

1720-DAS -1
DESIGN AND ACCESS STATEMENT
20 Leighton Road, London, NW5 2QE



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Project Directory

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1. Introduction

- 1.1. This Planning Report has been prepared on behalf of Mr Wagner and Dr Dille to accompany an application for planning permission and listed building consent and to outline the refurbishment at 20 Leighton Road.
- 1.2. The scheme proposes the erection of a one story rear extension and associated works.
- 1.3. The reasons for this application are as follows:
 - to renew the family home;
 - to maximise the family asset. The kitchen is currently located within the basement.
- 1.4. The development has been designed to accord with the London Plan and London Borough of Camden Planning Policy for excellent design and exemplary sustainability credentials to ensure that the building would be resource efficient in design, construction and future occupation.

2. The site and surrounding area

- 2.1. 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 circa 1820. It comprises of two stories built over a basement. The house is a Grade II listed building and it is located within Kentish Town Conservation Area.
- 2.2. The property is in average condition but is at a stage in its life where substantial maintenance and renovation would be required in order for it to continue to provide good quality family accommodation.
- 2.3. Leighton road running East - West links the two separate parts of Kentish Town Conservation Area. The application site is located on the west side of Leighton Road and it is the last house before the busy and commercial Kentish Town Road. It is in the proximity of the roadside taverns, the Assembly House Pub and shops. Leighton road links Kentish Town Road with Torriano Avenue and it is lined with early nineteenth century houses typically in stucco with some brickwork.
- 2.4. The site is located in an area which has excellent accessibility to public transport, with many bus routes; Kentish Town London Underground station and Kentish Town Railway Station are in the immediate locality. There is excellent availability of goods and services that are easily accessible on foot and by public transport.

3. Heritage Designation

- 3.1. We are submitting a heritage report alongside this application which deals in detail with the significance of the existing listed house and the proposed alterations.
- 3.2. According to Historic England, Numbers 20 and 22 Leighton Road and attached area railing to front are listed Grade II; the list description is TQ2985SW Leighton Road 798-1/43/1847 (south Side) Nos. 20 and 22 and attached area railings to front.

“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 back either 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.”

- 3.3. The house is located within Kentish Town Conservation Area.

4. Planning history

REFERENCE NUMBER	DESCRIPTION	DECISION	DATE
2017/6292/T	Rear Garden: 1 x Crabapple - pruning	Approved Works	29-11-2017
2006/4191/T	TPOR REAR GARDEN: 1 x Hawthorn & 1 x Silver Birch - Remove.	Approved Works (TPO)	12-09-2006
2006/2633/T	(TPO REF: C645) REAR GARDEN: 1 x Hawthorn and 1 x Silver Birch - Remove.	Objection to Works to Tree(s) in a CA	13-06-2006
17870	The erection of a garden shelter at the rear of 20 Leighton Road, NW5	Permission	03-12-1973

- 4.1. The internet planning history records held by the London Borough of Camden have been inspected.
- 4.2. The property has not been subject to development or extensive alterations, the only significant planning decision being application reference 17870 granted in December 1973 for the 'erection of a garden shelter' (see Appendix 1). The garden shelter was demolished c. 1990.

Pre-planning application advice

- 4.3. A pre-planning application enquiry was submitted earlier this year, with reference 2018/1288/PRE.
- 4.4. The response has been taken carefully in consideration to revise the proposed scheme.

5. Planning Policy Framework

- 5.1. This section provides an overview of the *Camden's Development Plan* and other planning policy and guidance relevant to the consideration of the proposal.

Policy Framework

- 5.2. At the national level, the Government has set out its planning policies, including those for the historic environment and the heritage assets, in the *National Planning Policy Framework (NPPF)*. It was published in March 2012 and replaced *PPS5*.
- 5.3. The main legislative framework for planning and the historic environment is, in addition to normal planning framework set out in the *Town and Country Planning Act 1990*:
- *the Planning (Listed Buildings and Conservation Areas) Act 1990* provides specific protection for buildings and areas of special architectural or historic interest.
- 5.4. The *Government's Planning Practice Guidance (PPG)*, gives further information on how national policy is to be interpreted and applied locally. The PPG includes particular guidance on matters relating to protecting the historic environment in the section: *Conserving and Enhancing the Historic Environment*.
- 5.5. Historic England's published planning advice comes in two forms:
- *Good Practice Advice notes (GPAs)* - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
 - *Historic England Advice Notes (HEANs)* - include detailed, practical advice on how to implement national planning policy and guidance.
- 5.6. The *Mayor's London Plan (2016)* is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 5.7. Planning policy at the local level is contained within the saved policies of the *Camden's Development plan* and other supporting documents.

