

145 LEIGHTON ROAD

DESIGN & ACCESS STATEMENT
30TH MARCH 2022



NO. 145 LEIGHTON ROAD, STREET ENTRANCE
Photo; © Finline Ltd

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NO. 145 LEIGHTON ROAD, HIGHLIGHTED IN RED; VIEW FROM TORRIANO AVENUE
Photo; © LVHA

1.0 INTRODUCTION

This report describes the work that the applicant, wishes to undertake to improve and extend the property 145 Leighton Road, of which they own the freehold and private garden.

The house is in a poor state of repair, having been vacant for a number of years. The current loft conversion forms inadequate floor to ceilings heights on both the first and second floors. Additionally, the refurbishment of this property is seen as an opportunity to improve the energy efficiency of the property.

1.1 CONTEXT

The house is a 19th Century terrace on the north side of Leighton Road, in Kentish Town. Leighton Road has a mixed architectural vernacular. The massing too varies along the length of the street. The property is sited in the middle of six terraced houses (no. 139-149) all of a similar style and proportion.

The property is not listed nor does it fall within a Conservation Area. Developments and policy which have influenced this application are discussed in Section 2.0 of this report.

The property currently has a kitchen and dining room on the lower ground floor, two reception rooms and a study on the raised ground floor. Three single bedrooms and family bathroom on the first floor and a small single fourth bedroom on the second floor within the existing roof extension.

The house has a small front garden and a large rear north facing garden as well as a small roof terrace at the rear of the property, above the closet wing.

1.2 USE / ACCESS

The building will remain in residential use as a family home.

The access from the street will remain from the front door. With access to the roof terrace and garden being improved with large sliding doors and flush thresholds.

1.3 AMOUNT

The existing house's gross internal floor area is 128 sqm, the proposed lower ground floor, infill extension and improved roof extension, would result in additional floor area of 26 sqm.

The total internal floor area of the proposed scheme is 154 sqm.

2.0 THE EXISTING BUILDING



NO. 145 LEIGHTON ROAD, STREET ENTRANCE
Photo; © Fineline Ltd



NO. 145 LEIGHTON ROAD, BAY; DOOR TO BE REPLACED BY TRADITIONAL WINDOW
Photo; © Fineline Ltd



NO. 145 & NO. 147 LEIGHTON ROAD, SPACE BETWEEN CLOSET WINGS.
Photo; © Fineline Ltd



NO. 139 LEIGHTON ROAD; CONSENTED SCHEME



NO. 145 LEIGHTON ROAD, PROPOSAL



NO. 175 LEIGHTON ROAD; CONSENTED SCHEME

2.0 PLANNING HISTORY

There is precedence for infill or full width extensions, similar in scale to that proposed with this application on Leighton road. Notable examples are:

2016/5255/P- 175 Leighton Road; Granted 2016
2015/2043/P- 149a Leighton Road; Granted 2015

The butterfly roof of 145 Leighton Road has been removed from the property. The current roof extension creates a fourth single bedroom with limited headroom. The applicant wishes to replace the poor quality roof extension with an improved scheme similar to consented schemes. Notable examples are:

2016/2948/P- 175 Leighton Road; Granted 2016
2009/4965/P - 169 Leighton Road; Granted 2009
2004/2943/P - 165 Leighton Road; Granted 2004
PEX0200888 - 163 Leighton Road; Granted 2003
PEX0200351- 161 Leighton Road; Granted 2002
CTP/F12/10/2/30089 - 139 Leighton Road; Granted 1980

No. 139 Leighton road had an additional storey consented in 1980. Although this is not used a precedence due to its scale, it does break the roofline of the terrace.

The proposal for this application attempts to propose a more sympathetic addition in keeping with further examples on Leighton Road.

