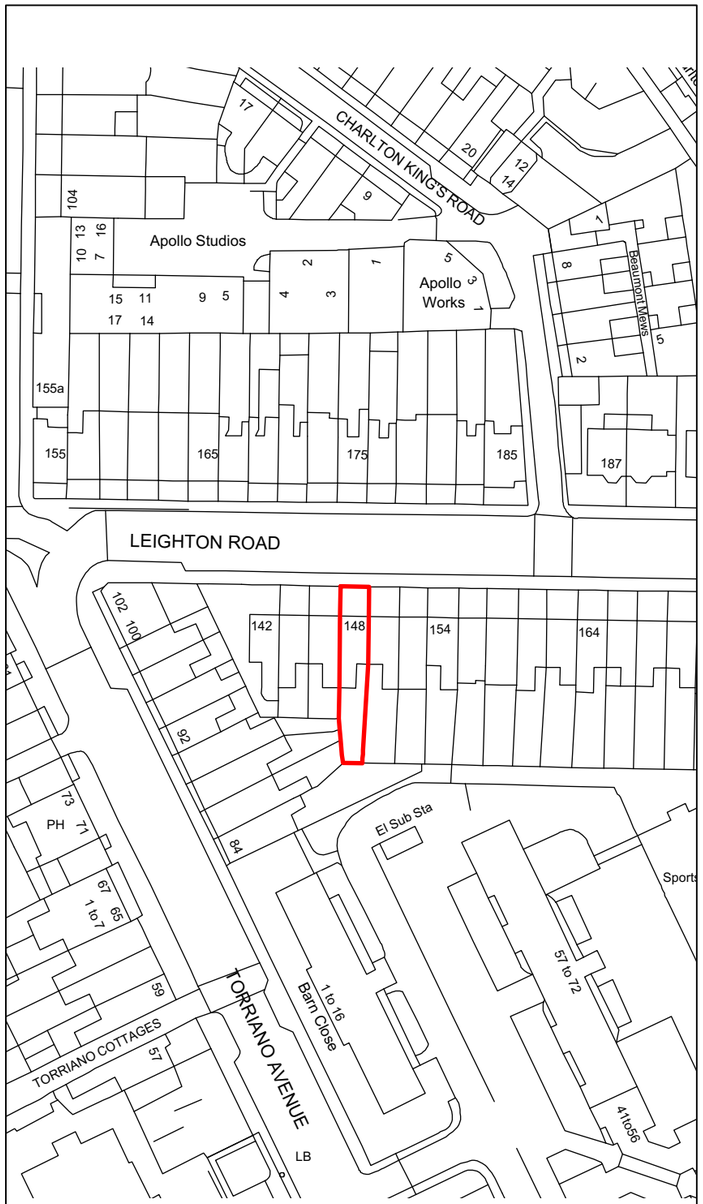
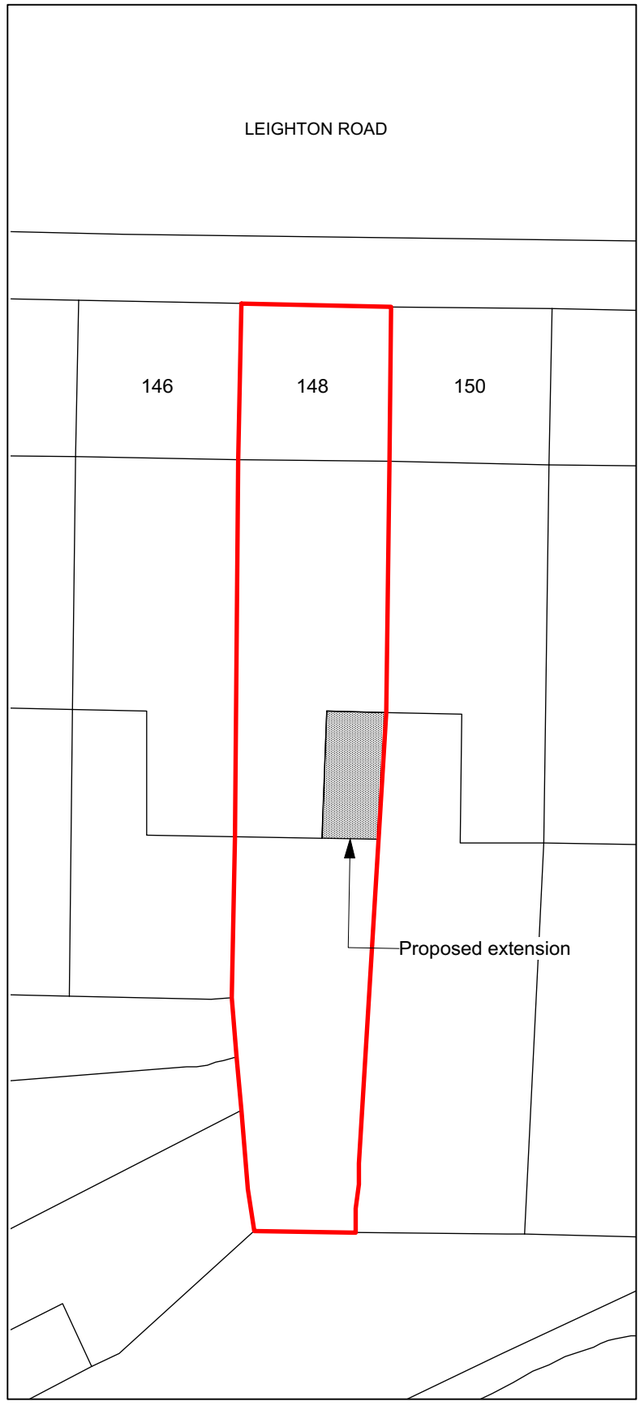


148 Leighton Road
London
NW5 2RE

SITE LOCATION PLAN
(Scale 1:1250 @ A3).

20 0 20m 40m 60m 80m 100 Metres



BLOCK PLAN
(Scale 1:200 @ A3).

0 5 Metres 10 Metres

DESIGN AND ACCESS STATEMENT FOR 148 LEIGHTON ROAD NW5 2RE

Existing

148 Leighton Road is a 3 storey terraced, single family dwelling with a 2 storey outrigger at the rear.
There is no proposal to change that use.
It is not in a conservation area and is not a listed building.
The main house is constructed in brick with a slate roof.
The outrigger is also constructed in brick with a single ply flat roof.
The ground floor external walls of the outrigger are rendered.