Camden's Development Plan

- 5.8. Planning Policy documents alongside the *Mayor's London Plan* form the *Camden's Development Plan*. The *Local Plan* is a key document in *Camden's Development Plan* which is the name given to the group of documents that set out the Camden's planning policies. The *Local Plan* was adopted by Council on 3 July 2017 as the basis for planning decisions and future development in the borough.

Other documents in Camden's Development Plan:

- *Local Plan policies map displays the planning policies in Camden.*
- *North London Joint Waste Plan*
- *Statement of Community Involvement (SCI)*

- *Local Development Scheme (LDS)*
- *Kentish Town Neighbourhood plan*

Supplementary planning documents (SPDs)

- *Camden Planning Guidance* is a series of documents that provide advice and information on how the council applies his planning policies.
- *Planning frameworks and briefs*
- *Kentish Town conservation area appraisal and management strategy*
- *Energy efficiency planning guidance for conservation areas*
- *Retrofitting - making your home more sustainable*
- *Local list* is a collection of the features of Camden's local areas that are valued by the local community and that help give Camden its distinctive identity

Further information and guidance on basement developments:

- *Camden Planning Guidance 4 Basement and Lightwells*
- *ARUP Camden geological, hydrogeological and hydrological study*
- *Audit Instruction Form (Section B)*
- *Audit process Terms of Reference*

6. The Design Strategy

- 6.1. The scheme proposes the erection of a one story rear extension and associated works.

Physical Context

- 6.2. 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

- 6.3. The new single storey rear extension have been designed to project 50% of the depth of the existing building. 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, flush roof-lights and green roof. The walls of the proposed extension are intended to complement those of the original building: the facing materials will be lime based render to match existing. The green roof contributes to 'blend' the house into the landscape.
- 6.4. 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 accommodate a second child.
- 6.5. The new extension is made up of two parts to adapt to the existing context: the main part of the proposal extends along the width of the house and it is mostly sunken into the landscape. A smaller part of the extension is designed to be subservient to the house and to the main part of the proposal, it is set back and follows the side infill plan with reduced ceiling height and green roof. A new staircase enclosed between the existing garden walls will provide access to the garden.
- 6.6. As part of the refurbishment works the existing modern French door on the rear elevation will be removed (see photo sheet 1720-PS-07, fig. 18).
- 6.7. 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).
- 6.8. 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.
- 6.9. A closed-up window was discovered by the owner, Mrs Sue Prickett, 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.
- 6.10. 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.

- 6.11. The rear extension lead roof will be detailed to accommodate photovoltaic solar panels. The panels will be flushed with the plane of the roof to minimise their visual impact.
- 6.12. The existing free-standing garden brick walls form an enclosure (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.
- 6.13. The new garden retaining walls and steps, the new courtyard and staircase will be constructed with sympathetic materials (yorkstone and reclaimed London stock bricks).
- 6.14. The wooden fence will be partially replaced with new brick boundary wall on the east side of the garden with the brick coping to match the existing.

7. Response to pre-planning application advice (ref:2018/1288/PRE)

Introduction

- 7.1. A pre-planning application enquiry was last year, with reference 2018/1288/PRE.
- 7.2. The response states that a significant part of the proposal is deemed unacceptable. The scheme has been revised accordingly and we are demonstrating the positive contribution of the proposal to the listed building and to the conservation area.

Response to pre-planning application advice

Relevant Planning History

POINT 4.1

- 7.3. The relevant planning history is the application with reference 17870, granted on 21/02/1974, '*the erection of a garden shelter at the rear of 20 Leighton Road*' (see Appendix 2). The pre-planning advice states that the works were never implemented. The previous owner of 20 Leighton road, Mrs Sue Prickett, bought the house in 1989. Mrs Prickett confirmed that when she bought the house the garden shelter was in place and it was in very poor condition with waterlogged roof and it was demolished as part of her refurbishment works carried out in 1989/90. Pictures dated 1989/1990 and a sketch plan of the garden and garden shelter were provided by the previous owner, Mrs Sue Prickett (see Appendix 3).

Design and heritage

Alterations to the rear elevation and rear extension

POINT 6.5

- 7.4. The portion of basement rear wall to be demolished has been reduced in this scheme. The pre-planning application response suggests that the portion of basement rear wall and existing openings should be retained and that their existence and historic significance should be taken into consideration. In a drawing dated 1963 ('Plans of proposed drainage approved' from Camden Local Studies Centre, see Appendix 1) the two basement rear wall windows are proposed to be replaced. The previous owner Mrs Prickett has confirmed that in 1989/90 one window was converted into a door to the rear garden and the other window was replaced. The pictures provided by Mrs Prickett before her refurbishment works were carried out in 1989/90 are showing that the two basement windows were not original. Therefore the existing rear basement door and window are not original and the previous alterations to the openings and to the wall have compromised their historic significance. Their loss is not deemed a substantial demolition or harm and it will not cause damage to the significance of the listed building.

