

Design & Access Statement

173 Leighton Road, NW5 2RD

Prepared for the London Borough of Camden Council on 14 November 2018



Contents

1.0	Introduction
2.0	Existing Building
3.0	Proposals Upper Ground Floor
4.0	Proposals Lower Ground Floor
5.0	Appearance
6.0	Planning History
7.0	Summary
	Appendix



Location Plan

1.0 Introduction

This Design and Access Statement has been prepared by Whittaker Parsons Ltd, on behalf of the owner of 173 Leighton Road, NW5 2RD.

This document outlines the application for Full Planning Permission to combine a one bedroom lower ground floor flat (No. 173B) with a two bedroom house (No. 173) above.

This report should be read in conjunction with the accompanying drawings showing the existing and proposed, as listed in the drawing issue sheet in Appendix 01.

2.0 Existing Building

The terrace property was originally a complete house which was subdivided into a one bedroom flat entered from the lower ground floor (No. 173B) and a three storey high two bedroom house entered from upper ground (No. 173).

Location

173 Leighton Road is located East of Kentish Town station. The area is comprised of predominantly three storey terraced streets and backs on to an office block.

Designations

The property is not Listed or located within a Conservation Area. There are no Listed Buildings or trees with Tree Preservation Orders in or around the application site.

Use

There is an existing one bedroom lower ground floor flat with a two bedroom house above.

Scale

The applicant owns the freehold of the house.

The application site area is 134 sqm. The existing GIA of the upper ground floor is 32 sqm and lower ground floor is 48 sqm.

Layout

The existing upper ground floor consists of a kitchen which opens onto a dining room at the front of the property and a roof terrace at the rear. An external staircase connects the terrace to the garden.

The existing lower ground floor consists of an open plan living room at the front of the property which is connected to the kitchen. A single storey rear extension contains a bedroom and ensuite. The construction of this extension is of poor quality.

The proposal is to turn the previously subdivided property back into one house and to improve the condition of the lower ground floor. The staircase will be extended down to the lower ground floor. The wall between the existing lower ground bedroom and WC will be taken down to form a dining room. The existing external stairs will be removed to provide better visibility towards the garden from the lower ground floor. The roof of the existing single storey ensuite will be replaced with a rooflight to increase daylight into the new lower ground dining room. The external wall of the existing lower ground bedroom will be extended further to create a more spacious dining room.

Materials

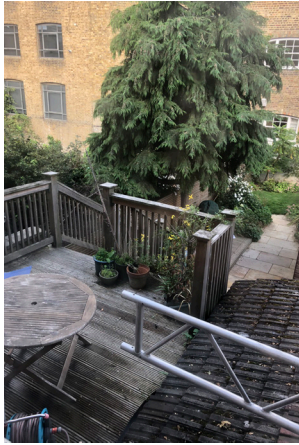
The rear of the existing property is exposed brickwork and painted blockwork. The rear of neighbouring properties are mainly exposed brick with some sections painted white.