Proposed

To construct a single storey side extension with a mono pitch roof at the rear of the property.
The proposed extension would be in line with the outrigger and along the boundary with the adjoining neighbour at 150.
New glazed sliding folding doors will run across the rear elevation.
A new manhole and gulley will be required in the garden.
The proposed extension will project 4275mm from the rear of the main building.
For this reason the applicant wishes to use the Neighbour Consultation Scheme.

Audit for Neighbour Consultation Scheme / Permitted Development

The proposal complies because:

- 50% of the site curtilage will not be exceeded

- The extension will be single storey and will not exceed the existing ridge or eaves height of the main building

- The extension will project less than 6000mm from the main building

- Eaves height at the boundary is under 3000mm

- Ridge height against the outrigger is under 4000mm

- The extension width will be less than half the overall house width

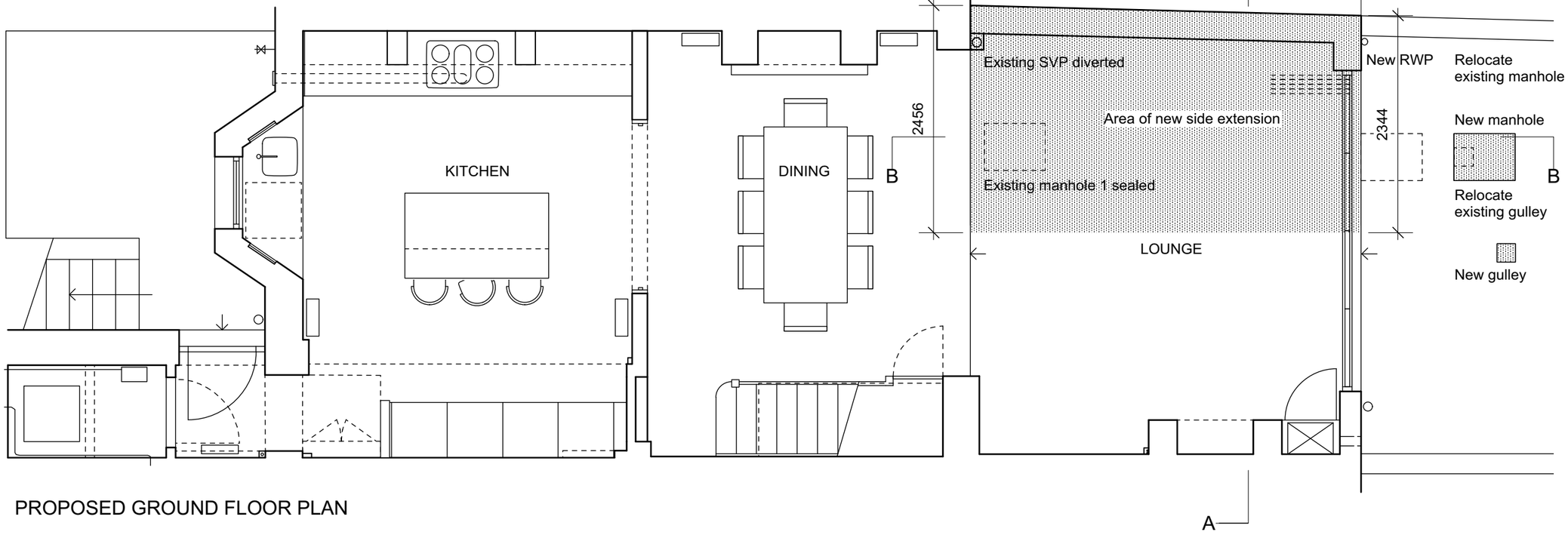
- Materials will match existing, please refer to attached drawings 101 - 106

sceales gunn design ltd
6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

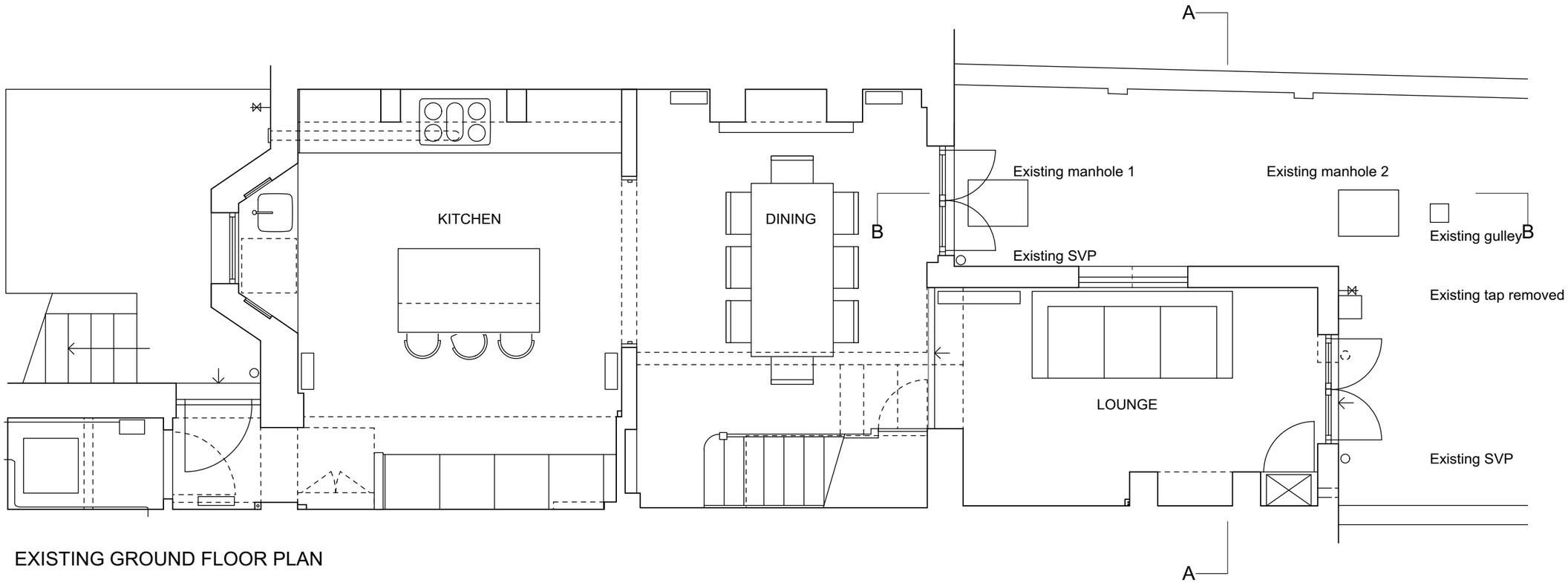
Date: September 2018
Drawn/checked: km /__
Client: Louise Wykes
Scale: 1:1250, 1:200 @ A3
Project: 148 Leighton Road NW5 2RE
PLANNING DRAWING
Drg. Title: Location Plan, Block Plan, DAS
No. 148LR18-P-100
Rev. -

