

DESIGN & ACCESS STATEMENT FOR 118 LEIGHTON ROAD NW5 2RG

1. Introduction

This design and access statement has been compiled as an explanation of the proposed alterations at 118 Leighton Road and it should be read in conjunction with the full application and application drawings.

The scheme proposes replacing the existing butterfly roof with new mansard roof to create additional room with 2no. dormers facing the street elevation and small terrace facing the garden, set back behind existing rear parapet wall.

2. Site and context

The site is located in predominantly residential part of the Kentish Town Conservation Area in the London Borough of Camden. Single family terrace house is early/mid 19th century and comprises of 3 stories plus basement. While the property is not listed, it forms part of a terrace which is recognised as a group of buildings that make a positive contribution to the area.

Three of the five houses in the terrace have been altered at the roof level to both street and garden elevations. This work includes the additions of traditional mansard roofs facing the street and roof level rear terraces facing the garden.

These alterations have created dormers and rear doors at roof level which are not consistent in form or style with one another. Please see below existing street views Fig.1 Fig.2 and rear garden elevation Fig.3

3. Design approach, scale and appearance of the development

The house is one of the two houses remaining unchanged at roof level. This application is submitted in conjunction with similar application for No120 with an attempt to create balanced and complete roofline to a group of 5 terraces.

The proposed design has been carefully considered in order to respond to the original character of the surrounding area in terms of the materials, form and massing and external appearance following guidance of Camden LDF development policies DP24 (*securing high quality design*) DP25 (*conserving Camden's heritage*) and DP26 (*managing the impact of development on occupiers and neighbours*)

The proposed flat topped traditional mansard roof is to be designed in accordance with Camden Planning Guidance CPG 1 Design: *chapter 5-Roofs, terraces and balconies*. New roof level will match mansard roofs developed at adjacent houses No126, 124 & 122.

The proposed 70 degrees pitch mansard is to be set behind the existing parapet wall and to be finished with natural slate to match existing. Where possible the existing slate will be reused on the new mansard roof. The existing parapet will be retained at original level to ensure uniformity within the terrace.

The proposed dormers are to be finished with lead faced cheeks and flashing, positioned in the centre line of the windows below to maintain symmetry of the existing fenestration. Size and proportion of the dormers were carefully balanced reflecting the proportion of the existing window openings below and subordinate in scale to existing windows.

New dormer windows will be double glazed timber framed sash units detailed to match traditional sashes with small panes glazing bars.

The raised party walls at roof level will match the level of the existing party wall between No120 and No122 and will be made good using yellow london stock brick to match existing. The chimney breast and pots will be retained and increased in height in accordance with building regulations requirements.

5. Sustainability

The proposed alterations to 118 Leighton Road are to be of high quality traditional materials and workmanship and in keeping with character and appearance of the terrace. Construction of the additional floor level will be carried out in accordance with current building standards and will improve on the overall energy efficiency of the existing building and reduce its carbon emissions as per Camden Planning Guidance CPG 3 *Sustainability: chapter 4 – energy efficiency, existing buildings*. Wherever possible the demolition materials will be reused or recycled to reduce waste as per CPG 3 *chapter 8 - sustainable use of materials*.

6. Daylight/sunlight and Privacy

The application building is located approximately 27m distance from the houses opposite side of the Leighton Rd. Proposed mansard roof is below 25 degree line taken for the centre line of the lower ground floor window of the neighbouring building to ensure none or minimal impact levels of daylight and sunlight enjoyed by the residents in the neighbouring buildings and that the proposal meets BRE Guidelines.

None of the immediate neighbouring buildings has windows facing the rear of the application site therefore proposal is not considered impact daylight sunlight or privacy of the residents occupying these buildings.

7. Access to the building

Access to the property is unchanged and via raised main entrance porch from Leighton Road.

8. Car parking and Landscape

Unchanged

9. Means of escape

The emergency escape from the existing floors is through the main staircase down to the ground floor main entrance to the front garden. This principle will remain unchanged and the emergency escape from new loft floor will be provided via an extended staircase which will connect through to the original staircase below. If needed the doors to the main staircase will be upgraded to create protected stairwell to comply with building regulations.

10. Planning considerations

The proposal will in our view enhance the appearance of the terrace and will bring positive contribution to the architecture and character of local Conservation Area.



Fig.1 View from Leighton Road - front elevation of the houses No. 122, 120 & 118



Fig.2 View from Leighton Road - front elevation of the terrace, houses No.126, 124, 122, 120 & 118



Fig.3 View towards rear elevation of the houses Leighton Rd No.120, 122, 124 & 126