POINTS 6.6 & 6.7

- 7.5. Currently the side infill is not accessible from the main house but only from a separate front entrance and from the rear garden. The proposed rear alterations include the further extension of the existing side infill that would be accessible from the main house by the introduction of a new door opening from the stairwell landing. The scale of the proposed side infill makes it subordinate to the main building. Therefore the proposed further extension to the rear of the existing side element would not overwhelm the corner of the existing building.

POINT 6.8

- 7.6. On point 6.8 the pre-planning application response is favourable in principle to the replacement of the side infill extension's roof with a new lead roof which incorporates a large rooflight and photovoltaic solar panels that will

be flushed with the plane of the roof.

POINTS 6.9 & 6.10

- 7.7. In compliance with CPG 1 (point 4.7) the different depths and heights of the proposed extension respond to the existing property proportions. The two parts of the extension are related to the existing house and side infill and therefore respect the rhythm of the existing rear extensions. The main part of the proposal extends along the width of the house and it is mostly sunken into the landscape.
- 7.8. The side infill was built between 1963 and 1974 (see plans in Appendices 1 & 2) and it is now an integral part of the house. The proposed extension would therefore not be disproportionate to the listed building.

POINTS 6.11, 6.12, 6.13 & 6.14

- 7.9. No.22 Leighton Road has a small rear structure, a similar structure was present at no.20 (see Appendix 1 & 2) but later demolished. The side return at no.20 was built between 1963 and 1974 and a garden shelter was built around 1973 (see Appendices 1, 2 & 3) and demolished by the previous owner in 1989/90. The rear and side additions at no.20 have been added and demolished over the last decades. Even though these very different additions broke the symmetry, the balance between the pair of houses has not been compromised. In a similar way the new extension, despite not being symmetrical to the adjacent house would not compromise the balance between the listed pair. The new extension is subordinate to the building, its bulk and impact on the rear elevation is reduced by burying a substantial part of the new addition into the existing landscape. The new extension will differentiate itself as a new addition with its use of modern and high-quality material.

Impact and design of basement development

- 7.10. A full Basement Impact Assessment has been submitted to support this application.

POINTS 6.20 & 6.21

- 7.11. The new extension does not extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation and does not exceed 50% of the garden, in compliance with policy A5 points j and h.
- 7.12. Policy A5 point I states that *'basement development should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building'*. The side infill was built between 1963 and 1973 (see plans in Appendices 1 & 2) and it can be considered integral part of the host building. Therefore policy A5 point I is not relevant.

POINT 6.22

- 7.13. The compliance with policy A5 is deemed by the pre-planning advice *'not sufficient in this instance. ...any excavation should not extend the lower part of the building to include the kitchen area. The balance of the listed building is part of its significance and the proposed excavation should not unbalance the pair'*. The proposed excavations will take place only on a small portion of the existing house, namely the existing kitchen area. The existing kitchen level will be lowered by 380mm. The basement layout of the original house will be preserved. The small scale of the area and reduced depth of the proposed excavation will not unbalance the pair of houses and it will not harm their significance.

POINT 6.23

- 7.14. The works to the listed building do not constitute substantial harm and there is no adverse impact that seriously affects its historic interest. Therefore there is no need to demonstrate that substantial public benefit can be achieved in order to outweigh the harm. However environmental public benefit is procured by the generation of renewable energy through the installation of photovoltaic panels, by securing the building's 'optimal viable use' as a dwelling and by restoring many elements of the building's special interest.

Alterations to rear garden

POINTS 6.24 & 6.25

- 7.15. A drawing dated 1963 ('Plans of proposed drainage approved' from Camden Local Studies Centre, see Appendix 1) is showing a garden wall and gate which are no longer in place and that were the continuation of the current pillar and garden wall. It is also showing a lightwell which is different from the current one and a small extension. From this drawing we can see that the east part of the garden structure has been altered with the demolition of the extension and the alterations of the lightwell.
- 7.16. The building of the rear conservatory after 1974 (see Appendix 2, drawing for 'The erection of a garden shelter at the rear of 20 Leighton Road', granted 21/20/1974, planning ref: 17870) and the demolition by previous owner Mrs Sue Prickett, caused alterations to the west section of the garden area. As part of Mrs Prickett refurbishment works carried out in 1989/90 the wall currently to the right of the kitchen door was entirely rebuilt with proper foundations as she was intending to build a new conservatory.
- 7.17. The L-shaped garden walls and pillars are therefore the only original structure in the garden and they will be preserved.

Alterations to front elevation

POINTS 6.26 & 6.27

- 7.18. The only proposed alteration to the front elevation is the replacement of the modern door to side infill with a painted timber door.