1m 0

Revision:



PROPOSED GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

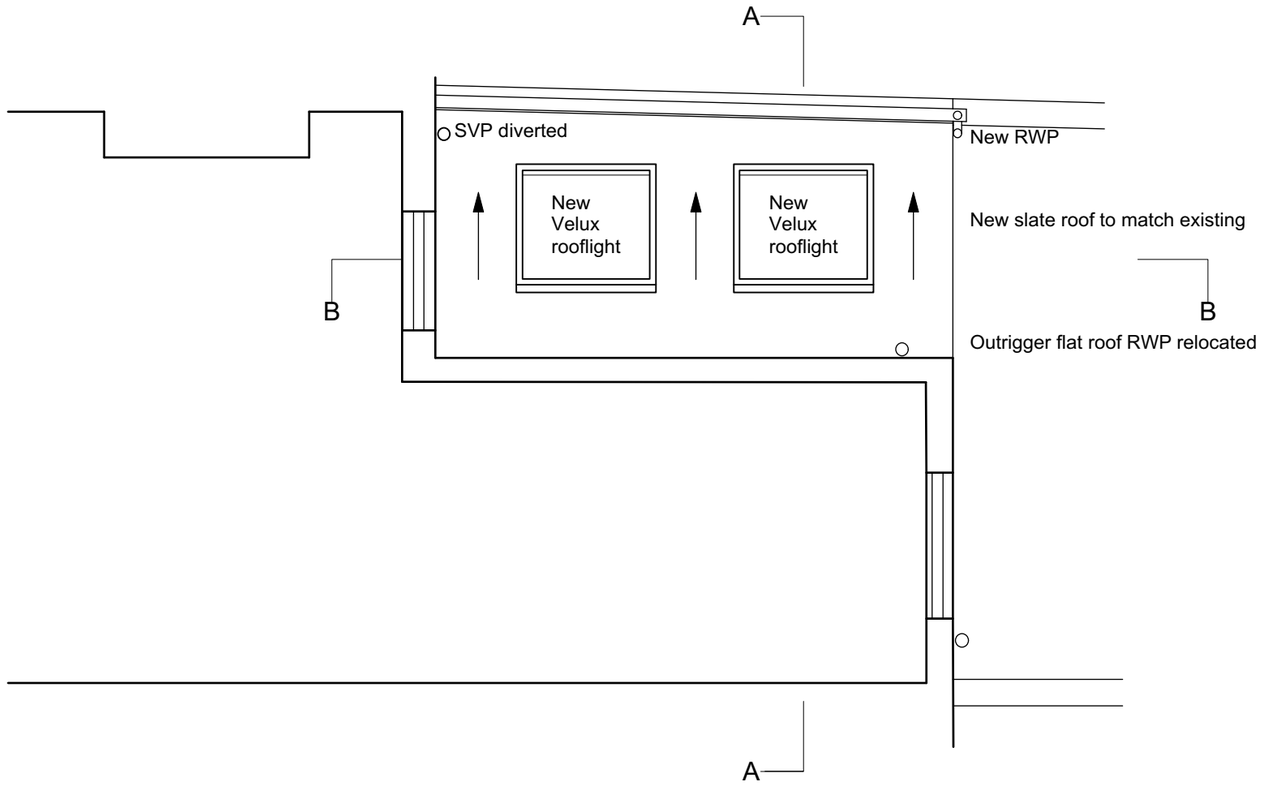
6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428
sceales gunn design LTD

Date: September 2018 | Drawn/checked: km /__
Client: Louise Wykes | Scale: 1:50 @ A3
Project: 148 Leighton Road NW5 2RE
Drg. Title: Existing & Proposed Ground Floor Plans
PLANNING DRAWING
No. 148LR18-P-101 Rev. -

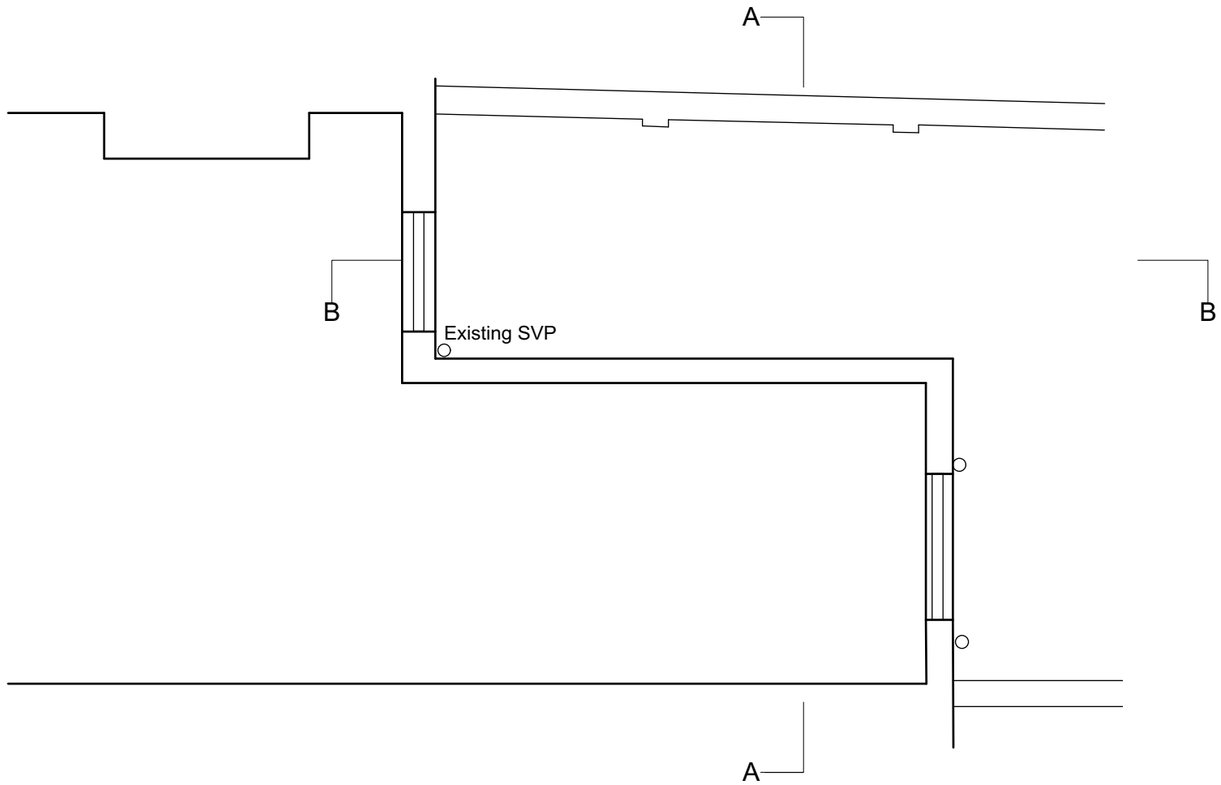
1m
0

Revision:

