

## **Design and Access Statement/includes Heritage information (statement)**

### **36 Lambs Conduit Street, London WC1N 3LD**

The building was erected in 1711 by John Richbell towards the beginning of the life of Lambs Conduit Street. Plans held on file at Camden (not included with this application as they pertain to other parts of the building) indicate that the building has been extensively altered previously.

The main Camden policies effected by this proposal are privacy, retention of outside space and energy-efficiency.

The main building is largely intact/original, however at the proposed site in the back various alterations have clearly taken place. We originally thought that none of the rear building was original however Conservation Officer Tina Garrett pointed out that the lower portion of the building with its bull nose bricks and period window ledges are original and typical of a stable block at that time. This was puzzling due to the size of the enclosure and upon investigation it transpires that my neighbours at number 34 also have part of the original stable block on their property.

It now appears that this building was divided amongst a number of the neighbouring properties. As a result, I was advised to incorporate the entire historic lower ground floor portion of the block into the extension plans. Additionally, I have been advised to reduce the bulk of the extension to better sit within the courtyards, and plan to use foliage, some of which is already in place, to further meld the styles of the building.

The area in question is at the rear of the property and cannot be seen from the street. The bedroom is currently overlooked by the kitchen staircase at number 38, and one of the kitchen windows is directly overlooked by 5 windows at the back (photos available.)

It is within a series of courtyards on 3 levels and would build over much of the third rear-most courtyard, adding an upper terrace which will get sunshine where the current lowest courtyard does not, and addressing these privacy issues.

Additionally, the extension work will make the rear building far more energy efficient.