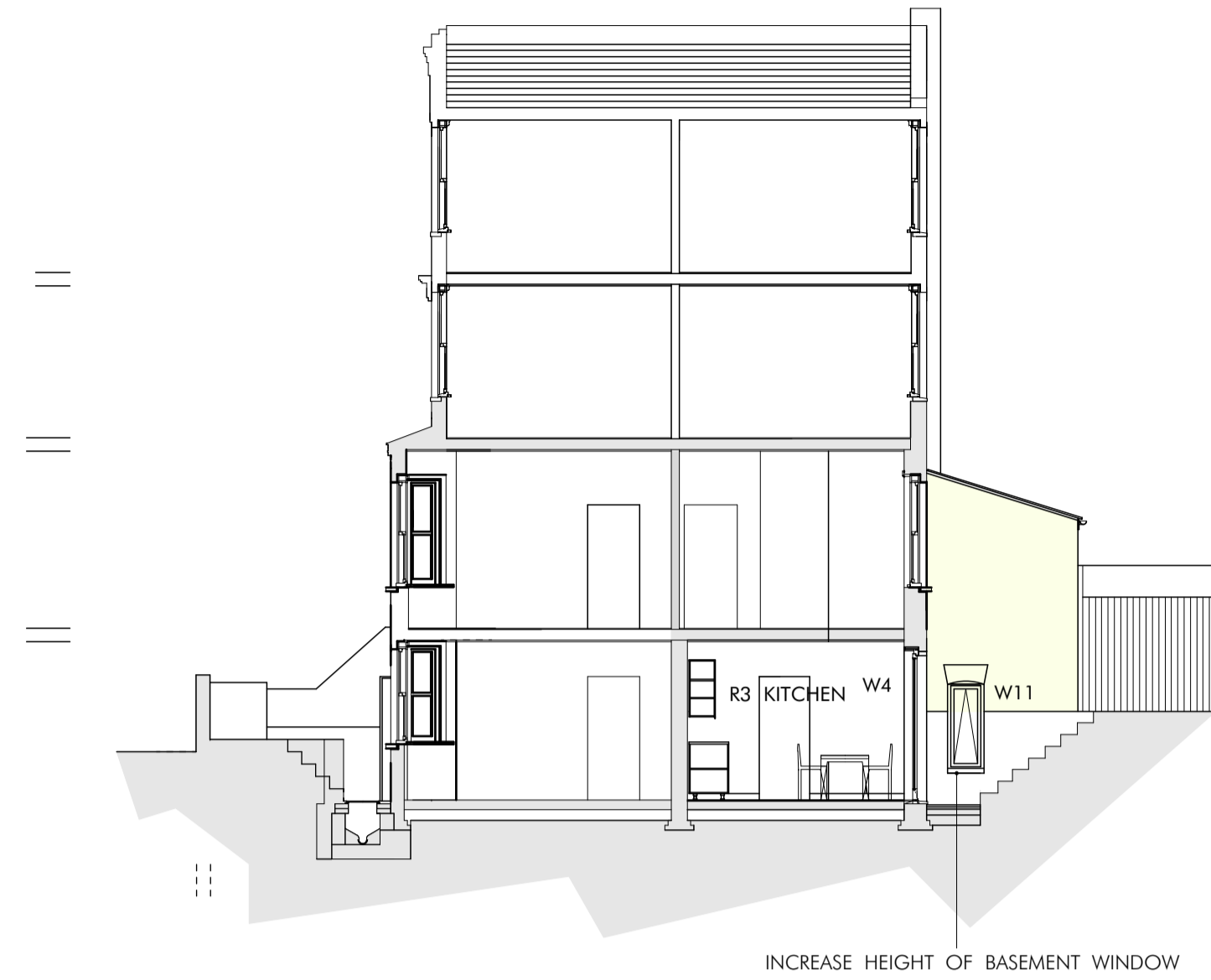


SECTION 1



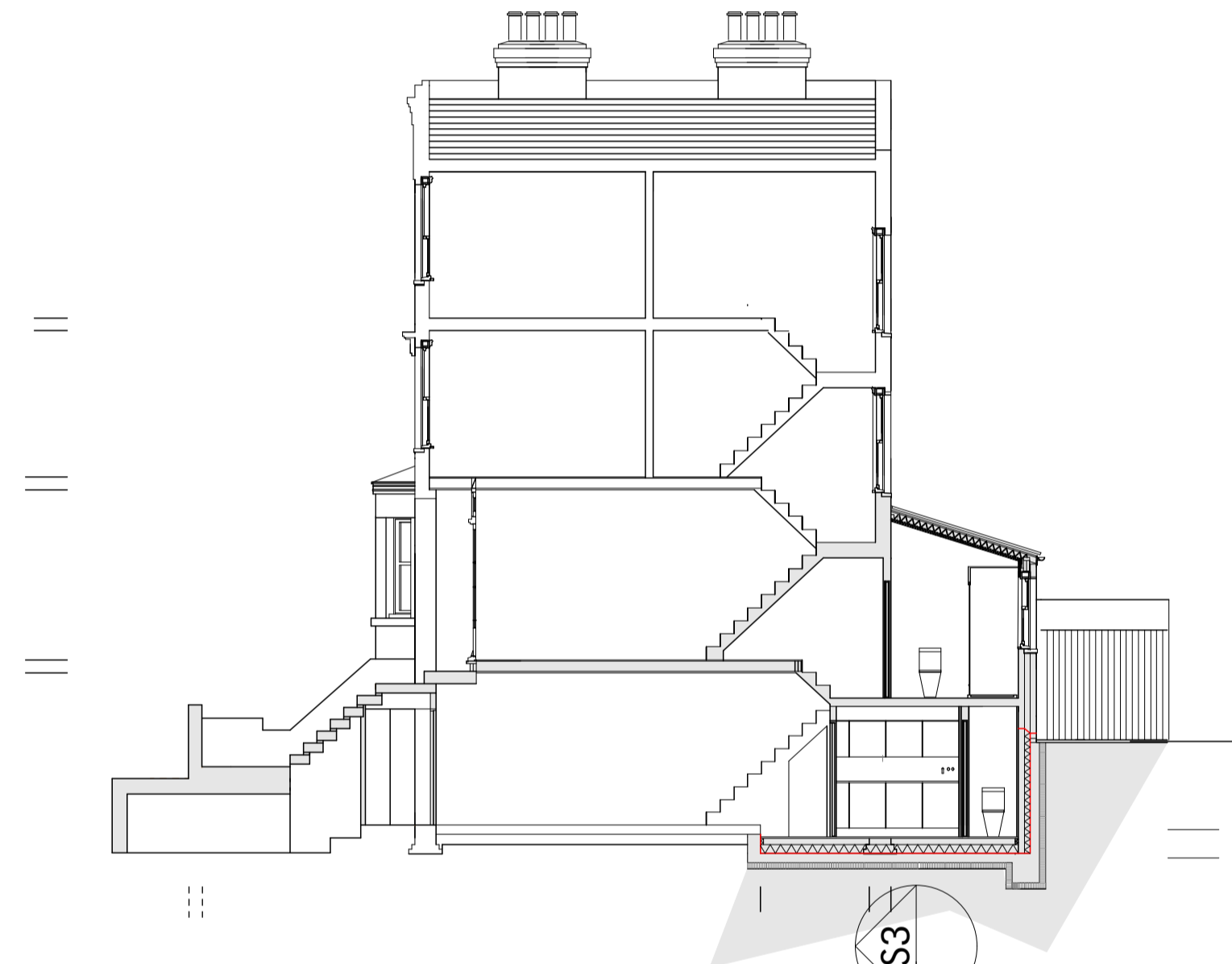
INCREASE HEIGHT OF BASEMENT WINDOW



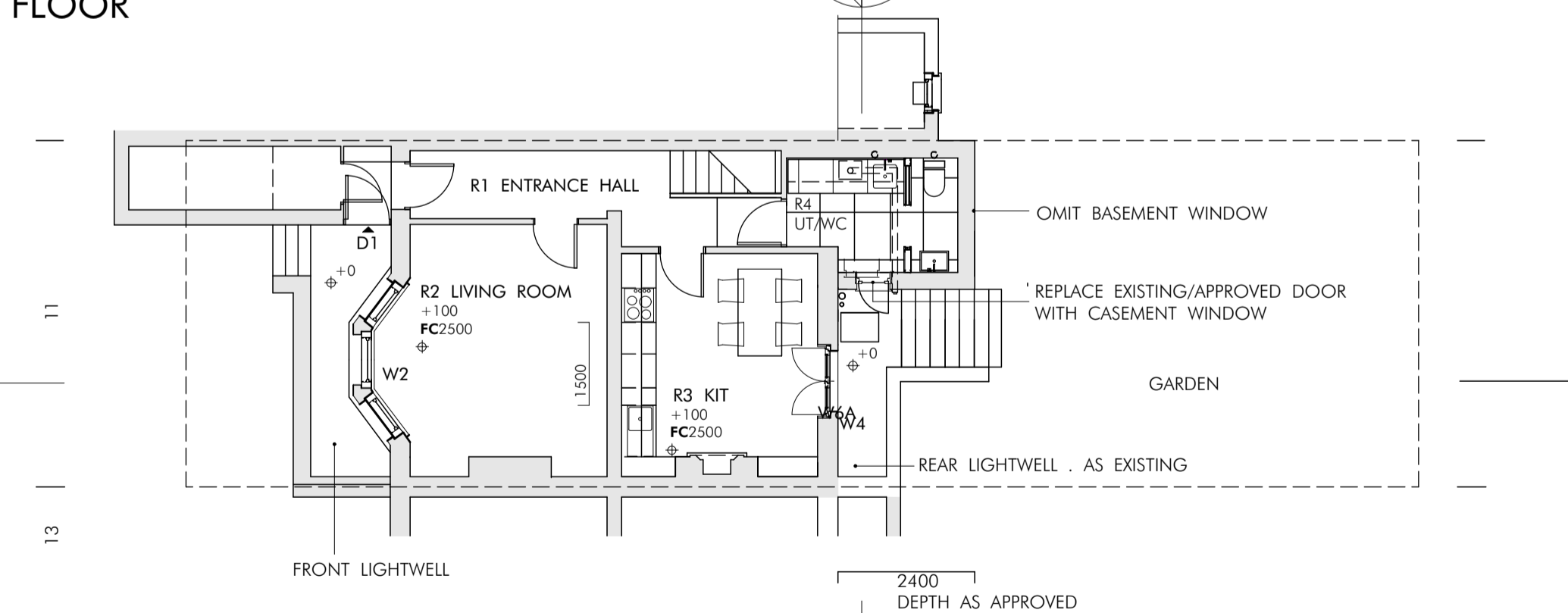
PROPOSED REAR ELEVATION . GARDEN

SECTION 3

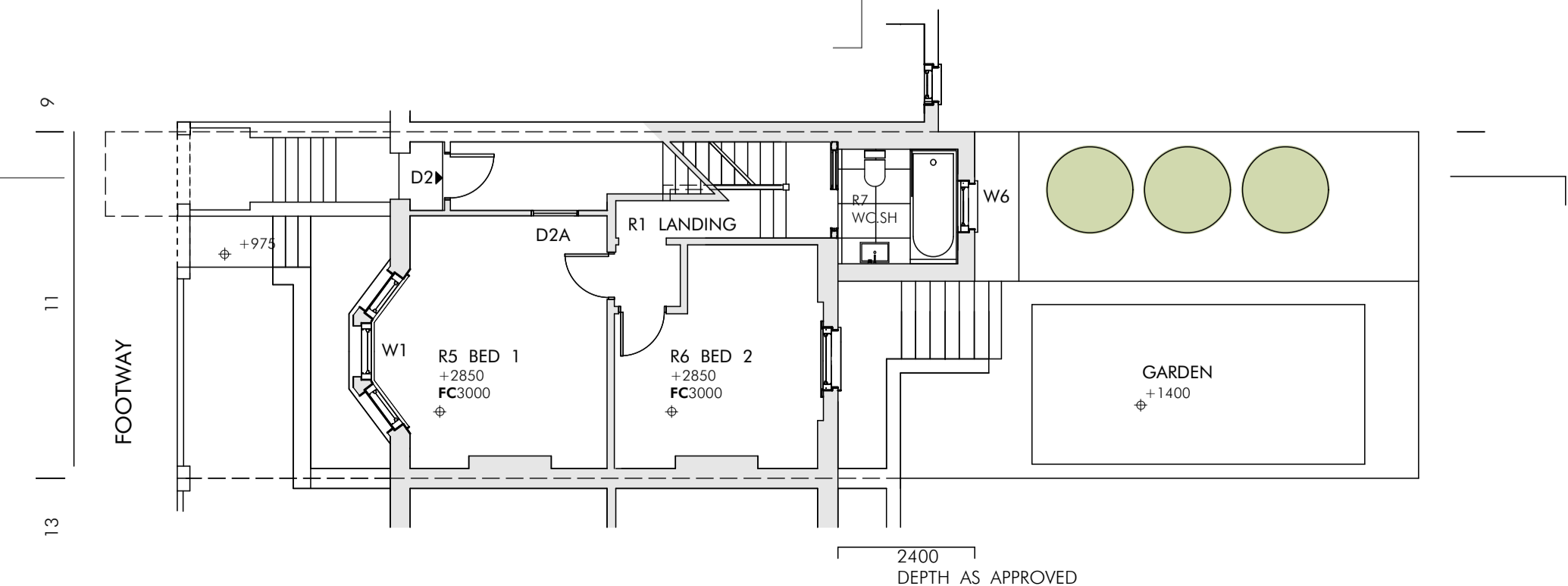
SECTION 2



PROPOSED LOWER GROUND FLOOR



PROPOSED GROUND FLOOR



2 PLANNING HISTORY

2.1 PROJECT: MAISONETTE REFURBISHMENT
Refurbishment of basement and ground floor maisonette including rebuilding of dilapidated rear two storey closet extension.

CLOSET EXTENSION REBUILD
Application approved for reconstruction of rear closet addition at basement level and ground floor (23/037/46/FUL) approved 23.01.2024, to drawings 180.200.001, 180.200.001, 180.300.001.