PROPOSED ROOF PLAN



EXISTING ROOF PLAN



sceales gunn design LTD
6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Project: 148 Leighton Road NW5 2RE

Drg. Title: Existing & Proposed Roof Plans

Date: September 2018

Client: Louise Wykes

Drawn/checked: km /__

Scale: 1:50 @ A3

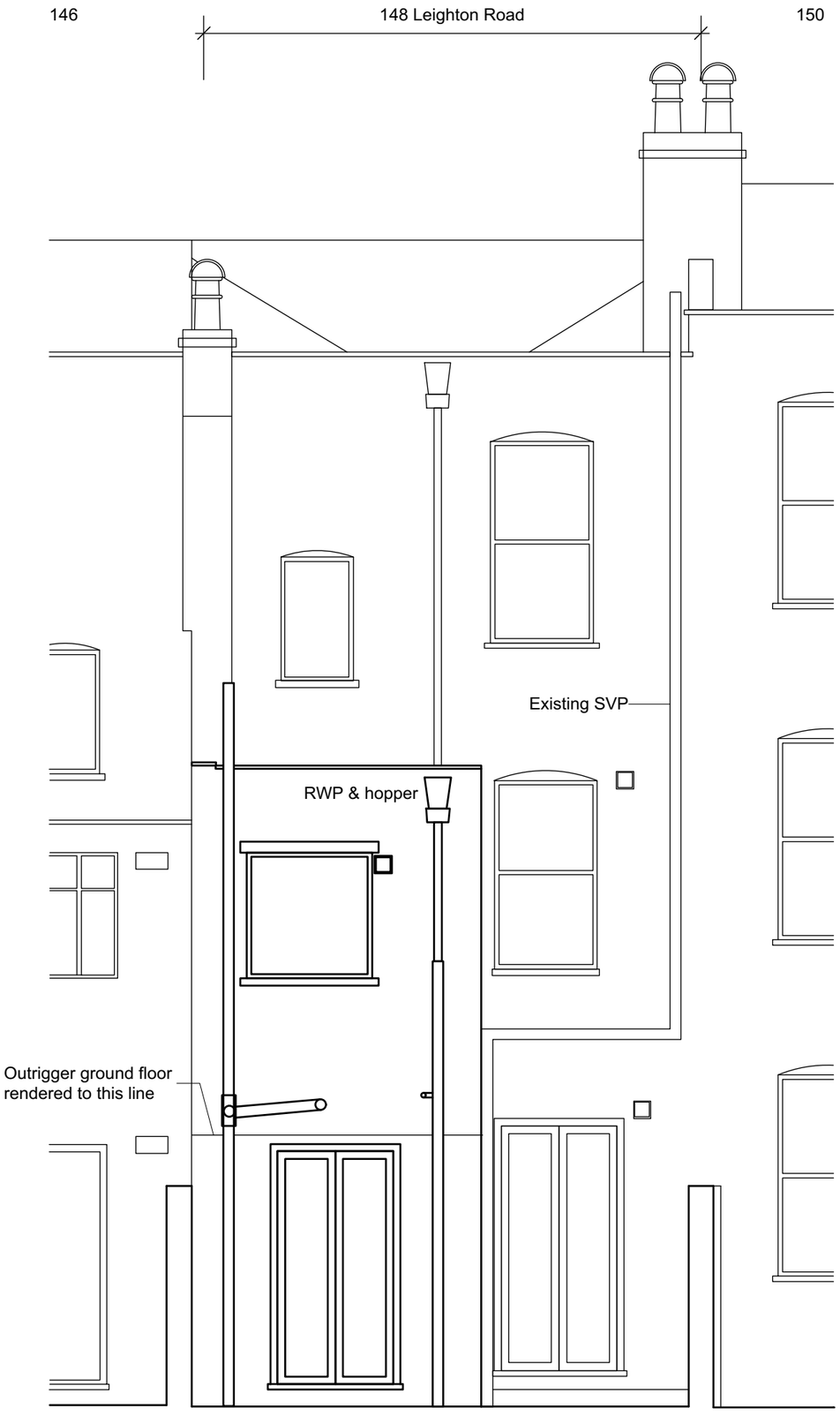
