1720-DAS -0
DESIGN AND ACCES STATEMENT

20 Leighton Road, London, NW5 2DE

Gregori | Chiarotti Projects

CONTENTS

Project Directory

Project
20 Leighton Road
London
Nw5 2QE

Client
Mr Wagner & Dr Dille

Architects
Gregori Chiarotti Projects

United House
North Road
London
N7 9DP

Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532

Email gc@gregori-chiarotti.com

1. Context - Existing Site

1.1. The application site is 20 Leighton Road, London, NW5 2QE. The property, located on the west side of Leighton Road, is a semi-detached residential dwelling house built in circa 1820. It comprises of two stories built over a basement. The house is located within Kentish Town Conservation Area.

1.2. Numbers 20 and 22 Leighton Road and attached area railing to front are listed Grade II. Historic England describes the pair of houses:

> "... c1840. Coursed stucco on brick, slate roof to no. 20...with exaggeratedly canted central stack. Main broad bay to each house joined under high gable with smaller bay set backeither side with entrance. 2 storey and basement. Windows with glazing-barred sashes, those to first floors renewed. Raised ground floor reached by steps to original, fine doors recessed under moulded segmental arches with fluted pilaster doorcases. Original door to No.20 comprises 3 broad panels under fanlight... INTERIORS not inspected but noted to retain vertical folding shutters that are an unusual feature of the Leighton Road development. SUBSIDIARY FEATURES: cast-iron railings to areas and steps with pineapple finials."

2. Proposed development

2.1. The new application for planning permission and listed building consent is concerned with the following proposed works:

2.2. The erection of a one story rear extension and the installation of new lengthened lead roof to the one-storey side addition and associated works.

2.3. Demolition works comprise:

- removal of existing kitchen fixtures and fittings in the basement (see photo sheet 1720-PS-08, fig. 25 & 26);
- removal of existing basement shower room fittings and fixtures and partition walls (see photo sheet 1720-PS-07, fig. 20 & 21);
- shower room panelled door to be set aside and repositioned (see photo sheet 1720-PS-07, fig. 22);
- removal of internal door between kitchen/dining and store (see photo sheet 1720-PS-08, fig. 24);
- section of external walls to the kitchen and store/study to be removed, including window and modern timber doors (see photo sheets 1720-PS-03 & 05, fig. 6, 7, 11 & 14), to create a new enlarged opening in existing kitchen and a new lengthened study;
- section of external wall and modern window to be removed for the installation of a new door between ground floor study/store and hallway (see photo sheet 1720-PS-07, fig. 18);
- the opening for new door in basement wall between existing shower-room and kitchen;
- removal of internal modern windows between existing basement hallway and store/study and between shower-room and store/study (see photo sheet 1720-PS-07, fig. 19 & 20);
- removal of front pillar and cast iron gate. Gate posts with pineapple (or pinecone) finials to be set aside and repositioned (see photo sheet 1720-PS-02, fig. 4 & 5);
- replacement of modern front door to side addition (see photo sheet 1720-PS-02, fig. 5);
- original fan light window to be opened-up in west external wall (see photo sheet 1720-PS-06, fig. 16 & 17);
- excavation works to be carried out for new rear extension and for increasing floor height of kitchen area;
- portion of non-original landscaping to be removed, including modern concrete paving slabs, steps and brick walls (see photo sheets 1720-PS-04 & 05, fig. 8, 9, 10, 11, 13 & 14);
- brick pillar and small section of existing garden wall to be removed (see photo sheets 1720-PS-03 & 05, fig. 7, 11 & 12);
- existing modern polycarbonate roof and joists to side addition to be removed (see photo sheet 1720-PS-06, fig. 15);
- removal of wooden fence on the east side of the garden(see photo sheet 1720-PS-04, fig. 8, 9 & 10).

2.4. The proposal is to erect a single storey rear extension, the installation and lengthening toward the front side gate of a new lead roof to the side addition. Other proposed works include:

- new kitchen, dining, living and shower room;

- shower room panelled door repositioned in new partition wall (see photo sheet 1720-PS-07, fig. 22);
- new partition walls, steps and door from new kitchen to hallway;
- new panelled door to match existing to basement bedroom;
- new glass balustrade to existing opening in ground floor hallway;
- new front pillar to match existing and new enlarged cast-iron gate to match existing. Existing gate posts with pineapple (or pinecone) to be repositioned;
- original fan light window to be opened-up with installation of new timber framed window, painted as existing windows;
- lengthening of study with new internal access door to hallway;
- replacement of modern front door to side addition;
- secondary glazing to be installed in the existing basement front window;
- installation of photovoltaic solar panels and rooflight to new side addition roof and rear extension roof;
- remodelling of part of the garden landscape with new courtyard and staircase and a portion of terraced garden between enclosed existing garden walls;
- garden brick walls and portion of boundary walls to be underpinned and existing cut garden brick wall to be made good;
- replacement of wooden fence with new brick boundary wall to match existing on the east side of the garden.

