



# 2110

Proposed Extension to 9 Leighton Place  
London NW5

## Design & Access and Heritage Statement

Prepared for London Borough of Camden  
Issue 1: Planning Application September 2021

# BHA

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## 1.0 Introduction

This Design & Access statement describes the proposed development of part of 9 Leighton Place, NW5 2QL. It should be read in conjunction with the following drawings:

- 2110\_E01, E02, E03 Existing location plan, ground floor plan, sections and elevations
- 2110\_E04 Existing site photographs
- 2110\_P01, P02, P03, P04 & P05 Proposed plans, elevations, sections and views
- 2110\_P06 Part M4(2) Compliance plans

## 2.0 Existing Site & Surroundings

Leighton Place is a cul-de-sac that runs south off Leighton Road. The buildings on the south side of the road were all originally 19<sup>th</sup> century three or four storey warehouses, the majority of which have now been converted to residential use. No 9 is one of these, built of brick with steel framed windows, it was converted by the applicant in 1995 and now comprises a commercial ground floor with two residential flats occupying the first, second and third floors, one of which is also occupied by the applicant.

No 7, which lies to the east of No 9, is occupied by the WM College (an adult further education centre) and is separated from it by a small courtyard and single storey building, both of which are part of No 9. This annex has been used as a domestic store by the applicant since he converted and moved into the building in 1995.

On the north side of the street there is a small terrace, comprising 6 no two storey houses, with a further 3 no arranged at right angles to Leighton Place, the gable end of which faces No 9.

## 3.0 Proposed Development

### 3.1 Description of Proposals

The proposal is for the conversion and extension of the existing annex of No 9 into a new two storey one bed dwelling. This existing building is in poor condition, as is the courtyard, so this development offers an opportunity to improve the appearance of the area between No 7 and No 9 and turn an underused part of the building into a self-contained dwelling.

The design approach has been to develop a proposal that:

- is sympathetic to the adjacent brick building, in terms of scale, form and materials.
- creates a carefully planned and thoughtful dwelling, that while compact, is spacious and flooded with natural light;
- is designed to preserve the privacy and amenity of the existing flats adjacent to the site, as well as of the new dwelling;
- provides a highly sustainable and energy efficient home that exceeds Camden's current energy targets.

As a design-led architectural practice with experience in designing award-winning low energy homes, and of working on high profile schemes in Camden (see our website [www.burdhaward.com](http://www.burdhaward.com)), the house will be designed and constructed to the highest quality and, we believe, will make a positive contribution to the environment of Leighton Place, with its mix of industrial and residential buildings.

### 3.2 Form, Elevations and Materials

Externally, the extension projects one storey above the existing annex and its form has been kept as a simple rectangular volume that contains a more complex section within. Inset from the front elevation of No 9 and clearly subservient to it, this volume is simply clad and recalls a

slightly industrial aesthetic to complement the style and heritage of the adjacent buildings. This volume projects beyond No 9 at the rear, which follows the footprint of the existing annex and also mirrors the taller 4 storey rear extensions to No 15.

In section, the building's levels are staggered so that the living space at the front forms a generous covered area over the existing courtyard. The bedroom on the ground floor looks onto a small private courtyard at the rear, while the kitchen looks westwards along the rear of No 9 and benefits from a large rooflight overhead. The stair connects all the levels and allows light to filter down from the rooflight overhead and views between living/dining/kitchen area to create the sense of a generous open plan living area.

The elevations have been kept intentionally simple, with only two large windows to the north and two to the west. The materials palette is also minimal and chosen to complement the existing warehouse - dark red/brown zinc standing seam cladding to the first floor walls, powder coated aluminium sliding windows to match the cladding, Corten steel balustrade panels and painted timber boarding to the ground floor courtyard elevation and front gates. The roof comprises a planted sedum roof at the front, a timber decked terrace at the rear and two rooflights, all of which are concealed by the parapet walls, so that nothing projects above the roofline.

### 3.3 Internal Layout

The dwelling is arranged over ground and first floor. The ground floor comprises a hall with bike storage, utility room, bathroom and bedroom leading onto a small private courtyard. The first floor comprises an open plan kitchen, dining room and living area which have large windows to the front and rear and rooflights over the kitchen and central stair. The first floor and roof terrace are arranged as split-levels and accessed by the central staircase, so that views and light connect all three spaces. Access to the roof terrace is via the main stair and provides a useful south facing amenity space for the occupants.

### 3.4 Areas

The internal areas of the proposed dwelling and external amenity areas are as follows:

#### **Proposed Gross Internal Areas:**

Ground floor	29m <sup>2</sup>
First Floor	39m <sup>2</sup>
<b>Total</b>	<b>68m<sup>2</sup> (minimum 58m<sup>2</sup>)</b>

#### **Proposed External amenity areas:**

Ground Floor courtyard	4m <sup>2</sup>
Roof terrace	16.5m <sup>2</sup>
<b>Total</b>	<b>20.5m<sup>2</sup> (minimum 18m<sup>2</sup>)</b>

#### **Proposed Room Areas:**

Bedroom	12m <sup>2</sup> (minimum 11.5m <sup>2</sup> )
Kitchen/Dining/Living	34m <sup>2</sup>
Built-in Storage	4.5m <sup>2</sup> (minimum 1.5m <sup>2</sup> )
Typical Floor to Ceiling Height	2.45m (minimum 2.3m <sup>2</sup> )

The dwelling size, room sizes and external amenity spaces are all equal to or exceed current Camden and Nationally Described Space Standards.

### 3.5 Parking & Waste

In accordance with Local Plan Policy T2, the development will be car-free. The site has good transport links (PTAL rating of 4), with Kentish Town Underground Station and bus routes on Kentish Town Road and Leighton Road within a few minutes' walk. The dwelling has designated internal storage space for 1-2 bicycles on the ground floor within the hallway.

The kitchen will include separate storage for recycling, food and general waste. There is also a waste and recycling store for the new dwelling, accessed externally from the front courtyard and close to the front door, which will accommodate the necessary bins (2no 140L bins and 1no 23L bin). This bin store will also accommodate the waste and recycling bins from the two flats on the first and second floors of No 9, which allows them to be relocated from their current position on the pavement in front of No 9, which impacts on the visual appearance of the street.