PLANNING DRAWING

No. 148LR18-P-102

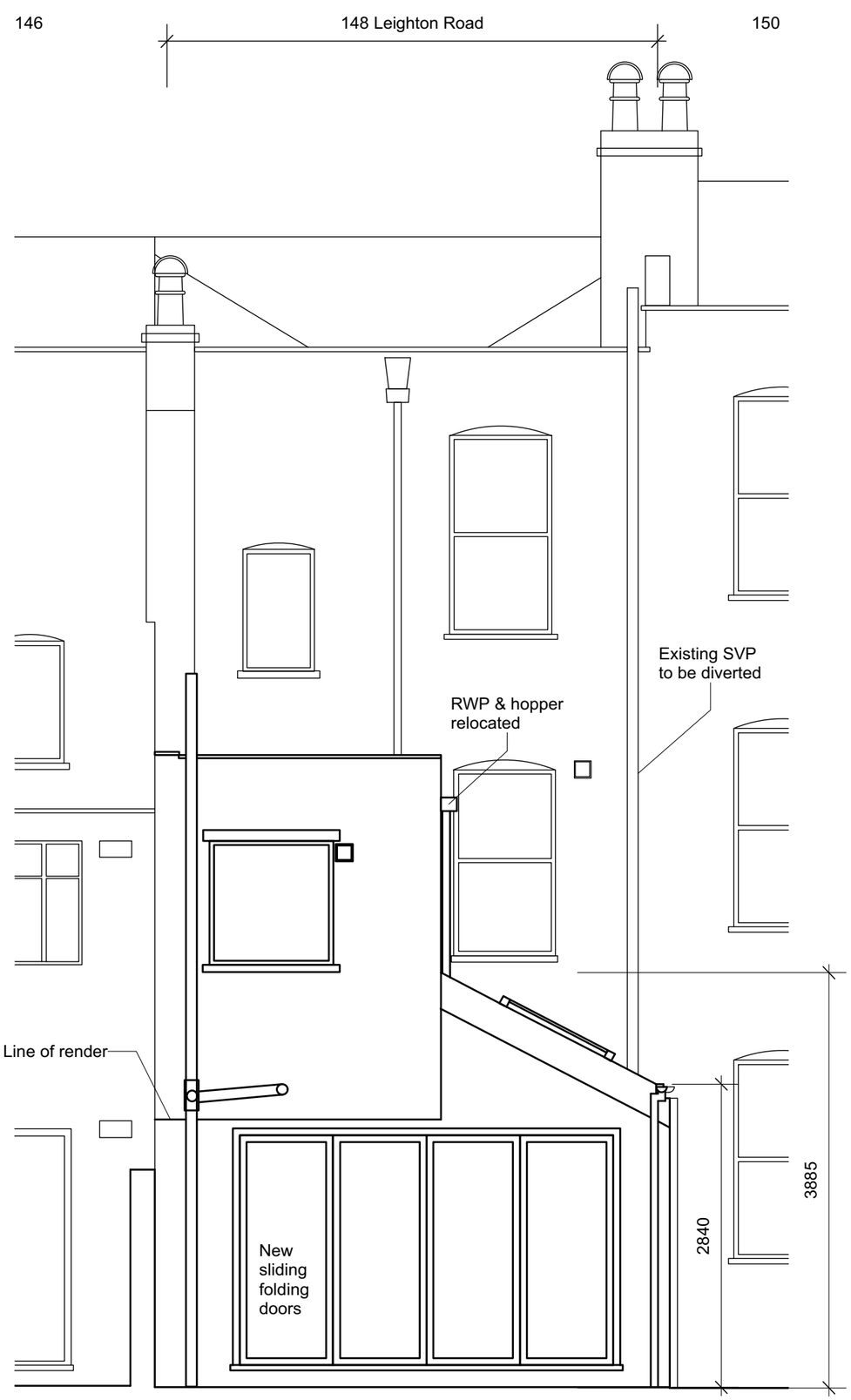
Rev. -

0 1m

Revision:



EXISTING GARDEN ELEVATION



PROPOSED GARDEN ELEVATION

Proposed extension
rendered to match existing

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t: 020 8341 9605 m: 07900 491 428

