ARCHITECT’s ACCESS & DESIGN STATEMENT 35 LUPTON STREET NW5 2HS (12.05.2016) CK / 360

HOUSEHOLDER APPLICATION for EXTENSIONS and INTERNAL ALTERATIONS to EXISTING HOUSE

A LOCATION and CONTEXT

1 35 Lupton Street is a 3 storey period terrace house ( circa 1890’s ) located with Camden Council’s designated conservation area. There are no listed buildings in the vicinity.

2 The existing period terrace consist of five 3 storey houses with slate pitch roofs and long rear gardens. A new council housing block 37 with rear estate parking adjoins the north flank wall of 35. Recently constructed 2 storey mews houses also enclose the rear garden of the application site no. 35.

3 The front elevation with a small front garden is typical of many North London streets consisting of period terrace houses interspersed with recently built or post war buildings. There is no proposal to alter the Street front elevation.

B EXISTING LAYOUT ( Submitted Drawing 360 / 1 )

1 The existing 3 storey house layout consists of two large rooms per floor with stair to the rear flank wall and opposite the stair landing are small front rooms to first and second floor. There is a coal cellar under the ground floor hall and the existing pitch slate roof is storage void. Adjoining properties have rear dormer extensions to utilise the roof space as shown on photo attached.

2 The above existing layout is typical of many period Victorian terrace houses with the only exception of a 3 storey rear extension to the stair. Other adjoining properties have 2 storey rear extensions as shown on above photo attached. The existing house being badly neglected over the years is in a bad state of repair which requires major refurbishment to avoid further dilapidation.

3 In common with property density of this period, the gardens are generous sized although the rear courtyard being North facing is overshadowed by the 2 store extension to adjoining property ,33.

C HOUSEHOLDER PLANNING APPLICATION ( Submitted Drawings 360 / 2 & 3 ) This application consists of the following :

1 Rear Ground floor extension a single storey rear ground floor extension is proposed to the over shadowed courtyard which will enlarge the rear kitchen dinning and provide generous open plan living spaces to this large family house with a ground floor WC.

b The rear extension is proposed to match the depth of existing rear extension to adjoining no. 33. Large patio sliding doors to both elevations provides generous unrestricted access to the external patio and rear garden. A large roof light ensures well lit internal spaces with Landscape roof to minimise the built impact.

c The rear extension being not full width has a side passage which allows a neighbourly set back from the garden wall/ boundary to adjoining block 33. Being not full width, the rear extension also benefits from dual aspect patio doors which improves day lighting and aspect.

2 Rear 2 Storey bathroom extension a The existing 3 storey rear extension is being demolished and replaced by a lower 2 storey extension which also incudes a family bathroom to the 1st floor landing for the 2 large bedroom at first floor.

b The outline of this rear 2 storey bathroom extension with a curved timber slate wall should not intrude the daylighting aspect of the existing windows to the adjoining block 37 ; minimising day ligthing aspect to 45 degrees as shown on proposed site plan , Drawing 360 /3.

3 Rear Dormer & Loft Conversion a The existing roof space is converted to a habitable room with an en-suite to maximise the space within the existing building. The lowering of the existing loft ceiling with a front Velux roof light are internal alterations allowed within permitted development guidelines ; Class C.

b A rear dormer is also proposed to maximise the size of the new loft -bedroom. The rear dormer being zinc clad with 1.2 M cill height is designed to be in keeping with the rear dormers of adjoining properties. As the application site is enclosed by surrounding buildings the rear dormer is not visible from the adjoining streets.

4 Rear Garden Studio a Having a large rear garden on 2 levels, a timber framed garden studio is proposed to the rear upper garden level. This is a modest extension which will also incorporate garden storage within its foot print. A en-suite is also proposed so it can be utilised as temporary guest accommodation or used as a home office.

b The studio has large patio doors to the garden and a landscaped roof is also included to ensure that it is well intergrated within the garden setting with minimal impact on adjoining properties. Indeed the higher garden level of House 33 would reduce the height and bulk of the studio. A proposed height of 2.7 M it is within the 2.5 to 3.0 M maximum height guidance note E.1a-e for Householder's permitted development.

C In summary combined areas , 44 sq. M of both Rear dininng extension ( 26 sq. M ) and Garden Studio ( 18 sq. M) is below 50% of the curtilage area ( 105 sq. M ) of the dwelling house as per Class A ; Householder permitted development.

D LAYOUT & ACCESS

1 Apart from the modest scale extensions within the existing curtilage, this application is also a sensitively designed to address neig hbourly context. The existing layout with its large and well proportioned rooms are retained with the extensions enhancing the living spaces and maximising value urban living spaces.

2 Extending the Ground floor areas with large open living spaces with wc will improve access for the mobility impaired. The provision of a garden level studio accommodation with en-suite will also aid to access for disability. Retaining the front bedrooms with small adjoining bathrooms rooms at first and second floors will allow flexibilty for bed hoists and other provisions for lifetime homes.

Statement prepared by Architect Charles Khoo RIBA 12 May 2017