#### **4.0 Amenity**

The extension has been designed to minimise its impact on adjacent properties while affording privacy to the occupiers of the new dwelling. This has been achieved in the following ways:

- No 9 - First Floor Flat

The windows to the bathroom and utility room along the east elevation were blocked up internally when the building was originally converted, so the location of the extension adjacent to these windows has no effect on the existing outlook from or daylight/sunlight to this flat. The bathroom window on the south elevation has obscured glass to its lower half, thereby avoiding any potential overlooking from the kitchen window of the new extension, even though it is half a storey lower (see drawing P03 - west elevation). In terms of potential loss of light, as can be seen from the drawings, when applying the 45° test to this window, the extension doesn't cause any infringement in elevation and only a small amount in plan. Further, as this window serves a bathroom, which is not normally considered a main habitable space under BRE guidance, a full daylight analysis has not been undertaken. With respect to the bedroom window beyond the bathroom, it is not considered that the extension will cause any overlooking issues given both its distance from and obtuse angle to the proposed kitchen window.

- No 9 - Second Floor Flat

The 2no windows to the bedrooms along the east elevation are a storey higher than the proposed extension, so daylight/sunlight will be unaffected. The lower part of both windows will have obscured glass installed to ensure privacy to users of the roof terrace of the proposed extension.

- No 9 - Ground Floor Commercial Space

As a commercial property the impact on the daylight/sunlight levels to the ground floor windows of the south elevation are not a planning matter. However, given their distance from the proposed extension it is not believed there will be any impact. There is no direct overlooking from any of these windows or adjacent courtyard due to a proposed 1.8m fence to the courtyard of the extension.

- No 9 - Common Stairwell

The only other existing windows on the east elevation that might be affected by the proposed extension serve the communal stairwell. As such, any loss of daylight is not relevant and privacy to the proposed first floor living room is maintained as these windows are at different levels so no direct overlooking is possible.

- No 7 - WM College

While windows to first and second floor of the west elevation look onto the proposed extension, as a commercial property, any impact on its daylight/sunlight is not a relevant planning matter. However, if the 25° rule is applied to 1<sup>st</sup> and 2<sup>nd</sup> floor windows of No 7, it can be seen that daylight to the first floor windows is already compromised by the location of No 9, and that the proposed extension does not worsen the current situation. The 2<sup>nd</sup> floor windows would be unaffected. The applicant will undertake a detailed Rights of Light study prior to embarking on any development, to ensure that No 7 does not suffer any loss of light.

The roof terrace is the only part of the extension that is overlooked by the second floor windows of No 7. However, as an education centre that is only used in weekdays, it is not considered that privacy of the roof terrace users will be compromised during evenings and weekends, when it is likely to be used. In addition, the parapet walls to the terrace are 1.2m high, but if further privacy were required, there is ample room for additional planting to provide screening along its eastern edge.

## **5.0 Sustainability Statement**

The proposed dwelling has been designed to be highly sustainable both in its construction and use and to exceed Camden's CO2 target of a 19% reduction below Part L 2013. These measures are described in more detail in the Sustainability Statement (see Appendix A.1).

## **6.0 Accessibility Statement**

As the proposed dwelling is an extension of an existing building, Part M of the Building Regulations does not apply. However, in line with Camden's Policy H6, the new dwelling has been designed as far as possible to comply with Part M4(2), as can be seen from the annotations on drawing P05.

## **7.0 Heritage Statement**

No 9 Leighton Place, while not listed or located in a Conservation Area, is of sufficient historical significance to be included on Camden's Local List along with a number of other buildings in the street. As such a detailed Historical Statement has been prepared (see Appendix A.2).

## **8.0 Consultation**

The applicant has lived at the property since 1995, so has been keen from the outset that the extension is designed to have minimum impact on his immediate neighbour at No7 and that amenity and good relations are maintained. As such, the applicant has discussed the proposals with WM College who are based at No 7. Sarfraz Arfan, the Director of Estates and Facilities, confirmed that they have no objection to the proposals in his email dated 6.7.21 (see Appendix A.3).

In addition, the applicant will aim to ensure the works are carried out in a manner that minimises disruption and noise to neighbours during construction.

## **9.0 Conclusion**

The provision of new self-contained housing is Camden's priority land-use which this proposed development delivers. The conversion and extension of an underused storage space through efficient and creative planning provides spacious living accommodation that ensures privacy and amenity for existing and new occupants. The careful design ensures that no significant harm is done to the original building; will improve the appearance of the dilapidated space between No 9 and No 7; and make a positive contribution to the streetscape of Leighton Place as a whole. The building will be detailed and constructed to a high level of quality and to exceed Camden's standards of energy use. It is designed by a local award-winning architectural practice who have extensive experience of working in Camden. It is therefore hoped the proposals will be recommended for approval.

## **Appendix A.1**

### **Sustainability Statement**

# 2110

Proposed Extension to 9 Leighton Place  
London NW5

Sustainability Statement

September 2021



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- 3.0 Active Design Features
- 4.0 Water Conscious Design
- 5.0 Waste Minimal Design
- 6.0 Green Materials & Construction
- 7.0 Adaptation to Climate Change
- 8.0 SAP Calculations

## 1.0 Introduction

The proposed extension to 9 Leighton Place to create a self-contained one bed dwelling, has been designed to be highly sustainable both in its construction and use; to be both energy and water efficient and to deal with the likely effects of climate change in the future. This statement outlines the ways in which this would be achieved.

## 2.0 Passive Design Features

The design of the proposed dwelling will reduce the energy consumption and associated CO<sub>2</sub> emissions whilst maintaining high levels of comfort for the users. This would be achieved by incorporating a range of passive measures (i.e. high thermal mass, useful solar gain, high performance building fabric) and active measures (i.e. energy efficient heating, hot water and lighting systems), as described below.

### 2.1 Building Fabric

By taking a 'fabric first' approach to the design, the dwelling would achieve high levels of thermal performance beyond the minimum Building Regulations requirements to provide better temperature control and reduce the demand for space heating and cooling, as shown below.