Internal alterations

- 7.19. The proposal includes the removal of the small door from the basement dining room to the store (see photo sheet 1720-PS-08, fig. 24) and the basement internal windows which open into the side infill later addition (see photo sheet 1720-PS-07, fig. 19&20). These elements are not present in the drawing dated 1963 ('Plans of proposed drainage approved' from Camden Local Studies Centre, see Appendix 1) and therefore they are not original and do not have historic significance.
- 7.20. The proposed partition of the kitchen was present in the drawing dated 1963 ('Plans of proposed drainage approved' from Camden Local Studies Centre, see Appendix 1). The proposal will restore this element of the historic plan form.
- 7.21. We have discussed the proposed works to the basement rear wall on the above point 7.4 and the re-installation of a fanlight window in the design strategy of this report.

Amenity

- 7.22. The effects on the amenity of the proposal has been discussed in principal planning considerations of this report.

Impact on trees and landscaping

- 7.23. A Tree Survey/Arboricultural Statement has been submitted with this application.

8. Principal Planning Considerations

Heritage

- 8.1. The City Council has the statutory duty to preserve or enhance the character and appearance of Kentish Town Conservation Area and to protect the special interest of listed buildings.
- 8.2. No.20 Leighton Road is Grade II listed. As such, the proposal aims to protect the special interest of the building as required by *The Planning (Listed building and Conservation Areas) Act 1990*.
- 8.3. Given the location of No.20 Leighton Road within a designated conservation area, it is necessary to pay special attention to the desirability of preserving and enhancing the character or appearance of the area as required by Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.
- 8.4. *NPPF* states that “local planning authorities should take into account: the desirability of new development making a positive contribution to local character and distinctiveness” (paragraph 126).
- 8.5. Policy D1 (7.3) of *Local Plan* states that “the Council will welcome high quality contemporary design which responds to its context”.
- 8.6. A Heritage Statement is provided as part of the planning application documentation. This report robustly justifies all the proposed interventions for the building. The undeniable beneficial heritage impacts of the proposal are highlighted and explained.

Design

- 8.7. The design approach has been respectful of the Grade II listed building and conservation area. The demolition works to be carried out for the new rear extension include the removal of many modern interventions to the original fabric such as internal and external windows and doors (see photo sheet 1720-PS-07, fig. 18, 19 & 20), kitchen and shower room fittings and fixtures (see photo sheets 1720-PS-07 & 08, fig. 20, 21, 25 & 26), side addition polycarbonate 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, 13 & 14). There is a minimum loss of existing fabric .
- 8.8. The alterations proposed have been designed to sensitively take into account the special interest of the Grade II listed building. The building will be repaired through the delivery of a comprehensive high-quality design solution which complements the local area and wider context.
- 8.9. The proposed design is of the highest architectural quality and details, respecting the historical and special features of the listed building.
- 8.10. In accordance with Policy D1 Design of *Local Plan* the application delivers the following design objectives and benefits:
 - respects local context and character;
 - preserves and enhances the historic environment and heritage assets in accordance with “Policy D2 - Heritage”;
 - is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
 - is of sustainable and durable construction;

- comprises details and materials that are of high quality and complement the local character;
- incorporates high quality landscape design;
- incorporates outdoor amenity space;
- provides a high standard of accommodation; and carefully integrates building services equipment.

8.11. In accordance with *Camden Planning Guidance 1 - Design* (4.10) the rear extension has been designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features;
- allow for the retention of a reasonable sized garden: and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

8.12. In compliance with *CPG 1 - Design* (4.14) the rear extension is designed so that it is not visible from the street.

8.13. Following *CPG 1 - Design* (5.29) the PV solar panels would be sited to minimise their visual impact and glare.

Amenity

8.14. In accordance with *Camden Planning Guidance 1 - Design* (4.10) the rear extension has been designed to not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

8.15. In compliance with *Camden Planning Guidance 6 - Amenity* (6.3) the new extension and the study room in the side addition will receive adequate daylight and sunlight to support the activities taking place in the building. The design aims to maximise the amount of sunlight into the new extension without overheating the space and to minimise overshadowing.

Landscaping Design and Trees

8.16. There is only one mature crab-apple tree on site at the rear of the garden. The tree is not subject to a TPO. The planning application does not involve works that affect trees either within the application site or on adjacent land.

8.17. The new extension carefully siting structure away from the existing tree would not have a detrimental affect in the garden, see Tree Survey / Arboricultural Statement.

Energy & Sustainability

8.18. At the heart of the *NPPF* is a “presumption in favour of sustainable development” (paragraph 14).

8.19. The generation of renewable energy through the installation of photovoltaic panels (PV) is feasible and viable. Circa 15 m² of PV is proposed, which makes a significant contribution to the generation of renewable energy.

