

TBD Architects

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Development Control Camden Town Hall
Argyle Street Entrance Euston Road
London WC1H 8ND

20.09.06

Dear Sir/Madam

50 Platts Lane London NW3 7NT
Application Ref 2006/4180/INVALID

RECEIVED
21 SEP 2006

DESIGN STATEMENT

Please note that under Planning Permission granted 5 May 2006 ref 2006/1208/P permission has already been granted to extend the house into the garden by 1.6 meters. This is incorporated into this new application.

This application is an additional requirement to extend the ground floor at the side up to the party wall boundary. This is to create a space inside that will allow the occupiers to internally partition this open-plan space so that it can be used as a separate bedroom if necessary. The occupier is elderly and would prefer to live and sleep on one floor, the ground floor. At the same time a shower room is also proposed on this floor.

The proposed party wall will be one storey high and 5m long. The general extension is smaller than a similar extension on the neighbour's side which is in the form of a conservatory. The general design and materials will echo [a]the existing back elevation,[b] the back elevation approved under 2006/1208/P; that is one of simple openings in a white rendered wall one storey high; it will sit comfortably in the context. The side extension will have a recessed roof light. Otherwise the back extension and terrace and frosted glass screens are all as approved in Permission 2006/1208/P.

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ACCESS STATEMENT

This is an existing dwelling house in single occupation. Access is up steps from Platts Lane. The difference in height between the road and the front door is one storey. At the road level there is a garage covered by a terrace. However it is proposed to introduce a lift from the garage level up through the house to the ground and first floors; this is to enable the elderly occupants to have easy access to these two floors from the road level.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tim Bruce-Dick', with a stylized flourish at the end.

Tim Bruce-Dick
architect

Tim Bruce-Dick MAhons AAdipl RIBA