

London Borough of Camden  
Planning Division  
Argyle Street  
London

11 June 2023

DESIGN & ACCESS STATEMENT. -

Re: 237 ROYAL COLLEGE STREET LONDON NW1 9LT – Repair front elevation

The main building is three storeys high above pavement level plus a basement.  
First-

The brickwork finish front elevation developed a curvature and also the lintels over the windows are sinking and bending. Hence cracks are noted.

Recently we were granted planning permission for various extensions plus a new shopfront.

This application is for:

1. Repair/replace lintels over windows as existing.
2. Repair if possible the front windows or replace as existing. Existing are single glazed hence replacements will be double glazed.
3. Repair damaged brick wall using existing/similar brickwork.
4. Paint timberwork with colours as existing.

1. CHANGES:

Repair/replace lintels over windows as existing.  
Repair if possible the front windows or replace as existing. Existing are single glazed hence replacements will be double glazed.  
Repair damaged brick wall using existing/similar brickwork.  
Paint timberwork with colour as existing.  
Expose beam supporting front elevation- Repair/replace as necessary.

2. **Massing:** There is no additional floor. .
3. **Scale:** The overall height sizes of the windows will be as existing.
4. **Proportion:** The front windows are similar in design and size to windows to existing. .

5. **Rhythm:** The proposed changes to the building are such that the rhythm of the building is rather improved. The outlook of this building facing the road remains in harmony with the building along the main road.
6. **Materials:** No internal changes.
7. **Landscape:** N/A –
8. **Highways-Existing access.** The area is served very well by buses and railways.
9. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.

Chris Arnaouti