3. The Design Strategy

Physical Context

3.1. The kitchen and dining area is currently located within the basement where the space is limited and the ceiling heights are low. A study is situated in the side addition that is also used as a store and is at the street level without direct access to the main house. The basement is therefore the main living area of the house.

Design Strategy

3.2. The new single storey rear extension have been designed to be in line with the existing east side brick wall and return (see photo sheets 1720-PS-04 & 05, fig. 8, 10, 11 & 13). The contemporary high quality design and materials of the new extension are clearly distinctive from the original building: polyester powder coated aluminium framed-fixed window and glazed doors and flush roof-lights. The proposed extension walls are intended to complement those of the original building: the facing materials will be lime based render to match existing.

3.3. The new design including the internal alterations would allow for the relocation of shower room and would provide an enlarged kitchen, dining and living area with increased ceiling height. New partition walls and new steps will be built to the new kitchen. The existing dining room will be converted into a bedroom with the opening of a new door to the hallway. An additional bedroom is needed to accomodate a second child.

3.4. The relationship of the basement to the garden will be greatly improved both visually via the enlarged glazed openings and physically via the new doors. Thus enhancing the use of a valuable amenity.

3.5. The new extension is made up of two parts to adapt to the existing context: the main structural wall follows the existing building structure. One part of the extension is partly buried into the garden, the other part provides access to the garden with the creation of a new small courtyard and staircase enclosed between the existing garden walls.

3.6. The existing French door that gives access to the garden from the hallway will be removed (see photo sheet 1720-PS-07, fig. 18). The opening will be retained with the installation of a glass balustrade to allow the view of the rear extension and garden from the ground floor hallway and staircase.

3.7. The demolition works to be carried out for the new rear extension include the removal of many modern features such as windows and doors, kitchen and shower room fittings and fixtures (see photo sheets 1720-PS-05 & 07, fig. 6, 7, 18, 19 & 20), polycarbonate side addition roof and joists (see photo sheet 1720-PS-06, fig. 15), portion of existing landscaping including modern concrete paving slabs (see photo sheets 1720-PS-04 & 05, fig. 8, 9, 10, 13 & 14). The existing panelled door to shower room will be kept aside and repositioned (see photo sheet 1720-PS-07, fig. 22).

3.8. Secondary glazing is to be installed to the existing basement front window (see photo sheet 1720-PS-08, fig. 23). Secondary glazing will improve thermal insulation, noise reduction as well as eliminate draughts. The installation is reversible and does not change the character of the facade and so is ideal for listed buildings and conservation areas.

3.9. A closed-up window was discovered by the owners during some internal mortar repair works (see photo sheet 1720-PS-06, fig. 16 & 17). It appeared to be a fan light window, presumably above a door that would have lead from the ground floor internal hallway to the west side of the building, the current one-story side addition. The proposal seeks to make a positive contribution to the existing building fabric with the opening and reinstallation of the original fan light window to the west elevation.

3.10. The proposal includes the removal and reinstallation of front pillar with enlargement of cast iron gate (see photo sheet 1720-PS-02, fig. 4 & 5). Existing gate posts with pineapple (or pinecone) finials will be set aside and reposi-

tioned. The new cast iron gate will match the existing.

3.11. A new traditionally detailed lead roof is proposed to the side addition. The roof will be slightly raised (100mm) from the party wall coping in order to form a shallow well within the roof to hide the photovoltaic solar panels. The repositioning of the front pillar will allow the lead roof to be lengthened and to gently bend to follow the curvature of the existing side wall.

3.12. The rear extension lead roof will be detailed to accomodate photovoltaic solar panels. The panels will be flushed with the plane of the roof to minimise their visual impact.