Element	Minimum Building Regulation Part L1A 2013 (W/m <sup>2</sup> K)	Average Proposed U-values (W/m <sup>2</sup> K)	% Improvement
Walls	0.3	0.13	43%
Floors	0.25	0.10	40%
Roofs	0.2	0.10	50%
Windows	2.0	0.88	44%

In addition, by exposing the existing masonry walls and concrete ground floor slab internally, high levels of thermal mass can be achieved which help to adsorb and store both heat and coolth and thereby provide a degree of 'inertia' against temperature fluctuations. Such thermal mass will make a significant contribution to reducing seasonal energy demands, particularly during summer when night time cooling of the building can offset high daytime temperatures.

### 2.2 Air Tightness

Heat loss due to air infiltration is a major cause of increased energy use, and as such will be limited. The current Building Regulations set a maximum air permeability rate of 10m<sup>3</sup>/m<sup>2</sup> at 50Pa. The current dwelling is designed to achieve 3.0m<sup>3</sup>/m<sup>2</sup> at 50Pa, representing a 70% improvement on Part L1A 2013, through the use of an MVHR system and the application of best practice construction techniques.

### 2.3 Maximising Natural Lighting / Solar Gain

The location of windows and rooflights has been carefully considered to provide both privacy for its occupants from the adjoining buildings but also to maximise the natural daylight to all habitable rooms. This not only creates a pleasant living environment, it significantly reduces the reliance on artificial lighting throughout the day, thereby reducing energy use. Solar gain through south facing

rooflights will allow passive heating during the winter months, with internal blinds installed to prevent overheating in the summer.

#### 2.4 Maximising Natural Ventilation

Large openable windows at ground and first floor, together with high level opening roof lights promote an efficient natural stack effect ventilation, particularly during summer months when high levels of natural ventilation ensure passive protection against overheating, particularly when paired with high thermal mass.

### 3.0 Active Design Features

#### 3.1 Efficient Heat Generation

Hot water and space heating will be provided by an air source heat pump (ASHP), in order to deliver heat at maximum efficiency. The systems will typically have a coefficient of performance (COP) of between 3-4, which means that it will produce 3-4 units of heat energy for every unit of electricity consumed. This will be used in conjunction with an under floor heating system with time and temperature controls to each room, to optimise the efficiency of the heating system.

#### 3.2 Ventilation Strategy

In addition to the good natural ventilation, which is mainly of benefit during the summer months, a whole-house mechanical ventilation with heat recovery (MVHR) system is proposed. The system will be specified to be at least 90% efficient, have a specific fan power (SFP) of 0.53 and use rigid ductwork serving individual rooms for optimum efficiency. The system not only ensures good levels of fresh filtered air for the occupants, it's heat recovery unit reduces heating costs and energy consumption during the winter months by transferring heat from the warm exhaust air to the fresh intake air.

#### 3.3 Lighting & Electrical Appliances

To maximise efficiency 100% low energy LED lights will be installed. All fitted electrical appliances will be selected with energy efficiency ratings of A+ to A+++

#### 3.4 Improving on Part L

The proposed design would exceed Camden's energy target of a 19% CO<sup>2</sup> reduction below Part L 2013 standards. The attached SAP calculations demonstrate that the dwelling would achieve the following:

Target Carbon Dioxide Emission Rate (TER):	25.16kg/m <sup>2</sup>
Dwelling Carbon Dioxide Emission Rate (DER):	16.21kg/m <sup>2</sup>

This represents a 35% improvement over Part L standards.

### 4.0 Water Conscious Design

#### 4.1 Low Water Fittings

To ensure the dwelling's water use is minimised and controlled whilst still maintaining comfort and effectiveness for the users, the appropriate fittings would be specified to reduce daily consumption to a maximum of 110 litres/person/day.

#### 4.2 Rainwater

The green (sedum) roof at the front of the building will help to attenuate rainwater run-off and thereby reduce the impact of the new dwelling on the sewer network.

### 5.0 Waste Minimal Design

#### 5.1 Construction Waste

The aim is to minimise site waste during the construction process by closely following the waste hierarchy of eliminate, reduce, re-use, recycle, and finally disposal. This would be achieved initially through careful design and specification and then implemented on site by tightly monitored contractor management.

#### 5.2 Operational Waste

Occupants will be able to follow the waste hierarchy: prevention, re-use, recycle/compost, energy recovery and then disposal (as the least attractive option). To facilitate this, an external bin store is located conveniently at the entrances to the dwelling which will accommodate recycling, compost and non-recyclable waste bins. In addition, the kitchen will have further segregated storage areas for recycling and waste.

### 6.0 Green Materials & Construction

#### 6.1 An environmentally responsible approach to the selection and specification of building materials would be adopted, to ensure that wherever possible they are environmentally benign in manufacture, use and disposal or that they have been or can be recycled.

The majority of the key building elements (roof, external walls, internal walls, upper and ground floors and windows) of the dwelling will be selected to achieve a Green Guide rating of between A+ to B.

In addition, building and finishing elements will be responsibly sourced from certified suppliers where ever possible (i.e. BES6001 certificate, EMAS certificate, ISO14001 certificate etc.)

### 7.0 Adaptation to Climate Change

London has a temperate maritime climate which is characterised by a lack of extreme weather conditions with warm summers and cool winters, with maximum temperatures being up to 23°C and minimum approximately 6-8°C. However, the effects of climate change and the urban heat island effect is likely to cause higher summertime temperatures in the coming years. The annual precipitation for the area is approximately 600mm, and while it is predicted that annual rainfall levels will remain fairly constant, these are likely to increase in winter and decrease in summer due to the effects of climate change, therefore increasing the likely hood of flooding in vulnerable areas.

The design of the dwelling anticipates these potential changes and several features mentioned above will be effective at combating and mitigate their impacts. These include:

- The high levels of thermal mass in the building will prevent overheating during peaks in summer temperature. This is achieved by circulating cooler night-time fresh air to pre-cool the building fabric, which is then stored and coolth radiated during the next warm day to reduce internal temperatures.
- The GAHE system is well suited to moderating extremes of temperature, both high and low, buy using the relative constant temperature of the ground of between 7oC-12°C throughout the year.
- The high levels of thermal performance of the building help to moderate extremes of external temperature.
- The green (sedum) roof helps attenuate rainwater run-off and improve biodiversity.

