

Design Access Statement

12 LAMBOLLE ROAD, LONDON NW3 4HP

Background

12 Lambolle Road, London NW3 4HB lies within the Belsize Park Conservation Area.

It is a family dwelling ranged over ground, first and second floors lying within a similar terrace of semi-detached properties.

Planning History

There is little Planning history on this address with a rear dormer extension added with Planning Permission ref: PW9702176 in 1997 and the felling of a Laburnum tree in the same year ref: TC9706617.

Areas and Accommodation

The site area is 350 m² and the areas of the existing and proposed development are as follows:

	Existing	Proposed
Ground Floor	128 m ²	148 m ²
First Floor	93 m ²	96 m ²
Second Floor	<u>78 m²</u>	<u>78 m²</u>
	299 m ²	322 m ²

12 LAMBOLLE ROAD
LONDON NW3 4HP
12/10/2017

Proposals

The applicant wish to extend and enhance the amenity of their family home where they have lived for some 14 years.

The main development proposed is enlargement of the rear extension to the side with enlarged rooflight over.

This proposal includes for large set of sliding folding doors opening to the garden.

The flank walls are in brick – colour bond and mortar to match existing.

There is a stone coping and double glazed rooflight with painted hardwood framing.

The sliding folding doors are fully glazed with double glazing to the rear .

First Floor

At first floor level it is proposed to add a brick and hardwood painted box sash window bay projection with a flat roof.

This bay enlarges a bedroom to allow use for a teenager.

Second Floor / Roof

A new dormer is proposed to the front to allow another bathroom to be added and a large conservation rooflight is added over the staircase to enhance the light and aspect from this room.

In addition to the staircase rooflight, it is proposed to add an additional conservation rooflight. This is proposed to extend down the rear roof slop from the ridge line to light an enhanced bedroom to the rear of the second floor.

Some additional plan changes to the room configurations are also proposed.

Access

There is no present need for regular disabled access but a temporary wooden ramp could be introduced at the front door on the flight of steps to the entrance.

The access to the garden on the right hand side of the property allows level access to the rear garden.

There is an existing ground level WC – though this is a couple of steps lower than the main ground floor level. Compliance with Part M of the Regulations would require modification of this WC should a need for a disabled access arise in this property.

There is no change to the access for emergency services.