

Summary

Dear Sir or Madame

08 April 2024

I attach here a pre-application documents, on behalf of Mrs and Mr Taylan Karagul, for the address of 161 Arlington Road NW1 7ET which is a Grade II listed building.

The purpose of this application to obtain planning permission for:

To update the property and make it suitable for a family of five to live comfortably permission is sought for the general refurbishment of the existing property, including:

General refurbishment of the existing building involving removal of the existing spine wall at ground floor and

The proposed demolition of the existing rear conservatory and construction of a new two storey extension, ranging over basement and ground with terrace at first floor first floor levels to provide the space and amenity required for a family home.

The new extension will be similar to the existing but made full width of the site and extend a similar depth as the existing.

A lightwell at basement will provide natural light and ventilation to the rear room at this level and

Garden landscaping.

Below "Index" page list has all the relevant drawings/sketches, documents, photographs of the site and the surrounding area in order.

Neighbouring residential properties to the south (No 157) have the same extension and the proposed extension will not affect any of our neighbour's right to light or privacy.

The proposed extension will stay "within" the existing party walls.

The structural scheme and Basement Impact Assessment documents are attached.

Kind regards

On behalf of Mrs and Mr Taylan Karagul

Interior Designer K. Karginoglu

Structural Engineer Brian Cochrane

INDEX

- S 2930. 161 Arlington Road NW1 - DAS + Heritage Statement
- S 2930. DSR. 161 Arlington Road NW1 - Desk Study Report **4 Parts**
- S 2930. SSR. BIA Stage 1 - Screening+Scoping Report
- S 2930. BIA. 161 Arlington Road NW1 - Basement Impact Assessment **4 Parts**

- **Drawings PDFs**
Below drawing shows the existing front Facade. There will not be any changes to the front
- 01 FRONT FACADE

Below 3 drawings show the existing and proposed rear facade and comparison, including neighbouring buildings either side for comparison.
- 02 REAR FACADE EXISTING
- 03 REAR FACADE PROPOSED
- 04 REAR FACADE COMPARISON

Below 2 drawing shows the mid section, all floors, proposed and existing for comparison
- 05 SECTION EXISTING
- 06 SECTION PROPOSED

Below 2 drawings shows lower and ground floor, proposed layout and existing layout for comparison
- 07 BASEMENT FLOORS EXISTING / PROPOSED
- 08 GROUND FLOOR EXISTING / PROPOSED

Below drawings shows the side elevation of our existing/proposed extension against right side neighbour, the Church (outlined in red) and against left side neighbours N0159 and 157.
- 09 SIDE ELEVATION VIEW TOWARDS CHURCH
- 10 SIDE ELEVATION VIEW TOWARDS NO159-157

Below drawing shows the Existing and Proposed Plan outlined side by side for comparison and shows its relation to the neighbouring buildings.
- 11 GENERAL PLAN COMPARISON

Below **3D drawings** show the existing rear view from South and West
- 11a Rear Proposed View South
- 11b Rear Proposed View West

Below **3D drawings** show the proposed view façade from South and West.
- 12a Rear Proposed View South
- 12b Rear Proposed View West