

DESIGN AND ACCESS STATEMENT



**PREPARED IN SUPPORT OF
PROPOSED ADDITIONAL APARTMENT LAYOUT FOR
59-61 LEIGHTON ROAD, NW5 2QH LONDON**

July 2016

The Design and Access Statement has been prepared with reference to relevant publications including LA Camden adopted planning guidances and relevant legislations, ensuring acceptable level of residential standards.

1. Introduction

The proposal is to add 2 Bed 62.10m² apartment to the North block of 59-61 Leighton Road development as a third floor.

The proposal has been designed to respect the character and constraints of the existing situation and surrounding area, to provide visual interest in design and streetscape terms.

2. The Site and its Surroundings

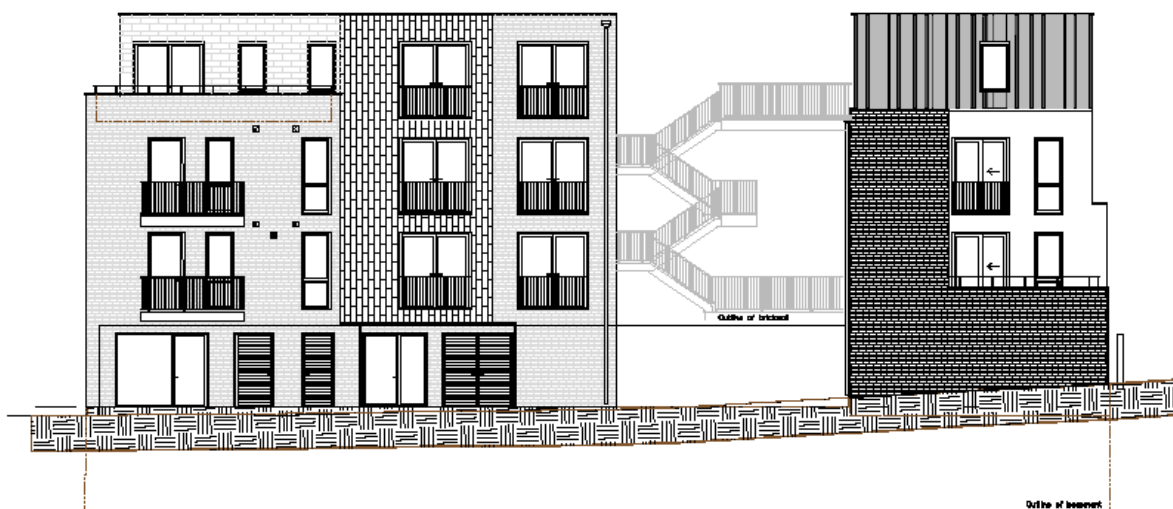
The existing consented scheme comprises of two blocks: one facing Leighton Road and other to the North of site, backing to tarmac laid basketball playground. Front block is four storey and rear block – three. Access to site is via access controlled gate from Leighton Road. Rear – North block apartments are duplexes and are accessed via bridge on ground floor and first floor apartments are accessed via stairs within courtyard.

Original planning permission to which scheme is built – 2013/1614/P dated 18/06/2013. Latest planning consent gained is for non-material amendments of scheme reference number – 2015/7081/P dated 23/05/2016.

