

DESIGN STATEMENT - 35 Leighton Road

1 Context

35 Leighton Road is a single-family dwelling terraced house within the Camden Conservation Area. Planning permission was granted in 2008 for the replacement of a single-storey brick built extension and two-storey double-height glazed extension, both to the rear of the property. These works were completed in 2010 together with the re-landscaping of the garden as shown in figs. 1 & 2, and the works completely transformed the house and the way it is lived in.

In August 2016 further planning permission was granted for the addition of a single storey conservatory and pergola and the new proposal would be in place of this permission and keep the house as existing.

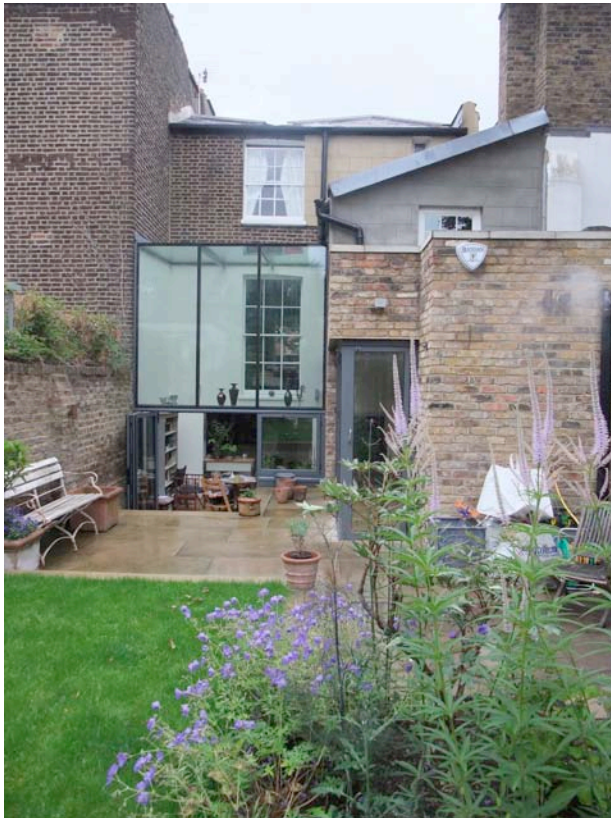


Fig. 1 - Existing rear façade

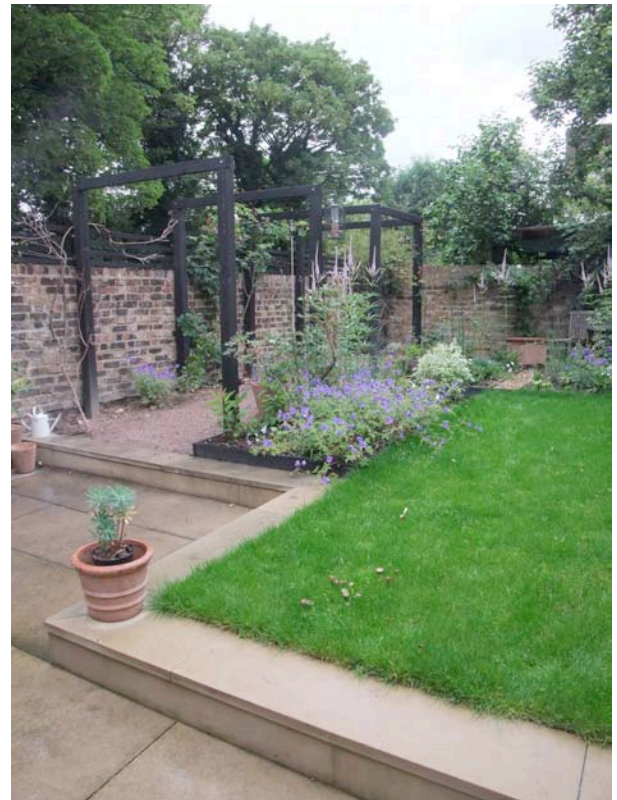


Fig. 2 - Existing garden

2 Proposal

Planning Permission is instead being sought for the addition of a garden room located at the far end of the garden to provide a private space that benefits from the views of the garden and the house. It has been elegantly designed to tie in with the style of the more recent additions and sit seamlessly within the garden. The existing pergola structure along the western boundary wall will be removed as part of the works.

3 Design Strategy

We are proposing to build the rear and side external walls of the new garden room in place of the existing boundary walls to maximise the internal space whilst keeping the footprint to a minimum. This is in agreement with the adjoining owner.

Entry into the garden room is via a side door to free up the front elevation and allow for an elegant and lightweight façade. The front section of the roof and windows are made up of several clear glazed windows within a powder-coated aluminium frame, in keeping with the existing double-height glazed extension and sliding folding doors to the dining room. These are set within a rendered portal. The proposal also includes a small timber store to the side of the garden room for garden tools etc.