2.1 POLICY

The application has been developed with reference to a number of planning guidance documents and policies:

HOME IMPROVEMENTS Camden Planning Guidance
January 2021
HOME IMPROVEMENTS

Camden Local Plan 2017
Policy D1 Design

Kentish Town Neighbourhood Plan
September 2016
Design Policy D3: Design Principles

In response to the above guides and policies:

The rear infill extension proposed is designed to be subordinate to the existing building. Built with the same material as the host building and not protruding into the garden.

The replacement roof extension is proposed where the butterfly roof has already been removed from the property. The proposal is designed to be in character with the historic context and subordinate to the existing building. The roofline is already broken by no. 139 Leighton Road and the roofline is therefore not considered worthy of heritage value.

2.2 PRECEDENCE



LEIGHTON ROAD; STREET VIEW
Imagery © Google 2022

NO. 139

NO. 145

NO. 157- NO. 165 continued



LEIGHTON ROAD; GARDEN VIEW
Imagery © Google 2022

NO.145

NO.143

NO.141

NO. 139

Both images demonstrate a precedence for both a mansard roof extension and lower ground floor infill extension.

The ‘Street View’ shows no. 139 Leighton road with its roof extension matching the levels of the adjacent 4 storey building. The ‘Garden View’ shows this additional storey which makes it indistinguishable from the original building.

A better example on the ‘Street View’ image are nos. 157- 165 Leighton road which promote a more traditional approach to the roof extension which this application seeks to continue. (Camden Local Plan D1)

The ‘Garden View’ shows infill extensions at no. 143 and no. 141 Leighton road with the extension at 143 extending 2.7m beyond the closet wing.



PROPOSED REAR ELEVATION

3.0 LAYOUT / APPEARANCE / SCALE

LOWER GROUND EXTENSION

The proposed infill extension is a modest addition and is considered sensitive in scale, material and design, respecting the local context and its character. (Camden Local Plan D1)

The proposal has minimal impact on neighbouring properties whilst greatly improving the layout and performance of the existing house.

The proposed extension will be subordinate to the original building due to its lower ground floor setting and will be screened to a significant degree by the existing closet wings. The extension will have no adverse impact on the daylight of the neighbouring property because of its north facing orientation and being sited within the shadow of the existing two and three storey closet wings. The current garden wall is approximately 2 m, the proposed extension party wall will be 3 m.

The new extension will be rendered to match the closet wing, whilst large timber framed sliding doors with flush thresholds will allow access to both the garden and roof terrace.



SKETCH; PROPOSED STREET VIEW WITH ROOF EXTENSION

ROOF EXTENSION

The character and appearance of the proposed mansard roof extension will be subordinate and in keeping with the host building, with architectural precedence along the road, see Planning Section of this document.

As the roof extension would be contained within the existing footprint of the building it is not considered that the amenity would be affected in terms of daylight or outlook.

The proposed traditional mansard and front dormers would look out onto the street, as do the existing windows. Its relatively low position means that it will have limited visibility from street level.

The rear mansard is set back behind the parapet, defining a clear separation between host building and roof extension.

OTHER ALTERATIONS

The flat roof will provide space for solar panels.

The existing windows will all be replaced with double timber double glazed units to match the existing windows. With the lower ground floor door within the bay being replaced with a more traditional window in keeping with the language of the terrace.

The full building refurbishment will provide the opportunity to introduce measures to increase the building energy efficiency and reduce the buildings carbon footprint. (HOME IMPROVEMENTS Camden Planning Guidance)



SKETCH: KITCHEN INTERNAL

4.0 SUMMARY

The proposed changes to 145 Leighton Road will help the family use the space more efficiently, creating better proportioned kitchen/diner and bedrooms with appropriate headroom to establish a more suitably sized family home. The proposal features a sympathetic material palette. It is of a scale and form that both respects the host dwelling and adjoining properties.

The proposed development, although small, will make efforts to be carefully designed to improve the buildings carbon footprint, through reduction of its carbon emissions from running costs whilst also making careful decisions around material choices, being conscious of the building refurbishments embodied energy.

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