## 8.0 SAP Calculations



## **Authorised Submission for Part L**

**This submission provides evidence of compliance with  
Part L of the Building Regulations.**

SAP Assessor:	Noor Jan-Mohamed
Registration Number:	15500
Date created:	11 May 2021
Date of issue:	25 June 2021
Client:	Matt Broad
EDT reference:	EDT#22584
UPRN:	

## **Design Submission for:**

**9 Leighton Place London**

## **This submission includes the following:**

**SAP 2012 input data  
Compliance checklist**



## SAP 2012 input data (new dwelling as designed) Generated by Energy Design Tools SAP 2012 calculator v5.2

File name: 2110\_9LP  
Printed on: 25 June 2021

### Listing of input data

Located In: England  
Region: Thames  
Postcode: NW5 2QL  
UPRN: 0000000000  
RRN: (not assigned)  
Date of assessment: 11 May 2021  
Tenure: Owner-occupied  
Date of certificate: 25 June 2021  
Assessment type: New dwelling as designed  
Transaction type: New dwelling  
Year completed:  
Related Party Disclosure: No related party  
PCDF revision number: 477

### Property description

Dwelling type: House  
Detachment: End-terrace

Storey number	Area (m <sup>2</sup> )	Height (m)	Volume (m <sup>3</sup> )	Basement?
1	29.00	2.40	69.60	-
2	39.00	2.40	93.60	-

Living area: 56.47 %  
Front of dwelling faces: North

### Opening types

Name	Source	Type	Glazing	Argon	Gap	Frame	FF	g value	U-Value
Front Door	Manufacturer	Solid door	-	-	-	-	-	-	1.40
Glazed Sliding Doors	Manufacturer	Window	Triple	Yes	-	-	0.70	0.60	0.90
Timber Window	Manufacturer	Window	Triple	Yes	-	-	0.70	0.60	0.80
Rooflight	Manufacturer	Roof window	Triple	Yes	-	-	0.90	0.60	0.80

### Openings

Type-name	Location	Orientation	Width (m)	Height (m)
Front Door	Zinc Walls	-	1.00	2.00
Timber Window	Zinc Walls	North	2.00	1.10
Glazed Sliding Doors	Zinc Walls	North	3.00	2.20
Glazed Sliding Doors	Zinc Walls	West	1.80	2.20
Glazed Sliding Doors	Zinc Walls	West	1.80	2.20
Rooflight	Flat Roof	Horizontal	1.80	3.00
Rooflight	Flat Roof	South	3.00	1.20
Rooflight	Flat Roof	Horizontal	1.80	3.00

Overshading:

Average or unknown

## Exposed Elements

Element name	Type	Gross area (m <sup>2</sup> )	Openings (m <sup>2</sup> )	Net area (m <sup>2</sup> )	U-Value	K-value
Exposed Floor (Living)	exposed floor	9.90	-	9.90	0.11	
Ground Floor Slab	ground floor	29.00	-	29.00	0.10	
Party Wall	party wall	67.20	-	67.20	-	
Flat Roof	roof	48.00	14.40	33.60	0.10	
Zinc Walls	shelteredwall	46.50	-	46.50	0.13	
Timber Wall	shelteredwall	9.90	-	9.90	0.13	
Existing Wall	wall	9.00	-	9.00	0.13	
Zinc Walls	wall	18.20	18.72	-0.52	0.13	

## Thermal bridges:

User-defined (individual  $\phi$ -values)

Junction	Length	$\phi$ -value	Source of data
Other lintels (including other steel lintels)	9.60	0.300	approved detail
Sill	8.60	0.040	approved detail
Jamb	9.00	0.050	approved detail
Ground floor (normal)	8.60	0.160	approved detail
Exposed floor (normal)	3.00	0.320	approved detail
Intermediate floor within a dwelling	21.60	0.070	approved detail
Flat roof	21.60	0.080	approved detail
Ground floor	7.00	0.080	approved detail
Intermediate floor within a dwelling	10.30	0.000	approved detail
Exposed floor (normal)	3.30	0.160	approved detail
Sill of roof window	3.00	0.060	approved detail
Jamb of roof window	6.00	0.080	approved detail

## Thermal mass

TMP = 250kJ/m<sup>2</sup>K

## Ventilation

Pressure test:	Yes (design value)
Ventilation:	Balanced with heat recovery (MVHR) (database revision 477, product index 500141)
Brand/Model:	Zehnder Group UK Ltd: Zehnder ComfoAir 200
Approved installation scheme?	No
Duct type:	Semi-rigid ducts, product index: 520004
SFP:	1.02
Wet rooms:	Kitchen + 2
Duct insulation:	Not insulated
Efficiency (%):	93
Number of chimneys:	0
Number of open flues:	0
Number of intermittent fans:	0
Number of passive stacks:	0
Number of sides sheltered:	2
q50:	3.00

## Main heating system

Heat pump with radiators or underfloor

Air source heat pump with flow temperature  $\leq 35^{\circ}\text{C}$

Fraction of primary space heating provided: 1

Main fuel: Electricity

SAP tables

(214) Air source heat pump with flow temperature  $\leq 35^{\circ}\text{C}$

MCS Installation Certificate



Underfloor heating (pipes in screed above insulation)  
Design temperature:  $\leq 35^{\circ}\text{C}$   
MCS Installation Certificate

### Main heating controls

Programmer and at least two room thermostats

### Secondary heating

None

### Space cooling system:

None

### Water heating

(901) - From main heating system  
Cylinder volume: 180l  
Insulation: 25mm factory insulated  
Cylinder in heated space  
Water separately timed  
Primary pipework: Fully insulated  
Cylinderstat

Solar panel: No

### Other information

Water use  $\leq 125$  litres/person/day Yes  
Electricity tariff: Standard tariff  
Conservatory: No conservatory

Photovoltaics: None

Terrain type: Dense urban  
Wind turbine? No

Special feature (App. Q) No  
Total fixed lighting outlets: 20  
Low energy fixed lighting outlets: 20 (= 100% of total outlets)

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### Results summary

Results summary - New dwelling as built - Worksheet version 9.92 - Energy Design Tools SAP 2012 v5.2  
Regulations: Approved Document L1A, 2013 Edition, England  
SAP 2012 = B 86 | EI 2012 = B 88 | DFEE = 43.48 | TFEE = 45.32 | DER = 16.21 | TER = 25.16  
Heat demand kWh: space 765 water space 2376  
Weather data for: postcode NW5  
PCDF revision number: 477 (30 April 2021)  
External Definitions revision number: 5.0 (11 June 2014)  
Applicable recommendations: Solar water heating [N]  
Solar photovoltaic panels [U]

**energy**designtools

This SAP software supplied by Energy Design Tools has been tested by BRE and approved by the Department for Communities and Local Government, the Scottish Building Standards Agency, the National Assembly for Wales and Northern Ireland Department of Finance and Personnel for use in connection with building regulations.



