

London Borough of Camden Development Control
The Town Hall Argyle Street London WC1

Your Ref:

My Ref: Blavo Design Access

14 September 2010

DESIGN STATEMENT & ACCESS

Re: Ground Floor Rear Extension at 19 JOHN STREET LONDON WC 1

After consultation with various people and site visits along John Street we concluded that a ground floor rear extension to existing buildings to John Street are popular and in demand. Both No 18 and 20 have rear extensions similar to the proposed rear extension. The proposed extension will complement the existing extensions at 18 John Street.

1. CHANGES:

- i. Raise part of rear wall by about 1.2m.
 - ii. Create ground floor with flat roof.
2. **Massing:** The three dimensional arrangement of the proposed building completes the scattered arrangement of the existing building. There are no changes to the front elevation or to the left flank elevation of the building. The right elevation will be closed to the elevation of No 18 and hence not visible.
3. **Scale:** The design is such that the proportionality of the elements such as window and door facing the court by the spiral stairs will be of similar size as the existing doors and windows of the existing building. The roof will be flat and finished with felt as the existing roof of the basement floor at the rear.
4. **Proportion:** There are no external windows or doors on the external perimeter of the building.
5. **Rhythm:** There is a small change to the vertical element of the rear elevation of the building. The small raise in height will bring the new extension roof level in line with the roof of the back addition of the existing building.

The existing iron rails at the rear will be preserved and used again to maintain the existing view. The materials and design are such to maintain the Rhythm of the building in relation to the buildings.

6. **Materials:** All brickwork to external walls is of bricks similar to existing. The internal sash window will be of wood and double-glazed. Because of the double-

glazing the timber thickness of the windows are about 45mm. The woodwork will be white. The mansard flat roof is of felt as existing back addition roof

7. **Landscape:** N/A.

8. **Highways-Existing/proposed access.** The area is served very well by buses and railways. The front entrance is designed for disabled access with wide steps. The ground floor offices are level and accessible to disabled people.