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## DESIGN STATEMENT FOR 69 JAMESTOWN ROAD NW1 7DB

The proposed works for the above single dwelling property consist of the replacement of the existing 1980s two storey glazed extension. The new building will be made of a lightweight steel frame with double glazed high-insulated panels. It will extend towards the garden to the same line as that of the neighbour's existing extension at number 71 Jamestown Road. The new glazed construction will retain the same configuration of two-storey building with a terrace above at the same height as the existing building. The line of the terrace at first floor level will remain exactly as existing. Access to the terrace will be provided by new double sliding doors, built at the same height as the existing french doors.  This opening will be enlarged as shown on the drawings. The style of these doors will complement the style and details of the new extension.

In the proposed works, the Basement area will be enclosed and insulation will be added to the walls and floor construction. There will be no changes to the existing floor level, and no excavations will be required.  The existing wooden staircase to the garden will be replaced with new steel lightweight stairs, allowing more light to the basement.  The existing door and window to the Ground Floor Utility room will be removed and a new double glazed obscured glass window will be opened up to match the existing one in the basement below.

To improve the overall energy efficiency of the building, solar panels and photovoltaic system will be installed on the mansard roof.  The new solar panels will be a minimum 300mm from the edge of the roof and not more than 200mm high, complying with the permitted development for a residential application in a non conservation area. The solar panels will not be visible from street level, nor will they be publicly over looked.

Access to the property will remain as existing.