3.13. The existing free-standing garden brick walls form an enclosure. The brick pillar closer to the extension and a small portion of wall would be removed (see photo sheets 1720-PS-03 & 05, fig.7, 11 & 12). The garden walls and portion of boundary walls will be underpinned. The existing brick garden walls would surround a new terraced garden.

3.14. The new garden retaining walls and steps, the new courtyard and staircase will be constructed with sympathetic materials (yorkstone and reclaimed London stock bricks).

3.15. The wooden fence will be replaced with new brick boundary wall on the east side of the garden with the brick coping to match the existing.

4. Accessibility

4.1. Three means of access to the garden are provided at three different levels: from the study/store, from the hallway landing and from the kitchen. The proposal will introcude one enlarded access to the garden from the new extension and a new external staircase.

4.2. The new gate entrance to the side addition will be enlarged and a covered bicycle space will also be provided in front of the side addition.

4.3. The side addition would be accessible from the main house by the introduction of a new door opening from the stairwell landing.

4.4. Secondary stairs provide another access to the terrace garden from the courtyard for maintenance.

5. Conclusions

5.1. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning.

5.2. The development has been designed to accord with the London Plan, Camden's Development Plan and policies and would provide an architecturally distinct and contemporary extension that is of exceptional design while improving the character and appearance of the listed building and Kentish Town Conservation Area.

5.3. Therefore, we contend that Planning Permission and Listed Building Consent should be forthcoming.

6. PHOTO-SHEETS

Fig. 1

Fig. 2

project information
09 November 2017

Existing Site Photos
Front elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 3

Fig. 4

Fig. 5

project
20 Leighton Road, London NW5 20E
1720-PS-02

project information
09 November 2017

Existing Site Photos
Front elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 6

Fig. 7

project
20 Leighton Road, London NW5 20E
1720-PS-03

project information
09 November 2017

Existing Site Photos
Rear elevation and garden

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 8

Fig. 9

Fig. 7

Fig. 10

project
20 Leighton Road, London NW5 20E
1720-PS-04

project information
09 November 2017

Views of existing garden

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 11

Fig. 12

Fig. 13

Fig. 14

project information
09 November 2017

Views of existing garden

project
20 Leighton Road, London NW5 2QE
1720-PS-05

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 15 - View of existing Polycarbonate Roofing to side addition

project 20 Leighton Road, London NW5 20E 1720-PS-06

Fig. 16 & 17 - View of blocked fanlight window in existing ground floor hallway

project information 09 November 2017

View of existing house

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

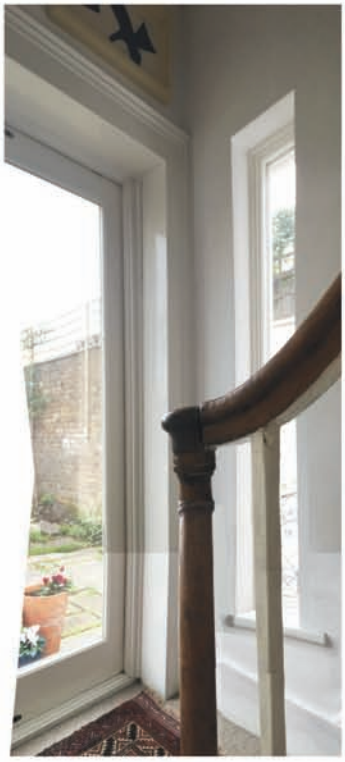

Fig. 18 - Modern door and window in ground floor hallway

Fig. 19 - internal window in basement hallway

Fig. 20 - Internal window in basement showe room

Fig. 21 - Basement shower room

Fig. 22 - Basement shower room door

Internal views of the house

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

Fig. 23 - Basement front window

Fig. 24 - Door in basement kitchen/dining to store

Fig. 25 & 26 - Kitchen

Internal views of the house

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 2QE
1720-PS-09

project information
09 November 2017

Views of new proposal
Front elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E

1720-PS-10

project information
09 November 2017

View of new proposal
Rear Elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E
1720-PS-11

project information
09 November 2017

Views of new proposal
Rear Elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E
1720-PS-12

project information
09 November 2017

Views of new proposal
Rear Elevation

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E
1720-PS-13

project information
09 November 2017

Views of new proposal
Internal views

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E
1720-PS-14

project information
09 November 2017

Views of new proposal
Internal views

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

project
20 Leighton Road, London NW5 20E
1720-PS-15

project information
09 November 2017

Views of new proposal
Internal views

Gregori | Chiarotti Architects

United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com