

**11 John Street, London WC1N 2EB**

**Design statement in support of a Listed Building Consent application for minor amendments to the design following grant of Planning Permission and Listed Building Consent**

**19 January 2015**

**General background**

Planning permission and Listed Building consent were issued by Camden Council on 22 July 2014 for the excavation of basement extension to the rear and side, demolition of part of the existing rear extension at ground floor level to create two courtyards. Replacement of existing fenestration at ground and second floor level to front elevation. Installation of new door at rear first floor. Removal of existing roof and replacement with dummy mansard roof to accommodate a green roof terrace all in connection with existing dwelling house (Class C3).

Planning application Ref – **2013/7230/P**

Listed Building consent application Ref – **2013/7231/L**

**This statement should be read in conjunction with revised drawings No. 1 – 26 including 6A and 19A, revision B, dated 19.01.2015.**

The current Listed Building Consent application proposes several minor changes to the design from the one granted above. These changes can be summarised as follows:

<b>Basement</b>		
	<b>Item</b>	<b>Reason</b>
1	The swapping of the bedroom and shower room below street pavement	To achieve higher privacy and a greater amount of natural daylight to the bedroom
2	Introduction of additional kitchen at play/music room.	To facilitate longer stays at basement level.
3	Enlargement of swimming pool width and minor layout changes to sauna, storage and plant room layout.	To achieve an improved swimming pool and allow additional space to the plant room and for general storage, with the relocation of the wall separating the swimming pool and plant room.
4	Omission of WC and partition with sliding doors at study.	To achieve an enhanced feeling of space at the study.
5	Accommodating the boiler room at basement area belonging to property, discovered after the submission of the original Planning application.	To locate the boilers close to an external wall, thus enabling easy discharge of flues.
<b>Ground floor</b>		
	<b>Item</b>	<b>Reason</b>
6	Replacement of existing entrance door, side panels and fanlight above with traditional door, side panels and fanlight to match character of existing house	To achieve a more appealing entrance to the house and enhance the front elevation – items to be replaced are not original.

7	Omission of proposed replacement fireplace at front room.	Replacement fireplace is omitted at this stage due to reasons of budget, however the owners intend to introduce a new fireplace in the future.
8	Entrance hall: replacement of proposed internal separating door with a curtain and the creation of a niche on the wall.	To achieve a better layout for the entrance hall.
9	Replacement of existing door to dining room with a sliding door, accommodated in a pocket within additional stud partition adjacent to existing wall.	Existing curved wall towards the front room has been modified by the previous office use and does not look right. In addition, existing door is not original and a sliding door to the dining would be more practical.
10	Changes to kitchen layout.	To improve practicality of kitchen; the separation between front and rear rooms would still be retained.
11	Relocation of guest toilet to ground floor area belonging to property, discovered after the submission of the original Planning application; dedicating the area at the top of the stairs from the basement to a cloak, and subsequent minor changes to new stairs from basement.	To achieve a better use of space, given the additional area discovered at ground floor level.
12	Additional glass to side bridge linking play/music room to family room.	To enhance the experience of walking on the bridge.
13	Provision of and additional skylight to family room.	To increase amount of daylight at rear part of room.
<b>First floor</b>		
	<b>Item</b>	<b>Reason</b>
14	Opening from stairs landing to be into rear room instead of front room. Opening to have a sliding door.	Entering the front room through the rear room and having a sliding door to the rear room would be more practical, as it would enable a larger sitting area at the front room and a better connection with the terrace.
15	Omission of proposed new fireplace at rear room.	Proposed new fireplace is omitted due to budget reasons.
16	Omission of cupboards between front and rear rooms and slight widening of opening in the spine wall; provision of cupboard next to new internal sliding door to room.	The slightly wider opening would contribute towards a better connection between the rooms. The original spine wall would still be retained on either side of the opening.

<b>Second floor</b>		
	<b>Item</b>	<b>Reason</b>
17	Stairs landing to have no raised platform, and have instead a planter on Master bedroom side. Master bedroom to have no internal green area with raised platform, and have instead a new separating wardrobe-partition.	To achieve an improved layout for the bedroom and staircase landing area.
18	Door to Master suite to be slightly relocated and changed to a sliding door.	To achieve an improved entrance to the Master suite.
19	Changes to dressing area – one part (Dressing A) to be accessible from the bedroom and the other (Dressing B) from the master en-suite.	To achieve a better layout for the dressing area. The original spine wall and definition of front and rear rooms would still be retained.
<b>Third floor</b>		
	<b>Item</b>	<b>Reason</b>
20	Reconfiguration of internal partitions and introduction of planters on either side of staircase enclosure.	To achieve an improved layout - all items are non original.
<b>Fourth floor</b>		
	<b>Item</b>	<b>Reason</b>
21	Additional built volume to fourth floor in comparison to Planning grant.	To avoid a situation where one has to get out to the terrace in order to access the top room. Justification is in the fact that the fourth floor and mansard roof are not original, and the proposed built volume would be concealed behind the self-standing rear mansard slope.
22	Reconfiguration of internal partitions.	To achieve an improved layout.
23	Roof garden to occupy entire external terrace and be raised by 40cm above internal floor level.	To allow more substantial planting and achieve a greater presence of the green element at roof level.
24	External brick facing party walls to be rendered in white.	To better integrate with other external finishes.