**SAP 2012 OVERHEATING ASSESSMENT FOR NEW DWELLING AS DESIGNED (version 9.92, October 2012)**  
 Calculated by Energy Design Tools SAP 2012 calculator v5.2, printed on 25 June 2021

**2110\_9LP**

Dwelling type: End-terrace House  
 Window setup and cross ventilation: Dwelling of two or more storeys, windows open upstairs and downstairs. Cross ventilation possible.  
 Region: Thames  
 Front of dwelling faces: North  
 Overshading: Average or unknown  
 Overhangs: see below  
 Thermal mass parameter: 250.0 (global variable applied)  
 Blinds, curtains, shutters: Light-coloured curtain or roller blind, closed for 50% of daylight hours  
 Ventilation rate during hot weather: 8 (Windows fully open)

Summer ventilation heat loss coefficient: 430.85 (P1)  
 Transmission heat loss coefficient: 57.14 (37)  
 Summer heat loss coefficient: 487.98 (P2)

Overhangs

Orientation	Ratio	Z-overhangs	Overhang type
North	-	1.00	None
South	-	1.00	None
West	-	1.00	None

Solar shading

Orientation	Z-blinds	Solar access	Overhangs	Z-summer	
North	0.80	0.70	1.00	0.56	(P8)
South	0.80	1.00	1.00	1.00	(P8)
West	0.80	0.90	1.00	0.72	(P8)

**Monthly calculations**

	June	July	August	
External temperature:	16	17.9	17.8	
Solar gains:	832	778	664	(P3)
Internal gains:	472	456	464	
Total summer gains:	1,304	1,234	1,128	(P5)
Solar gain/loss ratio:	2.67	2.53	2.31	(P6)
Threshold temperature:	18.92	20.68	20.36	
Likelihood of high internal temperature	Not significant	Slight	Not significant	(P7)

**Assessment of likelihood of high internal temperature: Slight**



**Regulations Compliance Report - Approved Document L1A, 2013 Edition, England  
generated by Energy Design Tools SAP 2012 calculator, v5.2**

**File name:** 2110\_9LP  
**Printed on:** 25 June 2021

**Dwelling as Designed**

End-terrace house , total floor area 68m<sup>2</sup>

**This report covers items included within the SAP calculations.  
It is not a complete report of regulations compliance.**

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**1 TER and DER**

Fuel for main heating: Electricity

Fuel factor: 1.550 (electricity)

Target Carbon Dioxide Emission Rate (TER): 25.16kg/m<sup>2</sup>

Dwelling Carbon Dioxide Emission Rate (DER): 16.21kg/m<sup>2</sup>

**Result: OK**

---

**1b TFEE and DFEE**

Target Fabric Energy Efficiency (TFEE) 45.3kWh/m<sup>2</sup>

Dwelling Fabric Energy Efficiency (DFEE) 43.5kWh/m<sup>2</sup>

**Result: OK**

---

**2 Fabric U-values**

Element	Average	Highest	Pass/Fail
External wall	0.13 (max 0.30)	0.13 (max 0.70)	OK
Party wall	0.00 (max 0.20)	0.00 (no max)	OK
Floor	0.10 (max 0.25)	0.11 (max 0.70)	OK
Roof	0.10 (max 0.20)	0.10 (max 0.35)	OK
Openings	0.88 (max 2.00)	1.40 (max 3.30)	OK

---

**2a Thermal bridging**

Thermal bridging calculated from linear thermal transmittances for each junction

---

**3 Air permeability**

Air permeability at 50 pascals: 3.00 (design value)

Maximum: 10.00

OK

---

**4 Heating efficiency**

Main heating system : Heat pump with radiators or underfloor

Air source heat pump with flow temperature <= 35°C- electric

Efficiency: 170%

Data from SAP tables. Minimum: 170%  
OK

Secondary heating  
No secondary system specified

---

## 5 Cylinder insulation

Hot water storage:  
Nominal cylinder loss: 3.77kWh/day  
Permitted by DBSCG: 2.10kWh/day - Fail

Primary pipework insulated: Yes - OK

Solar hot water cylinder: No solar water heating

---

## 6 Controls

Space heating controls : Programmer and at least two room thermostats OK

Hot water controls:  
Cylinderstat: Yes  
Water separately timed: Yes

---

## 7 Low energy lights

Percentage of lights with low-energy fittings: 100%  
Minimum: 75% - OK

---

## 8 Mechanical ventilation

Continuous supply and extract system: SFP = 1.02 W/(l/s)  
Maximum: 1.5 W/(l/s)  
Efficiency: 93% Minimum: 70% OK

---

## 9 Summertime temperature

Overheating risk (Thames): Slight - OK  
Based on:  
Overshading: Average or unknown  
Air change rate: 8  
Blinds/curtains: Light-coloured curtain or roller blind, closed 50% of daylight hours

---

## 10 Key features

External wall U-value: 0.13W/m<sup>2</sup>K  
External floor U-value: 0.10W/m<sup>2</sup>K  
Roof U-value: 0.10W/m<sup>2</sup>K  
Opening U-value: 0.80W/m<sup>2</sup>K  
Party wall U-value: 0.00W/m<sup>2</sup>K  
Design air permeability is 3.00m<sup>3</sup>/h.m<sup>2</sup>

---

**energy**designtools

This SAP software supplied by Energy Design Tools has been tested by BRE and approved by the Department for Communities and Local Government, the Scottish Building Standards Agency, the National Assembly for Wales and Northern Ireland Department of Finance and Personnel for use in connection with building regulations.