Date: September 2018
Drawn/checked: km /__
Client: Louise Wykes
Scale: 1:50 @ A3

Project: 148 Leighton Road NW5 2RE

Drg. Title: Existing & Proposed Garden Elevation

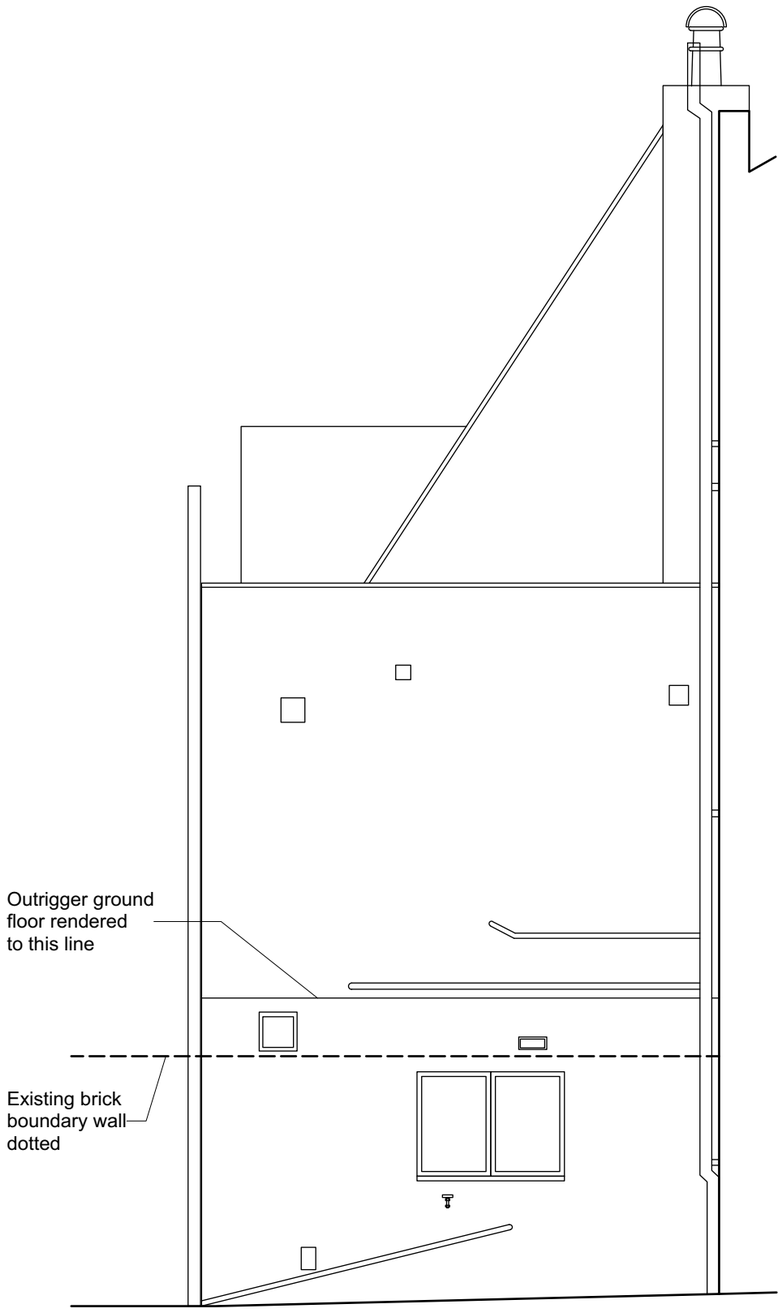
PLANNING DRAWING

No. 148LR18-P-103

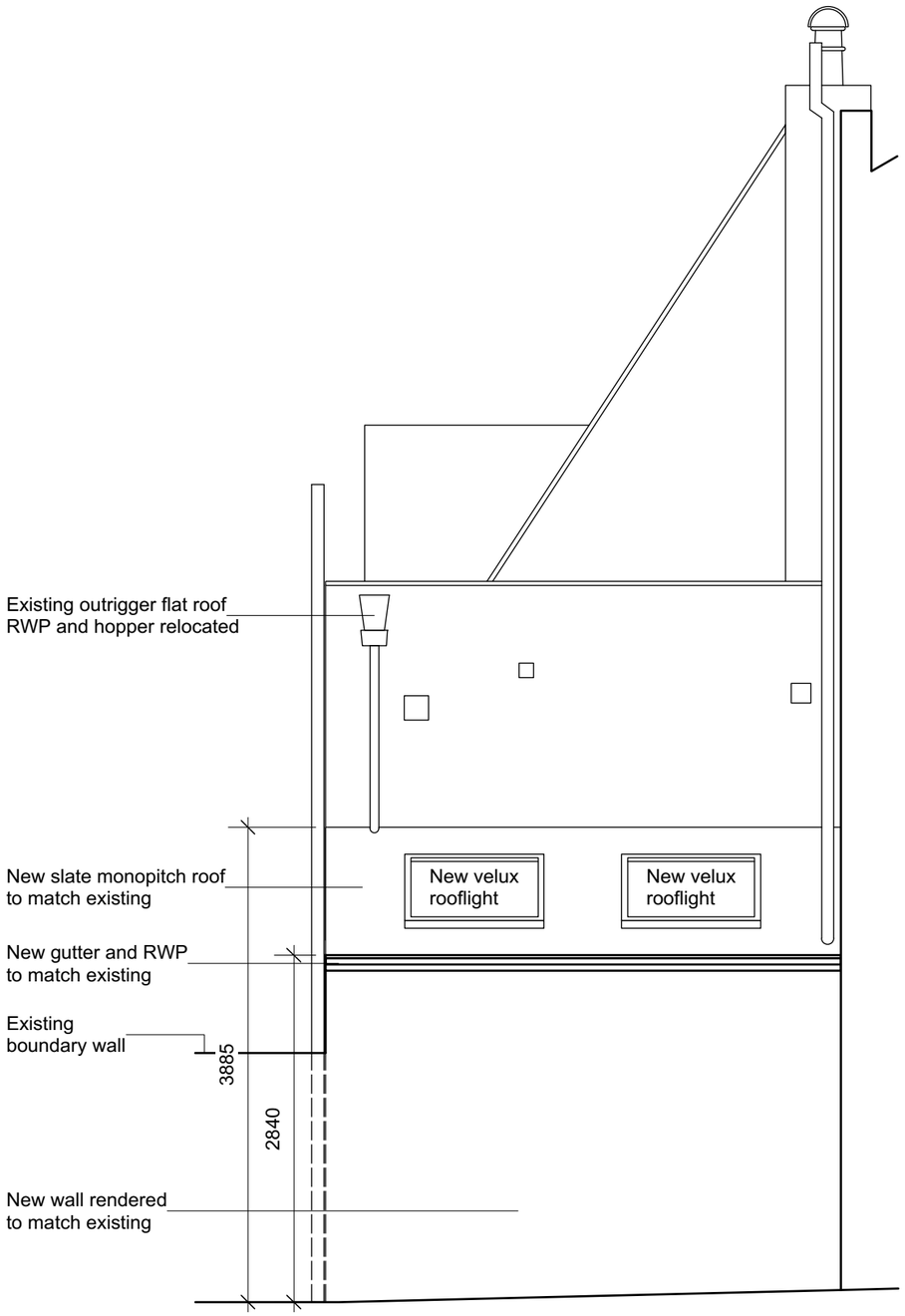
Rev. -

Revision:

0 1m



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

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6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Date: September 2018
Drawn/checked: km /__
Client: Louise Wykes
Scale: 1:50 @ A3