View of the rear of 173 Leighton Road from the lower ground floor



1



2

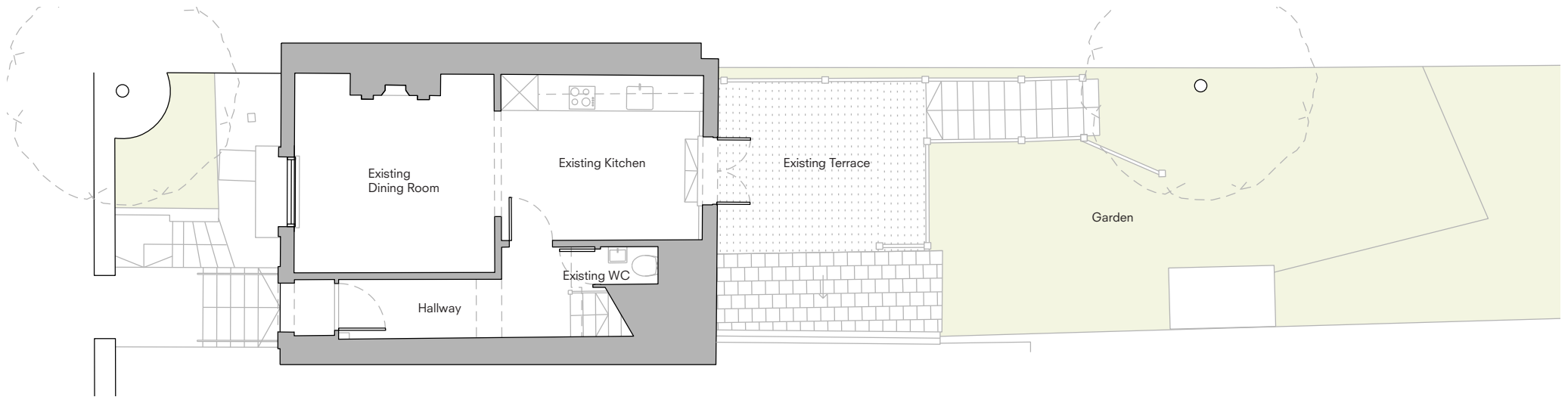


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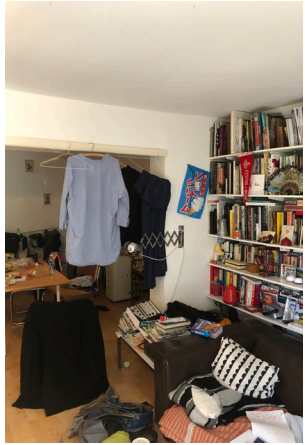


4

- 1 Existing kitchen looking towards dining room
- 2 Existing terrace looking towards garden
- 3 Existing WC
- 4 Existing roof of lower ground bathroom



Existing Upper Ground Floor Plan



1



2



3



4



5

- 1 Existing living room
- 2 Existing kitchen
- 3 Existing bathroom
- 4 Existing garden stairs
- 5 Existing rear single storey elevation



Existing Lower Ground Floor Plan

3.0 Proposals Upper Ground Floor

The proposals comprise the following elements:

- Remove existing WC and install new staircase to connect to the lower ground floor
- Remove existing kitchen
- Remove existing external staircase to garden
- Install new rooflight
- Replace existing handrails on terrace with new handrails
- New paved area for a designated bin store with timber screen

Layout

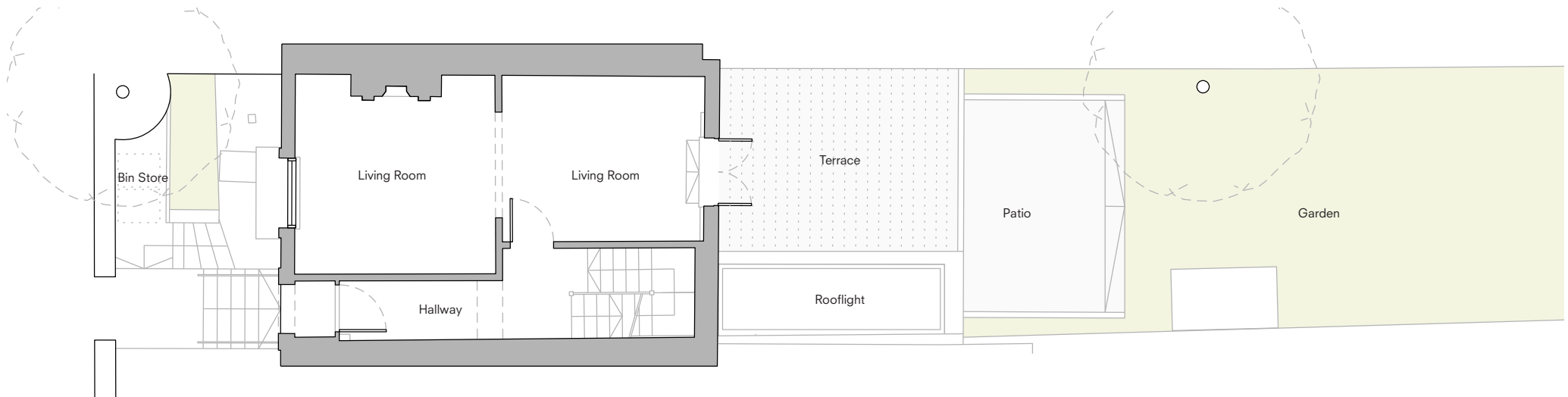
The existing kitchen and dining room are removed to create two new living rooms. The front room will be a formal reception whilst the rear will be a TV room. The existing first floor living room will be converted into a new bedroom. A new internal stair connects to the lower ground.

Scale

The proposal does not change the GIA of this floor.

Materials

The rooflights will have a dark frame to ensure that they are discrete additions for those that overlook the new flat roof. The new handrails on the terrace will be metal. There are no other material changes on this floor.