## **Appendix A.2**

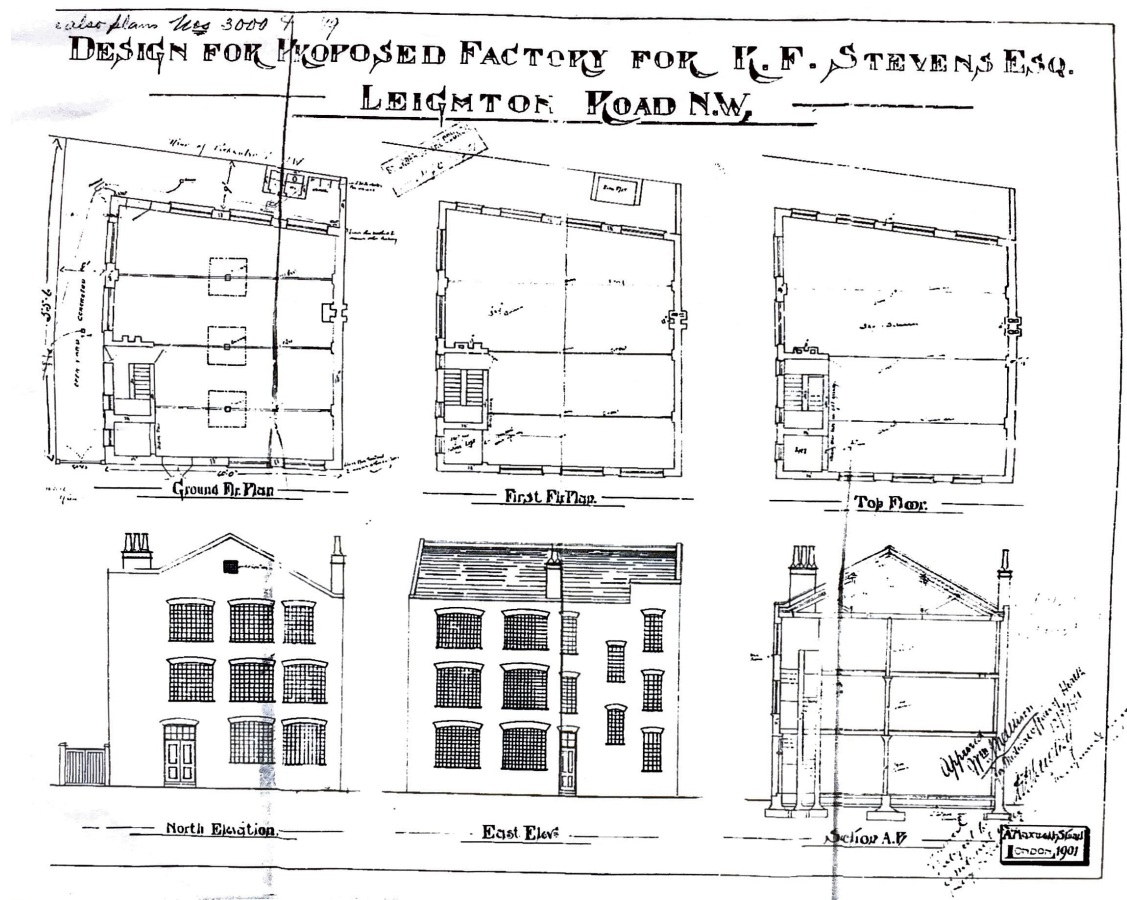
### **Heritage Statement**

# 2110

Proposed Extension to 9 Leighton Place  
London NW5

Heritage Statement

September 2021

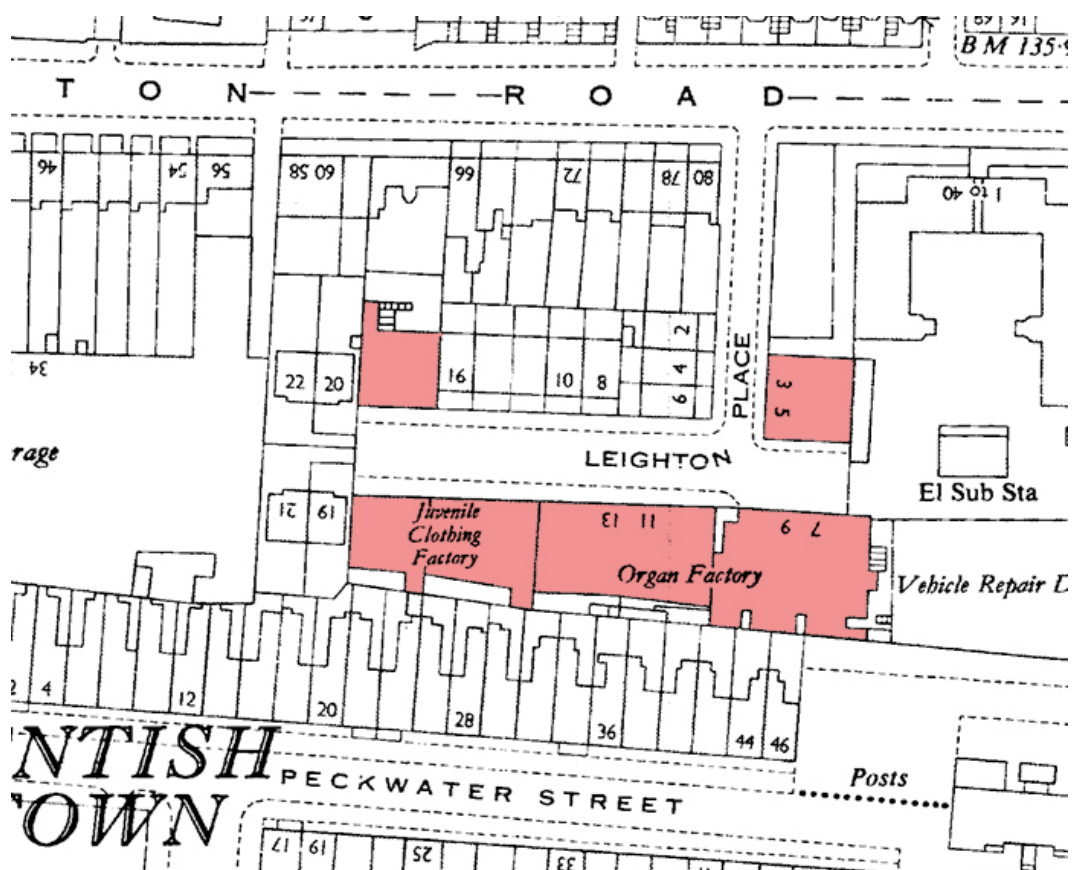


## BHA

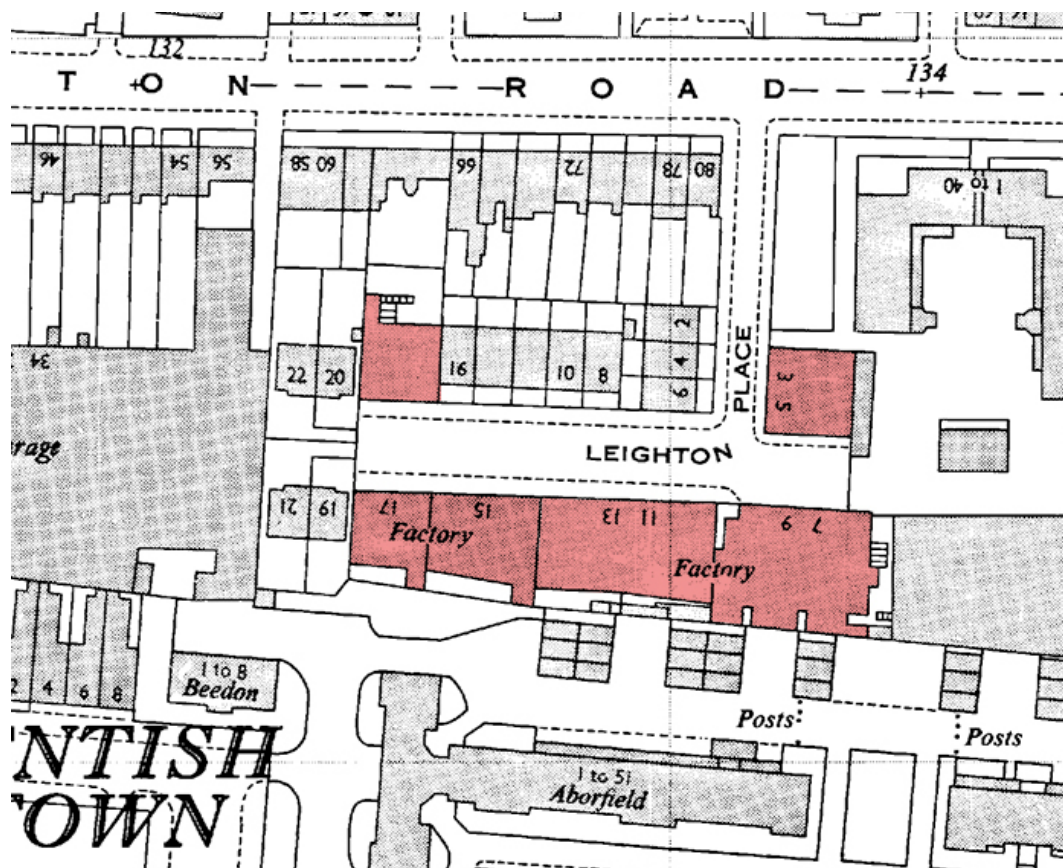
Burd Haward Architects  
24 Wolsey Mews  
London NW5 2DX  
[www.burdhaward.com](http://www.burdhaward.com)

## **Contents**

- 1.0 Introduction
- 2.0 Camden's Local List Details
- 3.0 Site History & Character
- 4.0 Significance of No 9 Leighton Place
- 5.0 Proposal
- 6.0 Impact of the Proposed Development
- 7.0 Conclusion



OS map dated 1953 - Local List buildings shown in pink  
(note that no 9 is shown as part of no.7 and not in its present location adjacent to no.11)



OS map dated 1968 - Local List buildings shown in pink (see note above)



## 1.0 Introduction

The building at no. 9 Leighton Place, whilst not listed or located within a Conservation Area, is of sufficient significance to be included on Camden's Local List, together with a number of other buildings in the street (see plan opposite). The significance of the existing building and the group, and the impact of the proposed new extension have been carefully considered during the design process and are detailed in this statement.

## 2.0 Camden's Local List Details

No 9 Leighton Place is included in the listing under reference 492, with the following commentary:

*Address: 3-17 (odd) and 18 Leighton Place*

*Significance: Architectural, Historical and Townscape Significance*

*Description: Group of late 19th century and later light industrial buildings in stock brick with metal fenestration. 1952-54 OS map shows southern units in use as Organ factory and Juvenile Clothing Factory; painted sign on side of north western-most block states 'R.F.Stevens - organ works'. Good example of an historic industrial site knitted into a residential area and including a historically prevalent industry (piano and organ manufactory) in Camden.*

## 3.0 Site History & Character

Leighton Place is a small cul-de-sac located off Leighton Road in Kentish Town. It was one of the hubs of piano making in Camden during the 19th and early 20th centuries. Whilst partly residential, there are seven former light industrial buildings in Leighton Place that relate to this period.