Project: 148 Leighton Road NW5 2RE

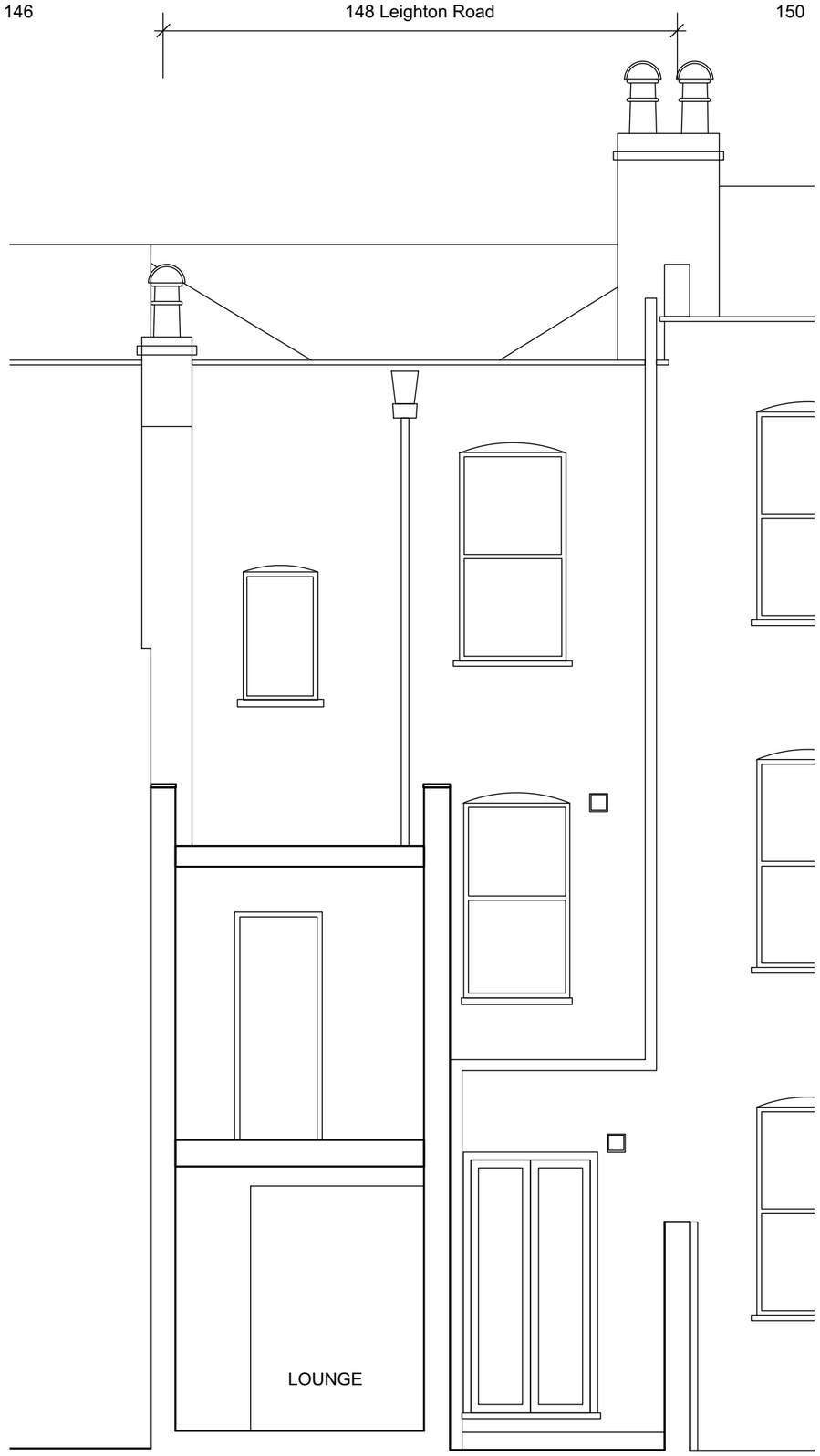
PLANNING DRAWING

Drg. Title: Existing & Proposed Side Elevation

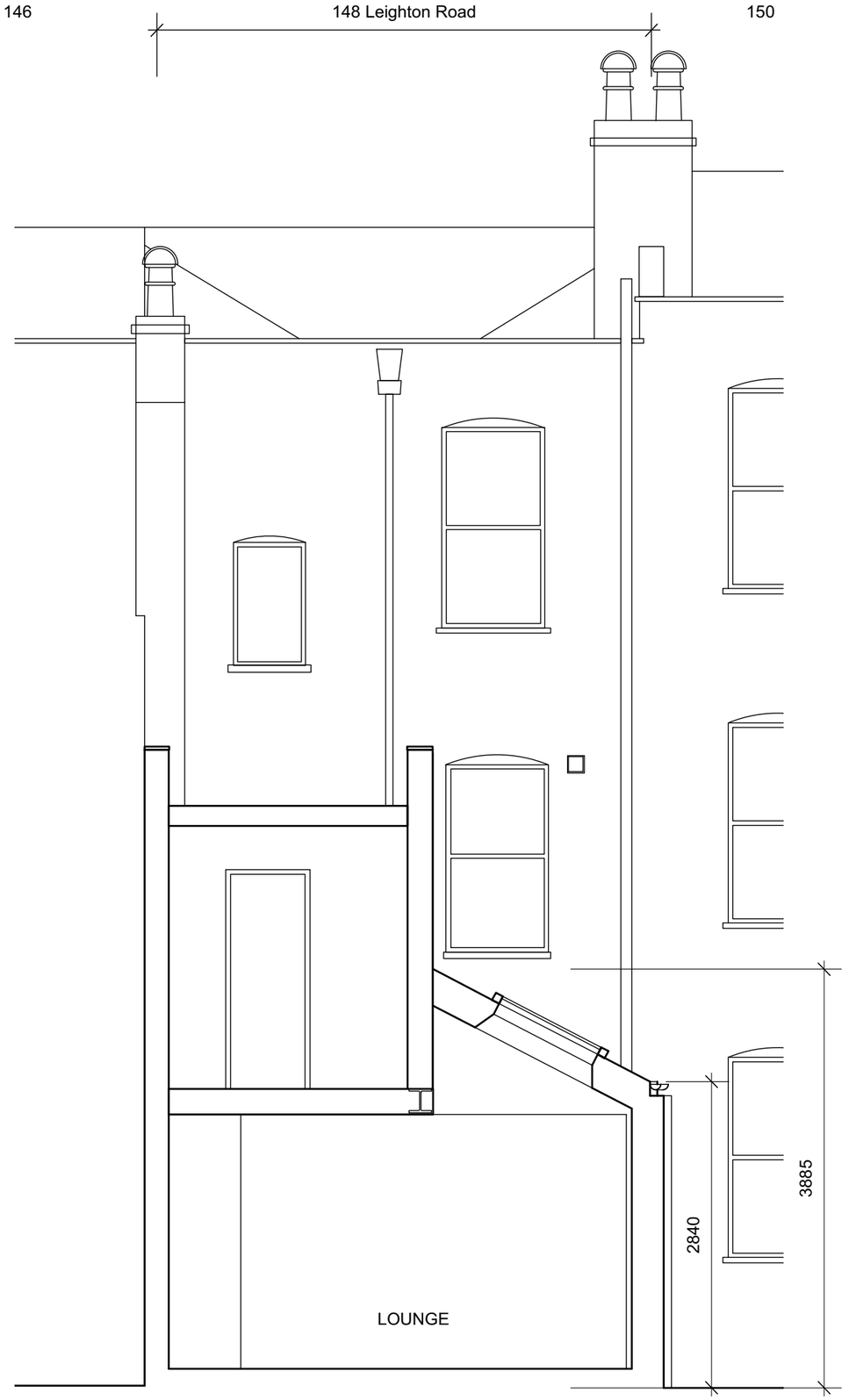
No. 148LR18-P-104 Rev. -

0 1m

Revision:



EXISTING SECTION AA



PROPOSED SECTION AA

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Date: September 2018
Drawn/checked: km /__
Client: Louise Wykes
Scale: 1:50 @ A3

