

# MARK ZUDINI ARCHITECTURE + DESIGN

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**42 LAMBLE ST NW5 4AS**

Design and Access Statement  
May 2023



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### 1. Introduction

42 Lamble St is part of a terrace of 10 houses built in the early 1950s and designed by Architects Powell and Moya. The houses have a ground floor (kitchen and living room) and a 1st floor (3 bedrooms and 1 bathroom).

There is already a Prior Approval Granted for house at no41, ref.2022/0628/P.

A Prior Approval application has been submitted under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No.2) Order 2020 (the "Order").

Section AA.3. of the Order sets out the procedure for applications for Prior Approval. It states (AA.3. (2)) that an application submitted to the local authority by a developer for Prior Approval under Class AA must be accompanied by:

- (a) A written description of the proposed development, including details of any works proposed;
- (b) A plan which is drawn to an identified scale and shows the direction of North, indicating the site and showing the proposed development; and
- (c) A plan which is drawn to an identified scale and shows –
  1. (i) The existing and proposed elevations of the dwellinghouse, and
  2. (ii) The position and dimensions of the proposed windows.

This Design Statement includes a written description of the development. A Site Location Plan, a plan showing the direction of north indicating the site and showing the proposed development, and existing and proposed elevation plans showing the dimensions of the proposed development, and positions and dimensions of proposed windows have already been submitted.

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## **2. Written description of the Proposed Development (AA.3.(2)(a))**

This Design Statement is in support of the proposed development at 41 Lambie Street, London. The property is a three bedroom two storey terraced house. (AA.1.(a))

The proposal will match the scale and materials at no41, where a Prior Approval has already been granted (ref. 2022/0628/P).

The property is not a statutory or locally listed building and does not lie within a Conservation Area. (AA.1.(b))

The existing dwelling house was constructed after 1st July 1948 and before 28th October 2018 and has not previously been enlarged by any additional storeys on the principle part of the building. (AA.1.(c)), (AA.1.(d))

A consistent roof line at 5.9m runs along the length of the terrace this building is apart of. The development proposes raising the roofline of the dwellinghouse by 2.85m to an overall height of 8.75m. (AA.1.(e)), (AA.1.(f)(i)), (AA.1.(g)(ii))

The additional floor area will have a floor to ceiling height of 2.5m and provide 2 new bedrooms and a bathroom, creating a better functioning and performing home. (AA.1.(h)(i))

The proposed works comprise the construction of a second story above the principle part of the existing building. (AA.1.(i))

The development would not include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development. (AA.1.(j)).

The development would not include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen it's existing walls or existing foundations. (AA.1.(k)).

The materials used for the exterior of the proposed extension will be of similar appearance as those used in the construction of the exterior of the existing dwellinghouse, (see proposed elevations). (AA.2.(2)(a)).

The development does not include a window in any wall or roof slope forming a side elevation of the dwelling house, (see proposed elevations). (AA.2.(2)(b)).

The roof pitch of the principal part of the dwellinghouse following the development will be the same as the roof pitch of the existing dwellinghouse (see proposed elevations); and following the development, the dwellinghouse will be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

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### **3. Conclusion**

The existing dwellinghouse, due to its position and setting, does not result in any detrimental impacts to neighbouring properties. The erection of an additional storey will not result in any further impact on neighbour amenity.

The proposal will match the scale and materials at no41, where a Prior Approval has already been granted (ref. 2022/0628/P).

The dwelling house follows a NNW / SSE axis. Amenity to the south of the property will not be effected by overshadowing or loss of light. To the north of the dwelling house, the shallow gardens of the neighbours will not be effected by the additional storey. On the northern side of Lamble Street, behind high walls, the rear gardens of properties facing Oak Village will not be negatively impacted by the proposed development. The proposal will not increase the risk of overlooking or loss of privacy to any existing properties.

Due to the position of the existing dwellinghouse, it is not considered that there will be any significant loss of light due to the erection of the additional storey and the proposal would have no noticeable impact on the amenity of neighbouring properties. (AA.2(3)(a)(i))

The external appearance of the proposed extension of the dwellinghouse has been designed to be in keeping with the architectural language and features of the existing building, (see proposed elevations). (AA.2(3)(a)(ii)(aa)).