

DESIGN AND ACCESS STATEMENT

In respect of

14 JOHN STREET

LONDON W1N 2EB

Ref: 14.004

Prepared 28th May 2024

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INTRODUCTION

This Design and Access Statement has been prepared by hb surveyors & valuers, on behalf of our client, Anthony Ossof, to support a Planning Application for the formation of a single opening between two rooms at ground floor level.

The site consists of one property of 6-storeys; arranged over basement to fourth floor levels and is Grade II listed. The building was granted planning permission for a change of use from Commercial to Residential under reference 2022/3278/P.

The site is located at 14 John Street, part of the Bloomsbury Conservation Area of The London Borough of Camden. The street is a mix of residential and commercial offices within an unusually early and almost complete uniform terrace of Georgian townhouses, which gives an impression of a London street as laid out in the early 18th-century

THE PROPOSAL

In conjunction with the associated works approved to convert the previously commercial premises into residential it is proposed that a single opening be formed between the two principal rooms at ground floor level to facilitate a larger combined reception area.

It is considered that this is in keeping with the original layout of the house and indeed it appears that there was once an opening in this location which was at some time in the past infilled.

ACCESS AND REFUSE

No alterations to arrangements for access and refuse are proposed.