

Ground and Lower Ground Floor Flat, 35A Leighton Grove, London, NW5 2QP

Design and Access Statement

Introduction

This Design and Access Statement accompanies the planning application by Found Associates on behalf of Tom Brown and Milly Wright for the alterations to and rear single storey infill extension of the ground and lower ground floor flat at 35A Leighton Grove, London, NW5 2QP.

Design

The proposed infill extension will provide approximately 8 sqm of further living space allowing the kitchen to be moved into the extension to provide a larger living/dining space. The extension will infill the space between the existing two storey rear extension and the boundary wall with 34 Leighton Grove (Refer to Image A).

It is proposed to continue the external cladding to the infill extension over on to the existing two storey extension in order to provide an homogeneous treatment/finish that brings together the collection of rear extensions. The proposed cladding is Larch that will be stained black (Refer to Image B), the staining will provide a level of protection to the Larch which will increase the longevity of the timber.

The proposed windows, doors and skylight to the infill extension will be powdercoated aluminum framed with double glazed units. It is proposed to replace the existing timber framed window and doors in the existing two storey extension with powdercoated aluminum frame windows with double glazed units.

It is proposed to replace the existing outbuilding, built in concrete block and un-insulated, with a new outbuilding that is fully insulated and clad in black stained Larch to match the proposed extension. The proposed outbuilding will have a slightly wider footprint which takes it up to the boundary wall with both 34 and 36 Leighton Grove. The proposed windows, doors and skylight to the outbuilding will be powdercoated aluminum framed with double glazed units.

Access

There will be no additional parking requirement resulting from the proposed alterations.

Access via the external front steps shall remain as existing.



A Existing Rear Elevation
NTS @ A3



B Proposed Rear Elevation
NTS @ A3

No	Date	Revision
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35A Leighton Grove

Planning

Client	Tom Brown & Milly Wright
Project	35A Leighton Grove, London, NW5 2QP
Title	Design & Access Statement
Date	March 2019
Drawn by	GD
Checked by	KM
Scale	NA

Do not scale from this drawing

Drawing No. 1125_PL_10_01

Revision

Found Associates Ltd 14-16 Great Pulteney St London W1F 9ND	+44 (0) 20 7734 8400 info@foundassociates.com foundassociates.com
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