



131a Leighton Road Side Extension and Internal Alterations

Design & Access Statement

Introduction

131A Leighton Road is a flat occupying the lower and upper ground floors of a 4-storey Victorian terrace. The flat is accessed from the lower ground floor entrance.

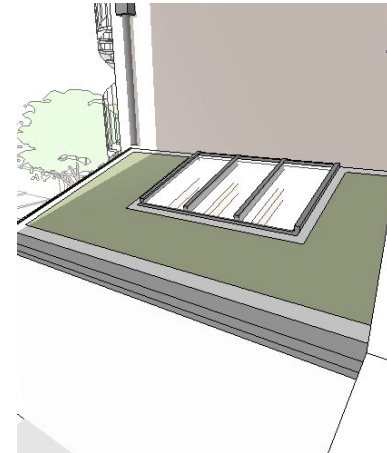
The proposed works involve reorganisation of the rooms, putting the living areas on the lower floor with its stronger connection to the garden, and the bedrooms on the upper floor. As part of this, a new side return extension is proposed to accommodate a new kitchen / dining room.

Access

The existing flat, being accessed by stairs to the front already has access issues for those in wheelchairs and mobility restrictions. The proposal makes the situation slightly better by putting the principle floor with living areas at the level of entry, including a WC.



Section across extension



View from No 129, Upper Ground - only the wall is visible through the roof windows



View from No 129, 1st Floor - The kitchen counter would be visible through the roof window

Note - the views above are taken from what one would see if they pushed their head out of the window opening, so represent the worst cases. Neighbours typically would not have the roof windows in their view at all.

Light, Shape and Size

Being positioned on the lower floors of the 4-storey terrace, and the garden side being North facing, the occupants of this flat enjoys limited natural daylight. The existing arrangement of rooms with its poor connection to the garden contributes to the sense of being "boxed in".

To address these shortcomings, the proposed design aims to harness the light available, through extensive use of glass, and provide some height where possible to give some "airiness" to the interior.

The rear elevation was designed to be discrete and allow plenty of light to penetrate the glazing. The structural form of the original building is retained, with the extension clearly showing a dignified subservience.

A pitched roof form was chosen, so as to achieve some internal height at the apex, while keeping the eaves low to minimise overshadowing the neighbour's garden. The eaves of the roof measures no more than 2.5m above ground, which allows for 2m head height internally, structure, insulation, and a box gutter.

Due to the orientation of the building, much of the available light comes from above. To take advantage of this, the proposed roof incorporates roof windows to flood the interior with light. The size and position of the roof glazing is designed to provide ample light, while restricting the neighbour's views into the kitchen.

The proposal incorporates a green roof to soften its appearance, and to improve the view from overlooking windows. Due to the low light levels, and the need to keep soil thickness low (for the benefit of the neighbour), the only viable type of green roof would be sedum or moss.

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PROJECT
131a Leighton Road

CLIENT
Julia Meyersohn

DRAWING
Design and Access Statement

SCALE
N/A (A3)

DATE
02/05/16

DRW No. REV
52/DAS01 -