

29 Leighton Road
Design and Access Statement
August 2016



Contents

- 01. Introduction
- 02. Site and Surrounding Area
- 03. Use, Layout and Landscape
- 04. Scale
- 05. Design and Appearance
- 06. 3d Views of the Scheme
- 07. Response to the NPPF
- 08. Conclusion



Leighton Street

Maud Wilkes Close

Lady Margaret Road

Leighton Road

Aerial View

1.0 Introduction

1.1 Introduction

This planning statement has been prepared by WMG | Design Studio Ltd, in support of a planning application for a ground and first floor rear extension and a loft extension at 29 Leighton Road, Camden.

Leighton Road runs roughly East to West and is located in the London Borough of Camden. 29 Cathcart Hill is not listed, but it does sit within a conservation area.



View of the front elevation of the building

2.0 The Site and Surrounding Area

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The Location

2.1. The application site is situated within the London Borough of Camden. The location of the site is to the West end of Leighton Road close to Kentish Town Road.

2.2. The site is well located for public transport and road access. Kentish Town Station is approximately 0.1 miles away from the property. There are regular bus routes serving the site with bus stops nearby on Leighton Road and Kentish Town Road.

2.3. The street comprises a mix of residential properties.

2.4. The adjacent properties on Leighton Road are residential properties as are of those nearby.

The Site

2.5. The site is currently used as a single residential dwelling.

2.6. It is believed the building is from the late 19th century.

2.7. There is a large garden towards the rear of the property which is secluded, and faces on to other gardens.



View of the existing rear facade

3.0 Use, Layout and Landscape

Use

3.1. The building is currently used as a single family dwelling.

3.2 The proposal aims to retain the buildings use as dwelling and to create additional living space to both the rear and roof space of the building.

3.3 Expansion of individual dwellings within this area is commonplace and a characteristic of the area.

Layout

3.4 The ground floor of the building shall be retained towards the front of the building with alterations towards the rear of the site to allow greater access to the rear garden, as current access to the garden space is cramped and lacking in natural daylight.

3.5 The rear of the building will be rationalised with the addition of an infill element to the side return of the building to create additional area on the ground floor.

3.6 At first floor level the existing roof slope shall again be mirrored to create an additional bathroom for one of the first floor bedrooms.

3.7 It is felt that both the ground and first floor extension will not have any impact on amenity of neighbouring buildings as they will butt up against and sit well below the existing flank wall of 27 Leighton Road, which can be seen in the photo above.

3.8 At roof level, it is proposed to add an additional level of accomodation. To the front of the building this shall be sloped back and hidden behind the existing parapet wall of the front elevation. To the rear of the building the roof extension shall be more visible and manifest itself as a mansarf style which is a common feature of properties along Leighton Road.



View of the flank wall of 27 Leighton Road



View of the proposed rear elevation

4.0 Scale

Scale

4.1 The overall scale of the building will not change to any significant degree, and will be in keeping with the surrounding buildings.

4.2 The additional ground and first floor extensions will match the style and massing of the existing building, which maintains the prominence of the existing building and is not overbearing.

4.3 The building will also be extended at roof level. It is felt this arrangement is appropriate given that other properties along this street have been extended in a similar manner as can be seen from the aerial photograph shown below.



View of 27 Leighton Road showing how the roof line steps back towards the rear of the building



View of Leighton Road showing mansard roof extensions which sit behind the parapet roof



Aerial view of Leighton Road showing mansard style roof extensions which sit behind the parapet roof

5.0 Design and Appearance

Design and Appearance

5.1. The proposals aim to maintain the original aesthetic of the existing building.

5.2 To the front, no changes are made to the existing facade at low level. At roof level, behind the existing parapet a new sloping roof form, that steps away from the street facade and mirrors the roof slope of 27 Leighton Road shall create a new storey of accommodation.

5.3 The proposal seeks to present an elegant face to the rear of the building, which is hidden from street view and with limited view for the nearby neighbours.

5.4 To the rear, the building shall have more openings to allow the new lower ground flats access to daylight and the rear gardens beyond. The rear extensions will not have any significant impact on neighbours as they are hidden behind existing brick walls.

5.5 The proposed extension of the building will be clad in brick and rendered to match the existing building and its surroundings, where they are a common cladding material.

5.6 The proposal also aims to improve the thermal efficiency of the building, bringing it up to modern standards and ensuring that all spaces can be used throughout the year.

5.7 The proposals will reduce the need for heating and cooling, replacing the inefficient rear extension and upgrading the existing buildings internal fabric. This will make the building more sustainable and energy efficient.



