Planning application for alterations to 38 Leighton Road.

Design and Access Statement.

Background:

The house is a small mid terrace two storey Victorian structure fronting onto Leighton Road.

The house was extended and remodelled in 1979 by replacing what was probably a wash house to the rear, with a two storey infill, with a flat roof in place of the original Butterfly roof.

As part of this project a lower ground floor room was created at rear garden level.

The house has been empty for several years following the demise of the owner. The house is now in a derelict state as evidenced by the attached photographs of the roof and the interior.

The proposal is to fully refurbish the dwelling to bring it up to current standards and to replace the failed flat roof with an additional room of 28m2 in plan area. This room would be set within the existing party walls with a roof angled to match the existing party wall profile as it recedes south away from the street facing parapet wall. By following this outline the roof addition would be virtually invisible from a pedestrian on the opposite pavement.

The new room at roof level is proposed to have a deeply inset window to the south. This inset preserves the neighbouring properties from any overlooking.

The addition of a 20m2 garden room at the lower ground floor is also proposed.

The garden room is proposed as a simple south facing space over the existing garden level terrace.

The roof of this new room would be below the existing garden wall of 36 Leighton Road and 800mm above the existing garden wall of no. 40 Leighton Road.

These additions make possible the creation of a convenient and welcoming three bedroom family house with a garden.

No alterations are proposed to the existing elevation to Leighton Road.

Consideration has been given to through life living in that the street level floor will incorporate a shower room and w/c so that step free occupation can be arranged if and when required.

The proposed rear elevation takes account of the existing depth and form of the house by lining the brick face fully across the first floor plan and inserting a new window in line with the existing square window.

The materials where externally visible will take their guide from the existing building and others in the terrace.

New brick work to south elevation will be matching London Stock.

North and south slopes of the roof level enclosure will be slate.

Roof of garden room will be zinc standing seam sheet.