

London Borough of Camden Development Control

Your Ref:

My Ref: Malcomb Lupton Design Access 2 April 2016

DESIGN STATEMENT & ACCESS

Re: Enlarge existing rear dormer at 7 Lupton Street London NW5 2JA

1. Proposal

i. Enlarge existing rear dormer at 7 Lupton Street

2. **Massing:** The three dimensional arrangement of the proposed rear dormer completes the arrangement of the existing building including the existing roof space. The increase in floor area in relation to existing roof space is 2% of the total floor space.
3. **Scale:** The design is such that the proportionality of the elements such as windows and doors are of similar size as the existing windows of the existing building. The dormer roof will be flat and finished with felt.
4. **Proportion:** There are rear external windows (Sash white finish) which are similar in size and design as the existing windows. I expect to use the existing window if practical.
5. **Rhythm:** There is no change to the vertical element of the main roof ridge line. The rear elevation is very marginally changed with the introduction an enlarged rear dormer. This is not obvious from the street but the presentation is such that it improves the building elevation.
6. **Materials:** **The external walls are of timber construction finished with suspended tiles the present dormer.** Because of the double-glazing the timber thickness of the windows are about 45mm. The woodwork will be white. The dormer roof will be flat and of felt the cheeks of the dormer are covered with lead.
7. **Landscape:** N/A.
8. **Highways-Existing/proposed access.** **The area is served very well by buses and railways. The front entrance is designed for disabled access with wide steps. The ground floor offices are level and accessible to disabled people.**