3. Proposals

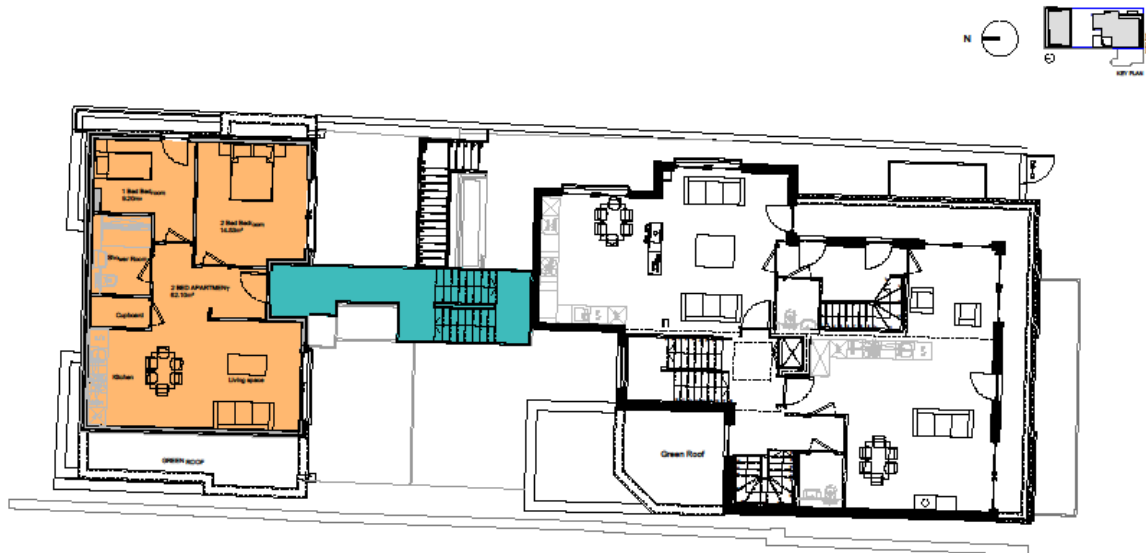
Proposed 2 Bed apartment is located on the rear – North block third floor. The proposed apartment is to be accessed via staircase located in courtyard.

The apartment is accessed via open, lightweight metal staircase located in courtyard. Staircase is to start next to cycle store on ground floor, allowing access to rear block ground floor apartments via bridge. First floor existing apartments are to be accessed via bridge from staircase. At the third floor staircase terminates with bridge leading to rear block. To resemble lower floor access design, entrance to proposed apartment is set back from building wall. Staircase balustrades are to be vertical metal rods located no more than 100mm centre to centre. Staircase is to be painted black.



The proposed apartment external wall structure is to be lightweight timber or metal, depending on structural engineer's advice.

The roof of apartment is proposed to be Green roof, to fall in line with development proposals. Roof has no access, except for maintenance. It is accessed via cherry picker.



The proposed apartment west wall is set back from building edge to respect neighbouring property. There are no windows on proposed apartment western wall ensuring there are no privacy or overlooking issues. There is no access to created roof space, except for maintenance via cherry picker. Proposed roof – green roof, to resemble front block and continue supporting Camden Council policies.

Northern and southern proposed apartment walls are to align with walls below, creating indent in southern elevation for access.

Eastern proposed layout wall is set back from the main building outline in order to align with back wall of balcony below. Remaining roof enclosure is not accessed, except for maintenance only. Enclosed roof area is proposed to be drained single ply roof.

As apartment is designed to resemble apartment layouts of the floors below as much as possible, to allow for easy connectivity to services, open space kitchen/dining living room is located to the left of the access, just after hall enclosure. Full size window with Juliet balcony is facing into courtyard, resembling window location below. Cupboard is located next to kitchen, access straight from hall. Shower room is backing to northern wall with access from corridor/hall. Bedrooms are located to the right of the access - eastern orientation of the proposed layout. Master bedroom is access from hall, single bedroom is accessed via corridor. Master bedroom has full size window with Juliet balcony to courtyard, as do apartments below. Single bedroom has full size window with Juliet balcony in eastern proposed layout wall. All proposed windows are openable inside.

As proposed apartment is creating dormer like structure and overall view, it is proposed to use Anthracite colour corrugated metal facade panels for external wall finishes. Anthracite colour will also correspond with front block metal panels. As those panels are used on front block bay, it will allow for rear block to retain its character, at the same time as falling within overall development principles.

Proposed apartment will impose additional requirement for cycle and refuse storage within development. Cycle store is to be rearranged so that additional cycles are accommodated.

Refuse store within development is designed so that is capable to house additional refuse, should it become required.