Rebuild of rear extension to provide (i) utility room and wc at basement level and (ii) bathroom at ground floor. Bathroom and utility rooms maintained in extension to retain largely original internal room plan.

3 PLANNING POLICY AND PRECEDENTS

3.1 Proposed French doors are permitted development in single family dwelling. French doors and Sliding folding door have been introduced at basement level in single dwelling houses in Lambourn Road. Sliding folding doorset approved 7 Lambourn Road 13/021189/DET 23.06.2013.

11 Lambourn Road converted to 3no flats 1984. Current application for (i) Timber French doors (ii) minor amendments to approved rebuild of rear closet extension 23/037/46/FUL 23.01.24. SEE ITEM (3)

3.2 KITCHEN . POOR DAYLIGHT ACCESS

The kitchen is located at basement level to the rear of the building (ROOM R3). The rear elevation is North East facing and receives no direct sunlight. The principal communal space ROOM (R3) has no access to direct sunlight.

The Proposal is to increase access to the daylight sky and indirect sunlight by fitting a pair of timber French doors into the existing window structural opening (W4). The French doors will also improve passive ventilation, outlook and access to the garden (POLICY Q2 AMENITY).

3.3 OVERLOOKING AND AMENITY

The proposed doors would not overlook adjacent properties and gardens as they are below boundary fence height. The flank wall of 22B BROADHINTON ROAD enclosing the North End of the garden of 11A has a car port at ground floor and blank elevation at first floor. The doors are therefore unobtrusive and do not result in any loss of privacy and amenity to neighbouring houses.

3.4 CONSERVATION AREA

The proposed doors cannot be viewed from surrounding public spaces. Traditional timber French doors are familiar feature of Victorian buildings and are constructed of similar materials and finish to the existing sash windows to remain inkeeping with the age and style of the building.

The proposed doors would not therefore harm the significance or architectural character of the Victorian building or the appearance of the Conservation Area.

4 PLANNING APPLICATION . SCOPE OF WORK

4.1 FRENCH DOOR SET
BERECO or similar timber 1250(w)x2350(h) inward opening doorset. 68x102 engineered timber flush slimline door frames finished in RAL 9016 white. Low iron, E coat, argon filled double glazed units with edge spacers. All frames thermally broken and insulated and to comply with ADL 2023.

