

London Borough of Camden  
Planning Division  
Argyle Street  
London

01 March 2022

DESIGN & ACCESS STATEMENT. -

Re: 237 ROYAL COLLEGE STREET LONDON NW1 9LT – MANSARD & REAR EXTENSIONS & CONVERT TO TWO SELF CONTAINED FLATS

The main building is three storeys high above pavement level plus a basement. First- Flat A and second and third floors FLAT B as a self-contained flat. The Lower and ground floor are used as a retail shop. The building is located in area with shops, offices, and residential flats.

The proposed design of the mansard and rear extensions are the same as the existing extensions of No 235 & 239. The design, materials and style of the old properties adjoining this building is maintained by designing the extensions to match .

The proposal are:

1. Lower Ground & ground floor extensions for the shop.
2. Second Floor rear extension and new mansard over existing roof for the flat B

We tried to design the mansard so that the character of the building and the street scene is not changed dramatically.

The front of the mansard is stepped back from the front parapet which is about 1.3m high. This reduces the impact on the street scene.

The privacy of the adjoining tenants is not affected as the building elevations are in line and parallel.

1. CHANGES:

- i. Lower Ground & ground floor extensions for the shop.
- ii. Second Floor rear extension and new mansard over existing roof for the flat

2. **Massing:** The mansard floor is 36 sq.m. The total floor area of all extensions including the mansard are 76sq.m. **Total floor area 206sq.m** This is equivalent to 37% of the floor area of the building. This is similar to the adjoining buildings.

3. **Scale:** The overall height of the mansard is the same as No 235 Royal College Street.

4. **Proportion:** The front rear extension windows are similar in design and size to windows to existing. Again, the visible part of the mansard windows is reduced because of the parapet.
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:** The internal walls and floors are constructed of timber, floorboards and plaster boards. Sound proofing regulations will be satisfied according to Building Regulations.
7. The finish of the mansard walls is of timber construction and finished with welsh slates.
8. **Landscape:** N/A –
9. **Highways-Existing access.** The area is served very well by buses and railways.
10. **Access- Disabled.** Access is provided AT THE GROUND FLOOR ENTRANCE.

Chris Arnaouti