Project: 148 Leighton Road NW5 2RE

Drg. Title: Existing & Proposed Section AA

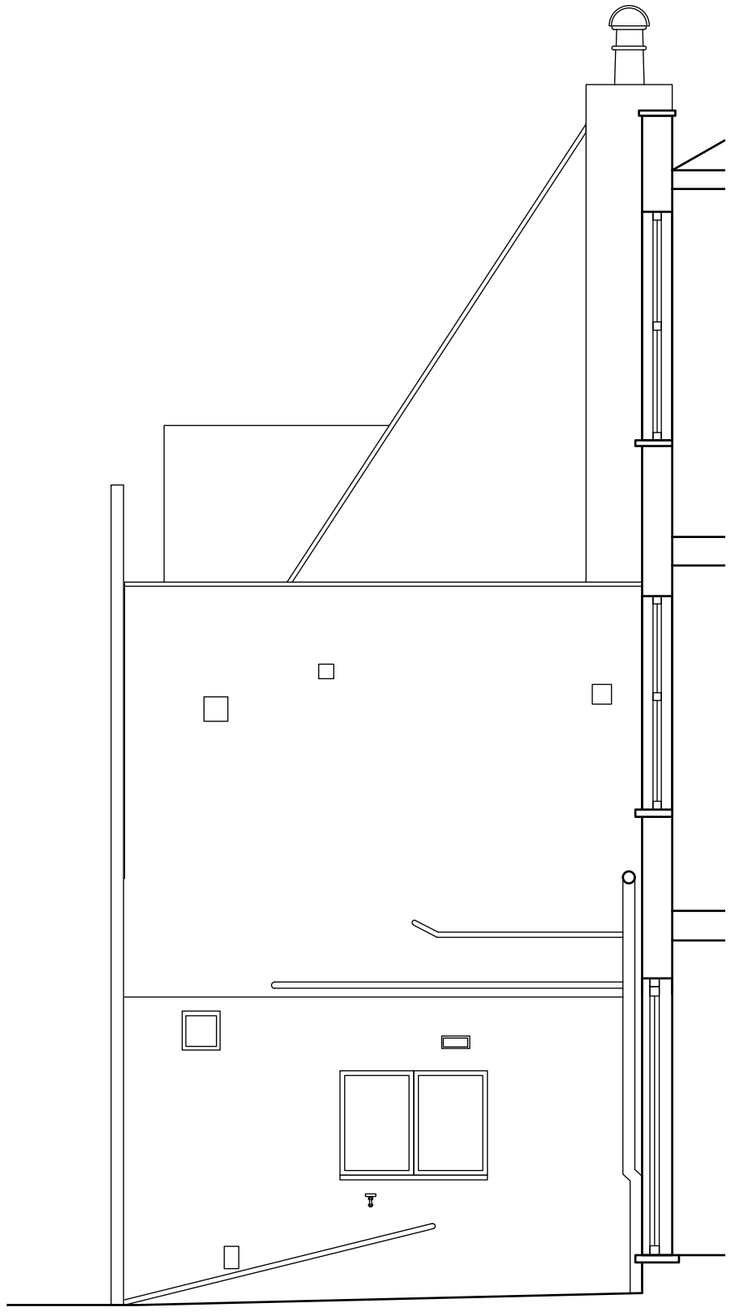
PLANNING DRAWING

No. 148LR18-P-105

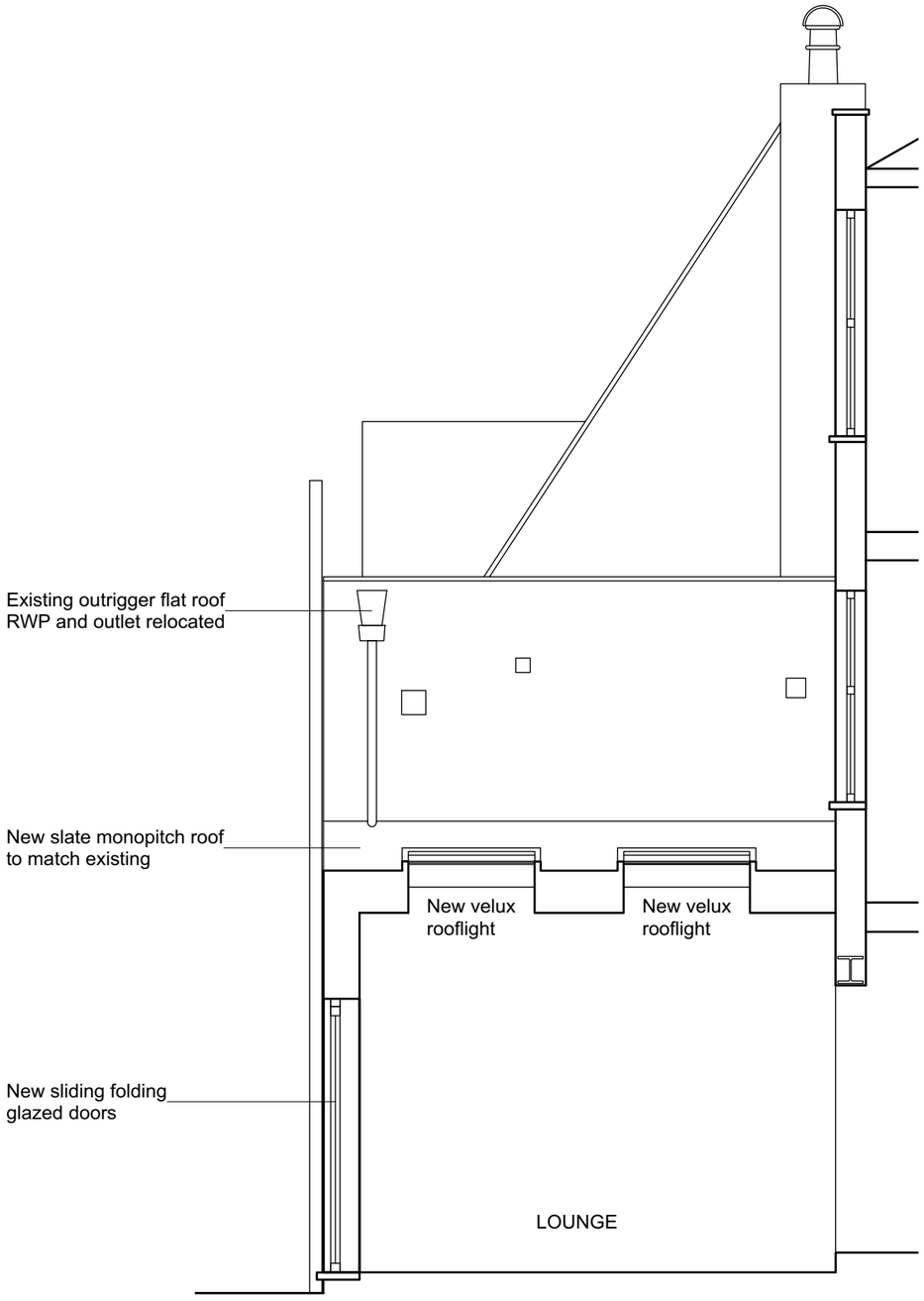
Rev. -

0 1m

Revision:



EXISTING SECTION BB



PROPOSED SECTION BB

sceales gunn design LTD
6 North Grove London N6 4SL
t: 020 8341 9605 m: 07900 491 428

Date: September 2018
Drawn/checked: km /__
Client: Louise Wykes
Scale: 1:50 @ A3

Project: 148 Leighton Road NW5 2RE

PLANNING DRAWING

Drg. Title: Existing & Proposed Section BB

No. 148LR18-P-106 Rev. -

0 1m

Revision: