

Rear and roof extension, change of use and reinstatement of the front light-well.

**89 LEIGHTON ROAD
LONDON
NW5 2QJ**

Planning and Design and Access Statement in support of the application for the rear and roof extension, change of use and the reinstatement of the front light-well at:

89 Leighton Road, London NW5 2QJ

09th August 2021

CONTENTS:

1. INTRODUCTION
2. THE SITE
3. HISTORY
4. THE PROPOSAL
5. DESIGN
6. USE
7. LAYOUT
8. SCALE
9. LANDSCAPING
10. APPEARANCE
11. VEHICULAR ACCESS
12. INCLUSIVE ACCESS
13. WASTE AND RECYCLING
14. CONCLUSION

Included within this application

Location Plan		SV.00
Existing drawings:	Floor plans	SV.01
	Elevations	SV.02
	Elevations & Section	SV.03
Proposed drawing:	Floor plans	GA.01/ B
	Elevations	GA.02/ A
	Elevations & Section	GA.03/ A

Photographs

1. Introduction

This document is in accordance with the requirement set down by the DCLG. The proposal is to refurbish and improve the property to provide four self-contained flats.

The proposals include the change of use of the basement and ground floors, the reinstatement of the front light-well and a rear and roof extension. The refurbishment will include an internal re-plan which improves the internal layout and provides better proportioned rooms

2. Site

This application relates to the whole property of 89 Leighton Road. The property is the end house of a group of five terraced properties on the north side of Leighton Road.

Though vacant the basement and ground floor was Use Class A3 (cafe/restaurant), now Use Class E. The upper floors are currently a two bedroom maisonette.

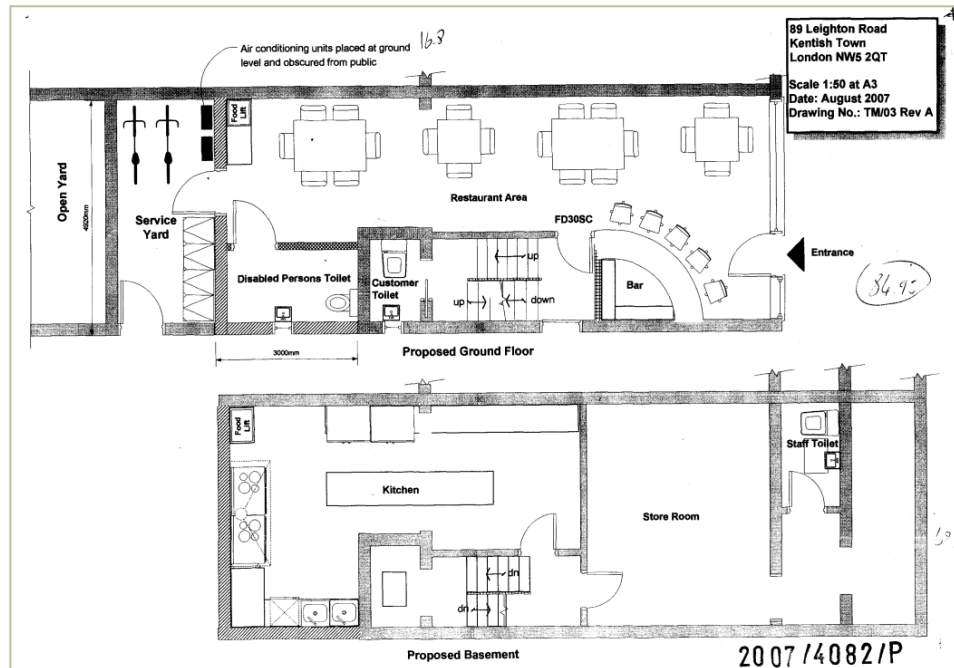
3. History

The property has been the subject of seven planning applications the most relevant to this application being:

- PEX0200833 - Continued use of former newsagents shop

(Class A1) as a café (Class A3) – Granted 2003

- 2007/4082/P - A full width rear extension at basement and ground floor, extending 4.5m – Granted 2007



Extract of 2007 approval

4. The Proposal

As stated above the proposals are for a full width rear extension at basement, ground and first floors as well as a roof extension creating a new third floor.

The scheme includes the change of use of the basement and ground floors to residential. The proposals also include the reinstatement of the front light-well that had been covered in order to be used as a shop.

The works are to include an internal re-plan which improves the layout and provides better proportioned rooms. The property will be subjects to a complete refurbishment in order to create four self-contained flats.

5. Design

The proposed design is to reinstate the residential use of the property. This will include the reinstatement of the front light-well similar to the design of the light-wells in the terrace as well as the removal of the out of character shopfront and signage.

The roof extension is to be similar to the adjoining property. It incorporates a mansard roof with lead clad dormers to the front and rear and is sympathetic to the character of the existing building

To the rear of the property the proposals include the removal of the unsightly kitchen ventilation duct and the construction of a full width extension similar to the full width extension approved in 2007. These proposals don't extend as far as the 2007 proposals of 4.5m but the proposal does include the first floor as this significantly improves the layout of the property.

The design of the rear is improved and though sympathetic to the original property it is also consistent in terms of design to the new development at the rear of the garden.

The adjoining property, number 91 Leighton Road, has a full site rear extension which forms the boundary enclosure to the East side of the application sites. The proposed full width rear extension abuts the rear extension of no.91 and as there is no garden to this property overlooking is avoided.

6. Use

The proposals include the change of use of the basement and ground floors from Use Class A3 (cafe/restaurant), now Use Class E to residential (C3)

The existing residential use on the upper floors is to remain.

7. Layout

The proposed layout provides well planned flats on each floor at basement, ground and first floors. At the top of the property, on the second and thirds floors, a two bedroom flat is provided, similar in arrangement to the existing flat.

8. Scale

The proposed rear extension is modest in scale as is the roof extension which is in keeping with the adjoining properties as all the other properties in the terrace already has 3rd floors or roof extensions.

9. Landscaping

The existing brick walls within and enclosing the rear areas have partially collapsed and the existing external areas are overgrown and unusable. These areas are in need of a complete clear and overhaul so that the area can be utilised by the proposed basement unit. The walls enclosing the garden are to be reinstated.

10. Appearance

As stated above, the arrangement at roof level is similar to the adjoining property. The proposed rear extension and the re-building of the walls enclosing the garden will improve the appearance of the property.

The refurbishment along with the removal of the kitchen extract ductwork, the shopfront and signage will have a positive effect on the surrounding properties.

11. Vehicular access

No parking is provided by these proposals

12. Inclusive access

The existing residential access and staircase is to be retained. Though the property can't provide level access the arrangements improve vertical circulation and circulation within the new units.

13. Waste and recycling

The proposals include a dedicated area for waste and recycling at the rear of the property on the Willingham Terrace elevation. This provides a significantly improved arrangement as bagged refuse is currently left on Leighton Road.

14. Conclusion

The net improvement of function and appearance will positively contribute to the premises, adjoining properties and the local area.