8.20. The photovoltaic solar panels will be located in a shallow well purposely created in the new side addition roof where they not will be visible. They will be flushed with the plane of the roof, so as to preserve the character of prominent views of roofscape, in accordance with *Energy Efficiency Planning Guidance for Conservation Areas (3.3)*. A similar detail will be used to accommodate the photovoltaic panels on the rear extension lead roof with minimum visual impact.

Energy Efficient Building

8.21. The design of the new building has incorporated the principles of sustainable and resource efficient architecture and as a consequence achieves high environmental standards.

8.22. The new extension and new side addition roof building incorporate high levels of thermal insulation.

8.23. *London Plan Policy CC1* states that "the Council support proposals that seek to sensitively improve the energy efficiency of existing buildings.

Waste and Recycling

8.24. The new kitchen will incorporate a designated area for waste and recycling. There would be a clear demarcation between the two areas for waste and recycling.

8.25. The waste and recycling will be collected from the front of the building as at present.

9. Accessibility

- 9.1. 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 introduce one enlarged access to the garden from the new extension and a new external staircase.
- 9.2. The side addition would be accessible from the main house by the introduction of a new door opening from the stairwell landing.

10. Conclusions

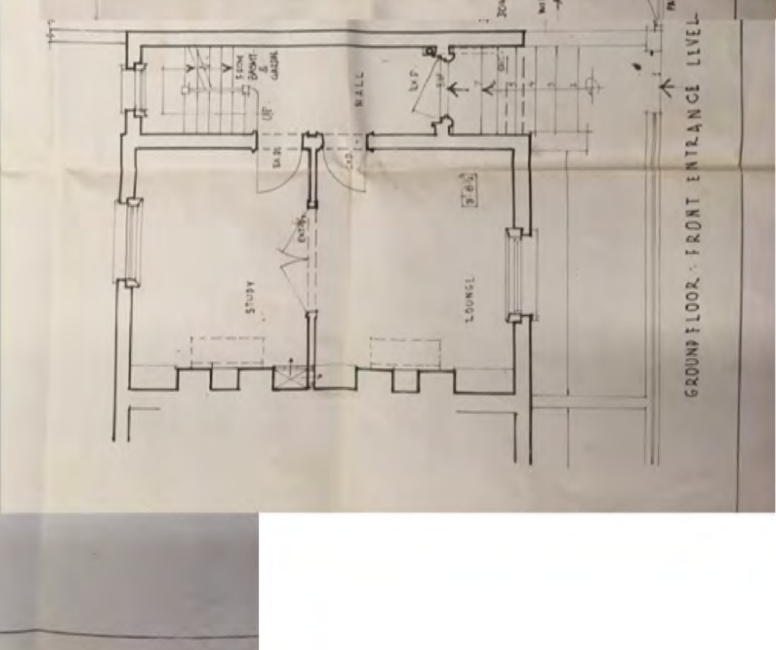
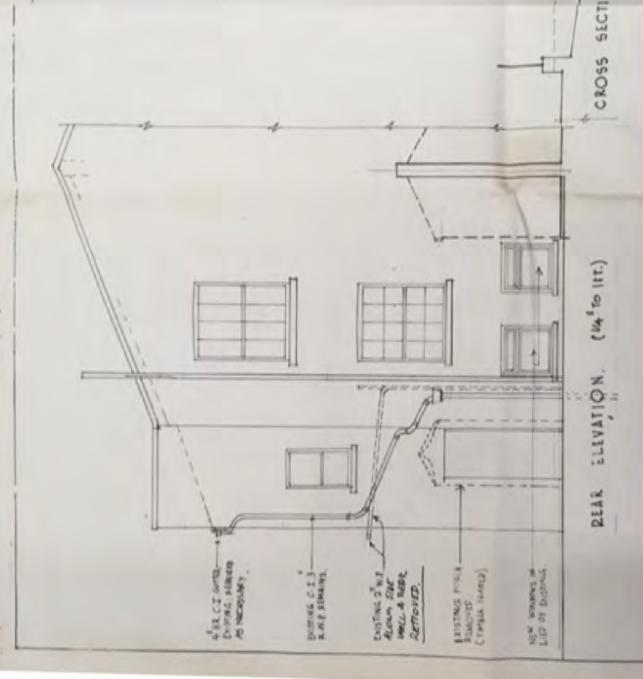
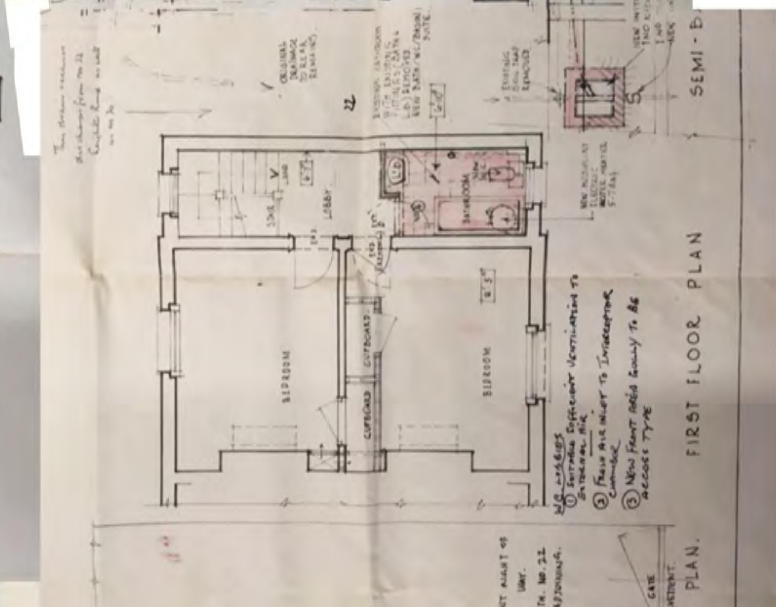
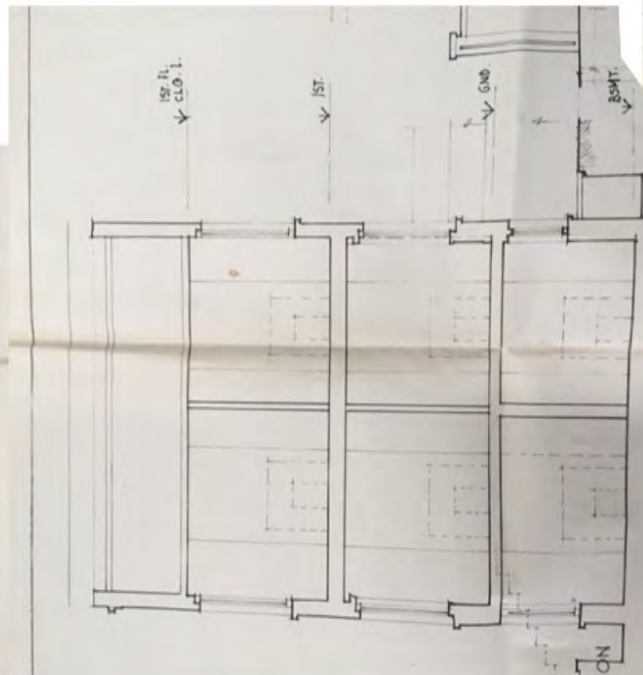
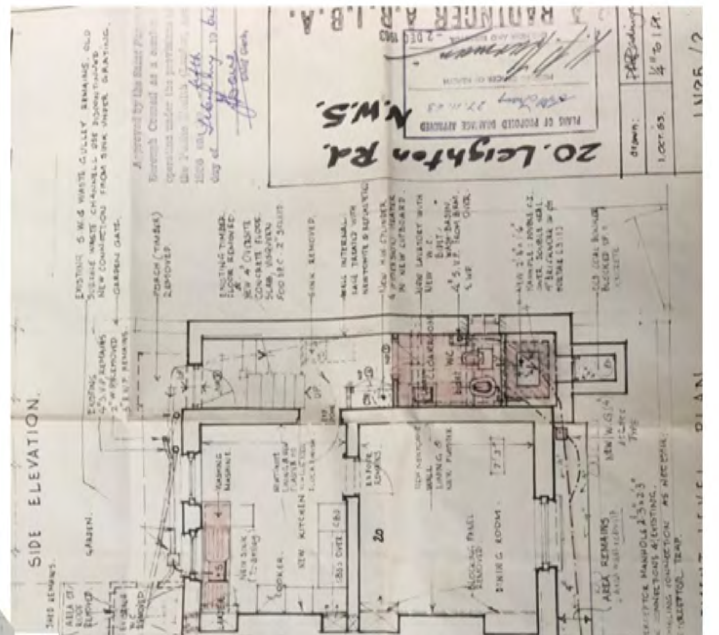
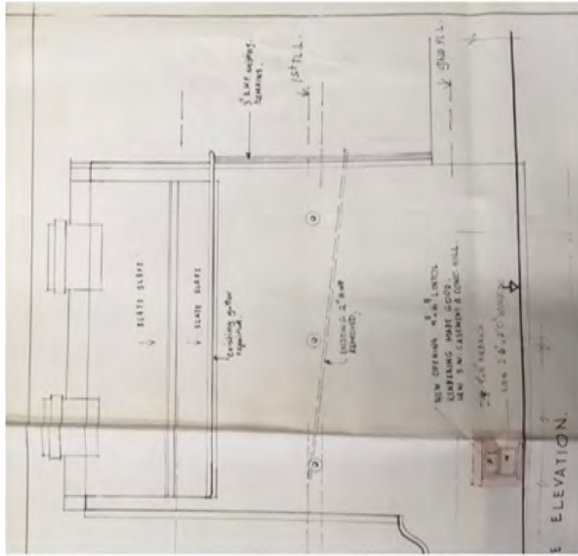
10.1. The application proposals would:

- Cause minimal disruption to the fabric of the house and not be detrimental to the building or the amenities of the adjacent dwellings;
- Provide an architecturally distinct and contemporary extension that is of exceptional design to enhance the conservation area while maintaining and protecting the special interest of the listed building;
- Create an attractive development that is respectful to the sites location within a residential area;
- Retain family homes on site; the works are generated within a secure and committed long-term ownership;
- Provide a building that is resource and energy efficient and more sustainable.