Proposed Upper Ground Floor Plan

4.0 Proposals Lower Ground Floor

The proposals comprise the following elements:

- Remove existing front window, drop cill and install new metal glazed window
- Remove existing door at the front and install new metal glazed door
- Make internal alterations including, install new shower room, kitchen, and staircase
- Remove existing bathroom
- Excavate floor level of existing bedroom to match the kitchen
- Remove rear external wall and extend the existing rear extension by 750mm

- Excavate and enlarge existing patio to create new sunken patio
- Remove existing fence to create one open garden

Layout

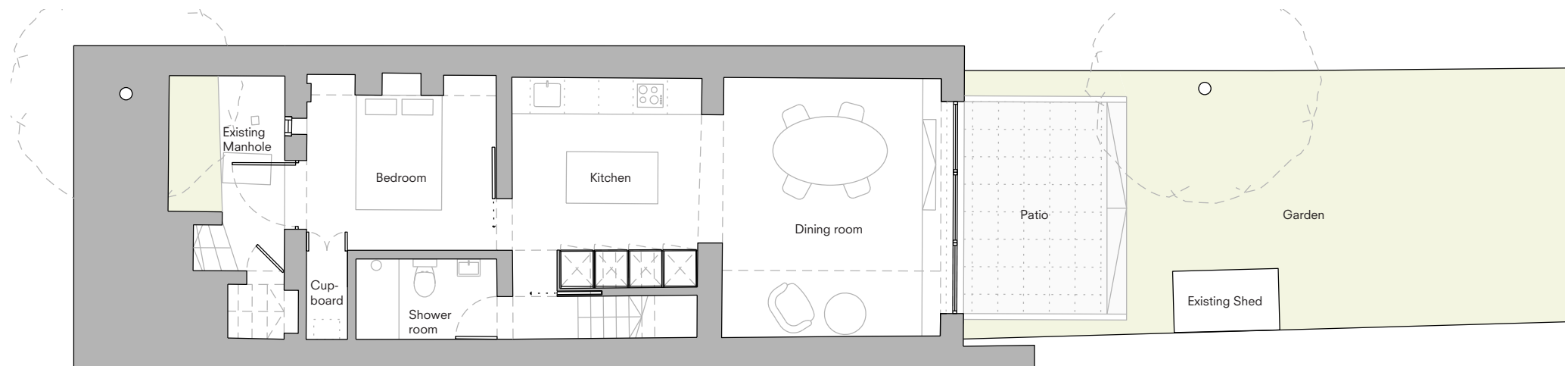
The proposal removes the existing bedroom and bathroom, creating a dining room with direct access to the new sunken patio. The existing living room is converted into a new bedroom and shower room.

Scale

The proposal increases the GIA of this floor from 48 sqm to 50 sqm.

Materials

The brick wall of the rear extension will be painted. The new glazing to the front and rear elevations will have metal frames. Stone pavers will be used on the new sunken patio.



Proposed Lower Ground Floor Plan

5.0 Appearance

The proposals aim to make a positive contribution to the area and also enhance the visual impact of the property.

Care has been taken to ensure that all new materials read as sensitive, appropriate and coherent additions:

- New and existing brickwork to the single storey rear extension will be painted
- New openable glazing to the front and rear of the lower ground floor will have metal frames with a dark finish
- New rooflight will have a dark frame to ensure that they are discrete additions for those that overlook the new flat roof
- New sunken patio will have stone paving
- New metal handrails on the terrace will have a dark finish

The applicant is committed to ensuring an excellent quality of workmanship throughout and will appoint a builder experienced in working on buildings of this character.



Steps to a garden with low retaining walls



Metal frame openable glazing and stone paved patio

6.0 Planning History

- 173 Leighton Road
A planning application was approved for a minor alteration to add stairs and balustrades for the roof terrace at the rear of the property in 2011.
Application no.: 2011/0222/P
- 175 Leighton Road
There was an erection of a single storey rear extension (5.5m deep x 3m high x 3m to eaves) in 2016. Prior approval not required.
Application no.: 2016/5255/P
- 175 Leighton Road
A planning application was approved for the erection of mansard roof extension in 2016.
Application no.: 2016/2948/P

7.0 Summary

The proposed refurbishments aim to improve the existing condition of the lower ground floor. Having reviewed the accompanying drawings, we hope this application can be recommended for approval.

Appendix 01

Document Issue Sheet

1842 - 173 Leighton Road, London, NW5 2RD

Document Issue Sheet

Whittaker Parsons

249, Globe Road, E2 0JD

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