- No.s 3/5 is the first building on the left as you enter Leighton Place. Built in 1900, this three storey building was occupied by 'organ key' manufacturers Richard William Cork and subsequently piano-string makers Dettmer & Sons, although on OS maps of 1953 and 1968 its use is not recorded. The ground floor is now used as a gallery (Leighton Space) and artist studios, and the upper two floors contain two residential flats.
- No.7, located in the corner of Leighton Place between No 5 and No 9, was the first warehouse to be built in 1898. Piano manufacturers worked here to until 1912. It became the premises of a mapmaking firm in the First World War and then an air raid precautions base in the Second World War. Since 1986, it has been occupied by WM College, an adult education centre ITC, which trains young people in computing.
- No.7 is separated from No.9 with a pair of single storey infill garage / entrance additions. These are in fletton brick and were constructed after the original buildings. They are of little architectural merit and have a detrimental impact on the streetscape.
- No.s 9 & 11 were built c.1910 as piano factories, and while the 1953 OS map notes these buildings as 'Organ Factory', the 1968 OS simply notes it as 'Factory'. The ground floor of both buildings is still in commercial use, and the upper two floors were converted to residential use in the 1990s. Nos 3/5, 7, 9 & 11 are all built in a red multi stock brick with powerful street facing gables and large brick arched openings with delicate cast iron windows.
- No.s 15 & 17 adjacent, and No 18 opposite, were all built slightly later in c.1923 and in a more modern style, with London stock bricks and simple rectangular timber framed windows with expressed steel lintels. These were also originally associated with pianos, evidenced by the painted sign on the side of No 18 - 'R.F.Stevens - organ works', but from the late 1920s no.15 housed the workshops of Rowland Ward, once the most famous taxidermist in the world. No.15 remains in commercial use, whilst no.s 17 and 18 have both been converted entirely to residential use and are subdivided into flats.

The onset of broadcast radio programmes by the BBC in 1922 resulted in the rapid rise in popularity of the wireless radio and the corresponding demise of the upright piano as the main source of entertainment in the home. This led to the eventual end of piano making in Leighton Place as well as in other parts of Camden by the early 1970s.



View of No 9 from Leighton Place



View of existing annex to No 9 & No 7



View of No 9 from Peckwater Estate



View Leighton Place looking west



View of No 18



View of terraced housing on north side of Leighton Place



The remainder of the street comprises a mixture of two storey residential terraced and semi-detached houses, mainly dating from the 1930s, which give Leighton Place a mixed architectural and historical character and grain.

#### **4.0 Significance of No 9 Leighton Place**

The Local List notes the Architectural, Historical and Townscape significance of certain buildings including no.9. Architecturally, it is a good example of an early C20 industrial building, and still retains much of its original character. The historical significance of the building relates to its connection with the piano industry which played such an important part in the history and development of the area. Taken together with the other industrial and residential buildings in the street they contribute to an interesting mixed-use townscape.

#### **5.0 Proposal**

The proposal is described in detail in the attached Design & Access Statement and drawings. It comprises partial demolition and alteration of the single storey modern infill element to the east of no. 9 and insertion of new set back first floor structure above, to provide a new one-bedroom house.

#### **6.0 Impact of the Proposed Development**

The impact of the proposal on the significance of no.9 as a heritage asset has been considered against the three criteria above.

- Architectural Impact

As noted above, the existing single storey annex buildings between no.s 7 and 9 are of no architectural merit and are in an extremely poor state of repair. They have an air of neglect and detract from the appearance of the locally listed buildings when viewed from Leighton Place, and also when viewed from Peckwater Estate to the rear. This proposal provides an opportunity to substantially improve the setting and appearance of the primary buildings in the streetscape.

In the proposal, existing party walls at ground floor level are retained, and a new first floor element sits above. This is designed as a simple rectangular volume with a dark red/brown zinc standing seam cladding, giving it a semi-industrial feel, almost akin to a large steel water tank or container, sympathetic to the origins of the building, while the colour complements the red tones of the existing brickwork.

The proposal is designed to maintain the visual separation between no.s 7 & 9, so their form and massing can be clearly read. Its overall scale is subservient to the larger buildings. The first floor is set back 3.2m from the front elevation, and 4.6m below the 2<sup>nd</sup> floor roof parapet of no.9. The set back means the front windows to the side elevation of no.9, which provide light to the stairwell, are retained, and allows the corner of the building be clearly read. Windows in the wall beyond, which the new first floor extension abuts, have already been blocked up internally at first floor level, so there will be no change in internal amenity.

As the proposed extension is set back from the street, the only views of it will be when approaching Leighton Place from Leighton Road (see drawing 2110\_P05). As the existing east elevation is only viewed at an obtuse angle from this approach, the visual impact of the extension on this façade will be minimal.

- Historical Impact

The proposed extension would have no impact on the historical significance of no.9, which would remain clearly identifiable as an early C20 light industrial building together with the other factory buildings in the Place. While all these buildings have been subject to extension and alteration work since their original construction, mainly due to residential conversion, their scale and robustness has ensured that their intrinsic qualities have remained. The subservient scale, set back and subtle detailing of the proposal allows the original building form to remain and reads as a contemporary intervention.

- Townscape Impact

The variety of architectural styles, both in the industrial and residential buildings, gives the street its distinctive varied character. The townscape value of no.9 is its relationship to the other industrial buildings in Leighton Place, as well as to the smaller residential houses, exemplifying an interesting historically mixed use area of Kentish Town. The addition of a modest, modern yet contextual extension to no.9 improves a neglected part of the street, maintains the gap between the larger buildings and is an appropriate addition to the mixed character of this street.

## **7.0 Conclusion**

The proposed extension to no.9 is a sympathetically designed addition that, in its scale, massing and detail will not cause harm to the existing architectural, historic or townscape qualities of the locally listed building and group.

It will provide public benefit through enhancements to the streetscape as well as through provision of a new residential unit.

## **Appendix A.3**

### **Consultation Response**

**From:** Sarfraz Arfan <[SarfrazA@wmcollege.ac.uk](mailto:SarfrazA@wmcollege.ac.uk)>  
**Subject:** Proposed planning application for extension  
**Date:** 6 July 2021 at 17:38:35 BST  
**To:** "[mattybroad@gmail.com](mailto:mattybroad@gmail.com)" <[mattybroad@gmail.com](mailto:mattybroad@gmail.com)>

Dear Matt,

I left you a short voicemail. As the tenant of No 7 Leighton Place, in principle, we do have any objection to proposed extension to the existing side annex - subject to the plans submitted for approval. Please be mindful the Council are the landlord/building owner and may take a different view.

If this does secure approval, please maintain due consideration for College access and egress; parking, loading and unloading, student safety on the public footpath and adequate protection to our flat roof, during construction works.

Wishing you the all the success with this endeavour.

Kind regards

**Sarfraz Arfan**  
Director for Estates & Facilities

**T:** 020 7 255 4714 **M:** 07718 969142 **E:** [sarfraz@wmcollege.ac.uk](mailto:sarfraz@wmcollege.ac.uk)



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