10.2. We look forward to discussing the proposal with officers.

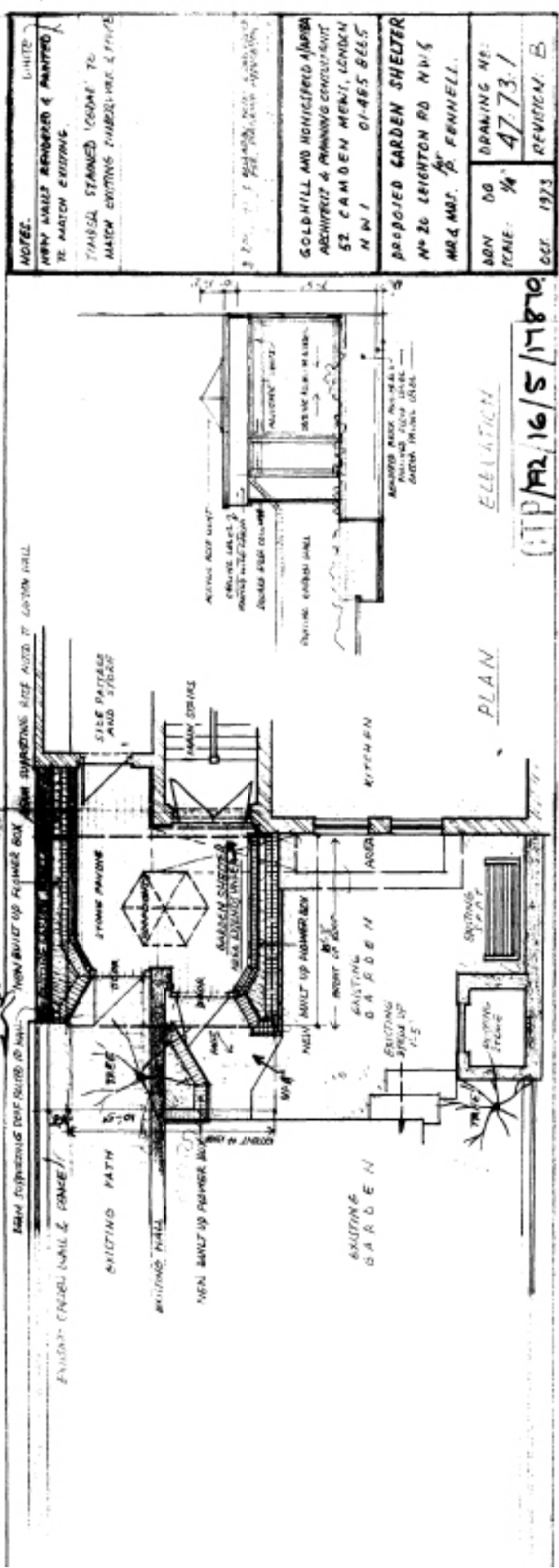
11. Appendix 1

Drawing from Camden Local Studies Centre, 1963- 'Plans of proposed drainage approved'.



12. Appendix 2

Planning application ref. 17870, granted 21/20/1974 - 'The erection of a garden shelter at the rear of 20 Leighton Road'.



NOTICE.
 NEW WALL REMOVED & PAINTED TO MATCH EXISTING.
 TRUSS STAINED (COOR. TO MATCH EXISTING PARQUET & FLOOR).
 3 1/2" x 1 1/2" BRASS NAILS, 1/2" GALV. STEEL BRASS NAILS.
 GOLDHILL AND NOTICIFIED ARCHITECT & PLANNING CONSULTANT
 52 CAMDEN MENI, LONDON N W 1 01-485 8225
PROPOSED GARDEN SHEED
 NO 20 LEIGHTON RD NW 5
 MR & MRS. P. FENNELL.
 SDN DG
 SCALE: 1/4"
 DATE: 4/73/
 REV: 1973
 REVISION: B