View of the proposal seen from 27 Leighton Road. The roof slope of both No's 27 and 29 increase in height as they step away from the street.

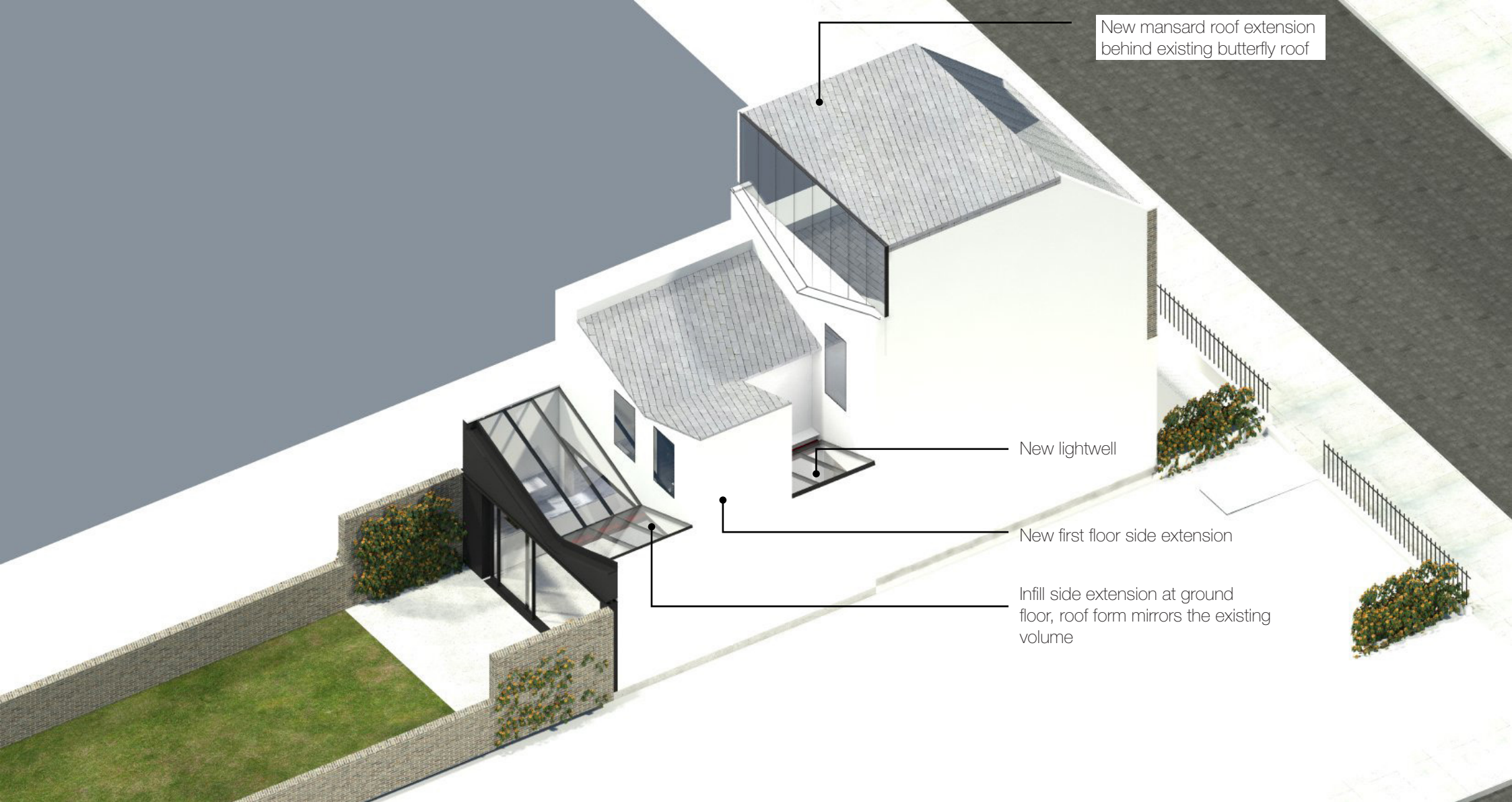
6.0 3D Views



Street view of scheme showing the proposed roof extension concealed behind the existing parapet



