden level. This gable has a slight set-back from the rear wall to delineate the old from the new.

New roof extension clad in lightweight timber cladding. New windows to have black powdercoated aluminium frames. Roof to be tiled.

Exposed brickwork parapet walls in London stock bricks.

Sedum roof is to be created on top of the second floor extension to be accessible for maintenance only. Timber balustrade introduced to protect from falling. Skylight to be integrated to bring light into the new bathroom.

Second floor extension to extend to the same level as the neighbouring no. 172 extension. Lightweight timber cladding to be used with new window to have powder coated black frame. This gable has a slight set-back from the rear wall to delineate the old from the new.

Existing extension at first floor level retained.

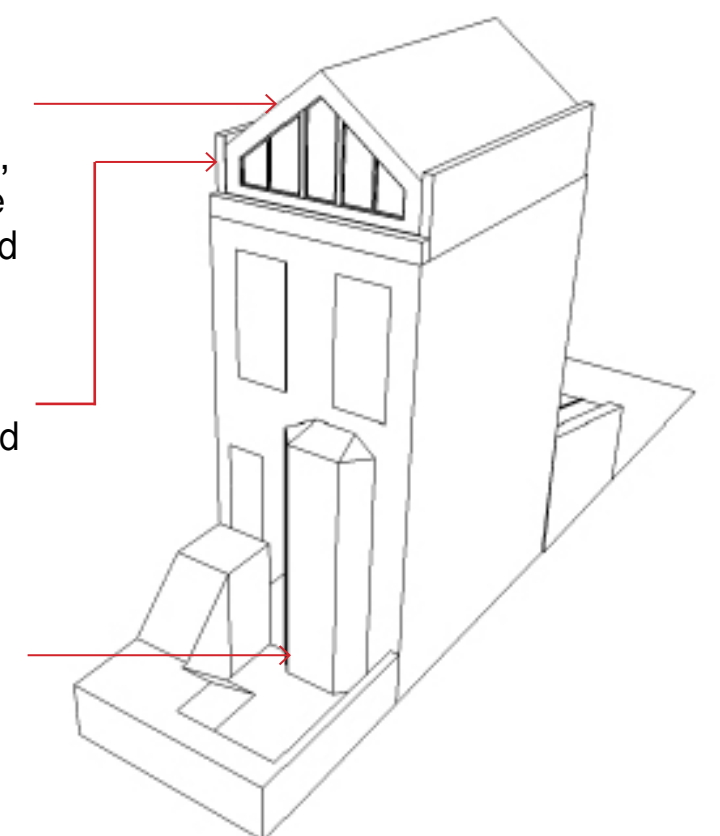
Additional ground floor extension extends to align with the immediate neighbour's existing extension at no.172. Exposed brickwork exterior finish using London stock bricks.

Infill extension has a pitched roof sloping down to 2.5m at the boundary with no. 168; this has been designed to be sensitive to their amenity space. New skylights to be integrated into the roof to allow light into the new living space. New windows to have deep timber reveal to protect library books from direct sunlight (south facing).

The front elevation of the new roof extension is set back from the street, similar to the other extensions on the terrace. Timber cladding to be applied as per the rear.

Brick parapet walls either side of the roof extension are designed to extend vertically to be similar to the other extensions on the terrace.

New traditional style side-window openings to be introduced to lower existing ground floor bay window.



FRONT MASSING SKETCH