DATE: 16/5/1970
 ELEVATION

PLAN

ELEVATION

13. Appendix 3

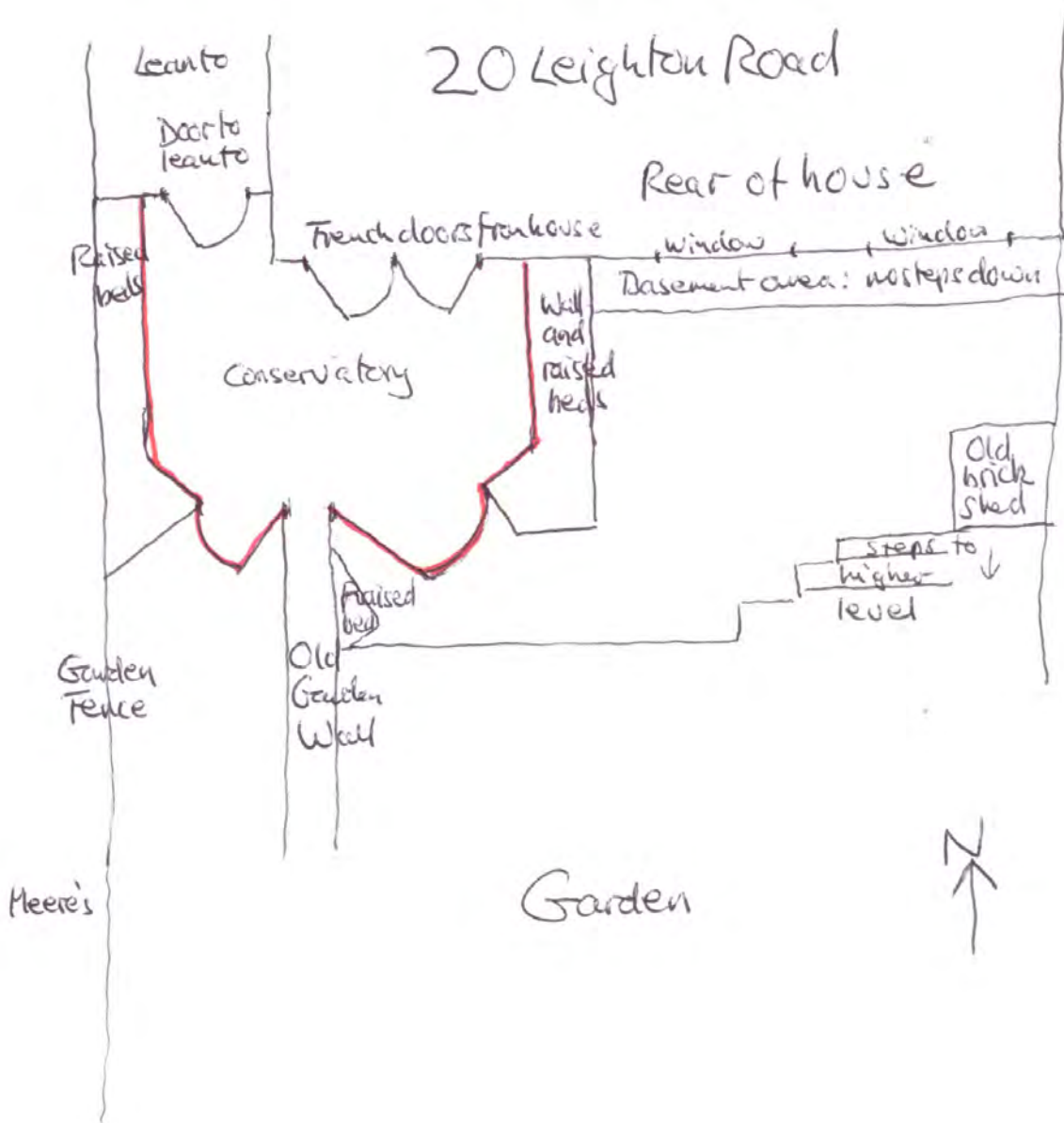
Pictures dated 1989/1990 and sketch plan of the garden shelter provided by the previous owner, Mrs Sue Prickett, before her refurbishment works were carried out in 1989/90.











Rough plan of conservatory as standing when I bought 20 Leighton Road NW5 in June 1989. *S. J. Piddell*

14. Photo-sheets



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5

project information
09 November 2017

Existing Site Photos Front elevation

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Fig. 6



Fig. 7



Fig. 8



Fig. 9



Fig. 7

Fig. 10



Fig. 11



Fig. 12



Fig. 13



Fig. 14

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Views of existing garden

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



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



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



Fig. 19 - internal window in basement hallway



Fig. 20 - Internal window in basement shower room



Fig. 21 - Basement shower room



Fig. 22 - Basement shower room door



Fig. 23 - Basement front window



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



Fig. 25 & 26 - Kitchen









project 20 Leighton Road, London NW5 2QE 1720-PS-11-REV 1



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Views of new proposal Internal Views

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Views of new proposal Internal Views

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