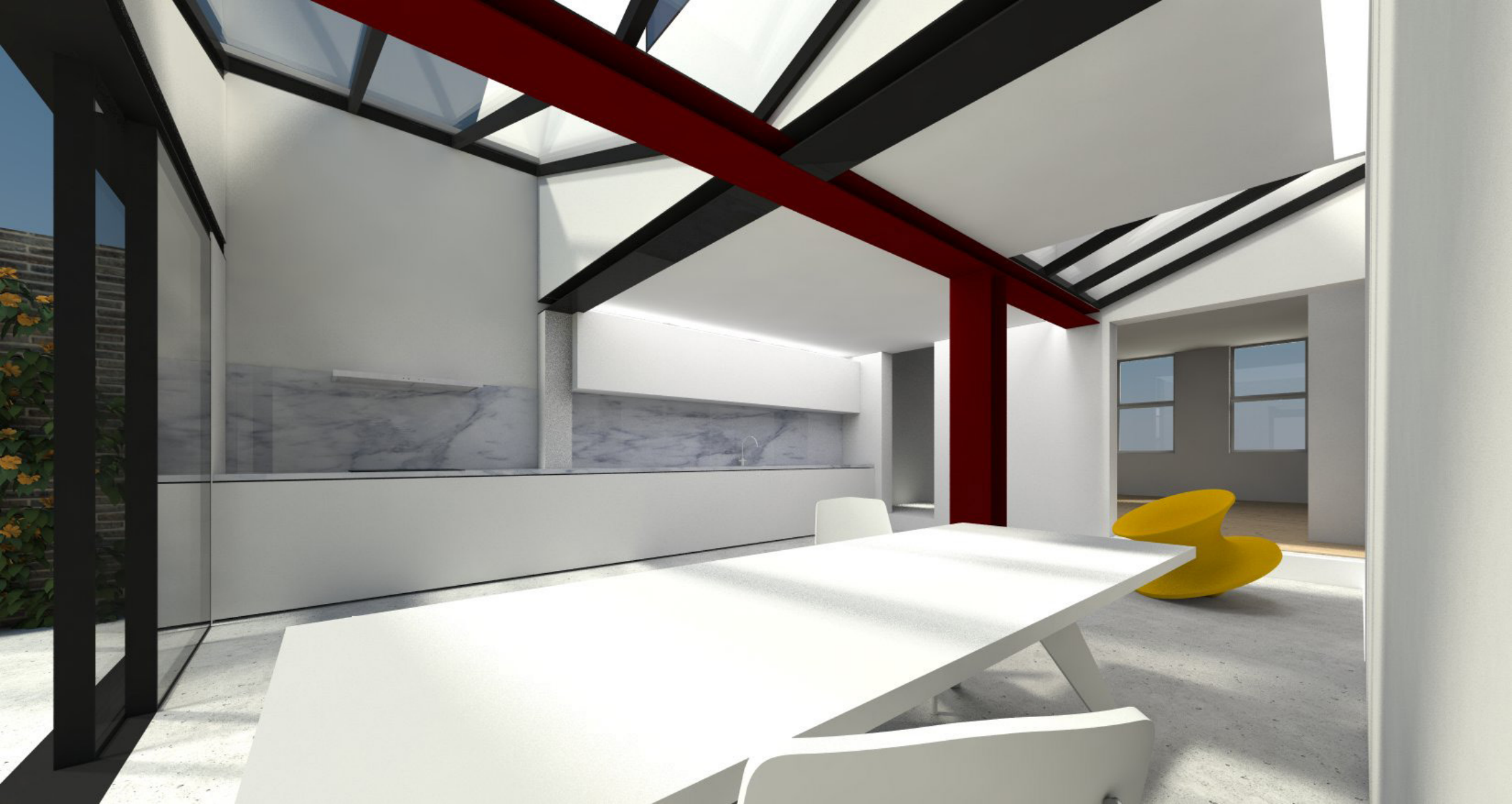
Garden view of scheme showing the proposed rear extension



Axonometric view of the scheme



View of the ground floor living space



View of the ground floor living space

7.0 Response to the NPPF

Response to the NPPF

Referring to the National Planning Policy Framework, March 2012:

7.1 THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— Specific policies in this Framework indicate development should be restricted."

7.2 Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any adverse impacts. The benefits include greatly improving the quality of space available within the dwelling allowing for greater living and amenity space. Given the fact the rear extension will not be visible from the street, and has a minimal impact on the neighbouring buildings we would argue that this scheme should be supported by the Council. The roof extension shall mirror other roof extensions that have already been approved along Leighton Road, this type of roof extension is a common feature of the area.

7.3 REQUIRING GOOD DESIGN:

Item 61: "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

7.4 Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the building by improving the amenity and living space of the house, and should therefore be supported.

Item 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

The proposal raises the standard of design in the area and should be viewed positively and supported.

8.0 Conclusion

Conclusion

8.1 The proposed development optimises the layout of the building and offers the residents greater amenity, therefore it is felt the scheme should be supported.



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