4.2 MINOR AMENDMENTS TO CLOSET EXTENSION REBUILD PLANNING CONSENT (23/08746/FUL). 23.01.24

180.100.001 EXISTING REAR CLOSET ADDITION

180.200.001 PROPOSED REAR CLOSET ADDITION SECTION 1. PROPOSED REAR ELEVATION

4.2.1 WIDTH
APPROVED WIDTH 2400mm wide. Increase external width of the extension by 200mm to 2600mm(w). APPROVED DEPTH 2400mm maintained.

REASON:
Detailed inspection found (no9) closet extension to be constructed first with closet extension (11) butting up to the 215mm solid flank wall of (9) with no independent flank wall (11). Upper part of flank wall (11) is built atop of the flank wall of (9). Rear elevations are not toothed in at the junction of the rear elevation walls and settlement has caused the walls to move apart (see DESIGN AND ACCESS STATEMENT)

The rebuilt extension will incorporate an independent flank wall to provide structural integrity.

A small increase in width is required to provide sufficient space for the flank wall, bath/shower tray with washhand basin and wc.

A 2600mm wide extension remains subordinate to the host building and is set back from the centre line of the rear elevation and London roof as required by LAMBETH COUNCIL DESIGN CODE SPD PART 4: (4.37) figure 3.

4.2.2 OMIT BASEMENT UTILITY ROOM WINDOW (W5)

4.2.3 OMIT EXISTING FLANK WALL UTILITY ROOM DOOR (D8) (180.100.002) to be replaced with timber casement window (W11) to closely match existing windows (W6) (W6A) (180.100.002).

FOUNDATIONS INDICATIVE.

NOTES

1 PROPOSED REAR CLOSET RECONSTRUCTION

1.1 PERIOD DETAIL

Closet to be constructed of yellow stock brick in flemish bond and flush pointed with shallow pitched roof clad in Welsh or similar Glendyne natural slates with lead flashing.

Double glazed sash windows to reduce heat loss and condensation in the bathroom. All with slender glazing bars, frames, mdrails and horns to closely match original period sashes in rear elevation. Windows to be set into 100mm deep reveals overtopped by gauged arch heads. Site built concrete sills to match existing sill dimensions. Traditional wooden four panel external door at LGF.

All details to closely match 'good closet return' (4.37) of DESIGN CODE SPD PART 4: BUILDING ALTERATIONS AND EXTENSIONS figure 3.

NOTE
MONO PITCH ROOFS appear to be the original closet roof type in Lambourn Road. This is used (rather than a parapet detail) to reinforced local architectural detail (Policy Q5 LOCAL DISTINCTIVENESS).

Period scale, mass, form and construction detail follow policies Q8 and Q11.

EXISTING CLOSET 180.100.001
PLAN 3.7m2 (2.1wx1.75d)
VOLUME 19.0m3
HEIGHT 5.15m

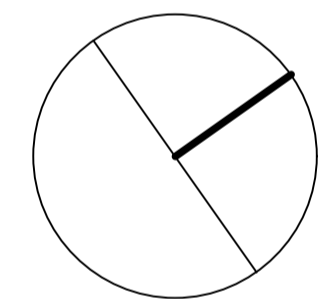
PROPOSED CLOSET 180.200.001
PLAN 6.4m2 (2.6wx2.4d)
VOLUME 31m3
HEIGHT 5.15m (AS EXISTING)

2 READ WITH:

2.1 DESIGN AND ACCESS STATEMENT

2.2 HERITAGE STATEMENT

2.3 PLANNING FIRE SAFETY STRATEGY 180.300.002



003	MINOR AMENDMENT W11	04.03.24
002	MINOR AMENDMENTS	14.02.24
001	APPROVED APPLICATION	08.11.24
REV NO	REV DETAILS	DATE

DRAWING STATUS:
PLANNING

DO NOT SCALE FROM THIS DRAWING

URBAN CONTEXT

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JOB:
SLIDING FOLDING REAR DOORSET

FOR:
A WALKER

AT:
11A LAMBOURN ROAD

DRAWING TITLE:
PROPOSED REAR ADDITION AND FRENCH DOORS

DATE: SCALE: 1:100 AT A1

DRAWN BY: CHECKED:

JOB NO:	DRAWING NO	REVISION NO
180	200	003