

8th April 2024

JS024 -**REVISION B**

06.03.23 - REV A – Issued to Camden

08.04.24 - REV B – Dropped ceiling to LGF to allow for MVHR duct, FCU and associated pipework indicated. Replacement of LGF external rear doors, double glazing to LGF sash window, new rooflight in rear extension.

Description of Proposed Works

Energy Efficiency Works, Etc, at 24 John Street, WC1N 2BL

“Works to improve energy performance, including installation of PV array, 1 no. external condenser for combined heating and cooling system. Incidental works, and alterations to approved listed building consent 2022/2560/L, including erection of a rear boundary wall fence, internal joinery, conservation of existing windows.”

The purpose of this statement is to describe in simple terms the works proposed as part of this listed building consent application. The drawings and design and access statement provide further detail and justification.

This application is relatively simple and has been formulated to match approvals already granted on this street, or on this site. However, it is recognised that applications of this kind can be difficult to understand due to their fine-grained nature. It is the intention of this document to comprehensively list the works proposed to aid the case officer in assessing the application.

The application comprises two elements.

1. A number of alterations in connection with **energy performance improvements**. These alterations have been carefully considered and refined over the course of a year to avoid and minimise any conflict with heritage significance.
2. A number of **amendments to the listed building consent 2022/2560/L**, granted 20th September 2022. These would typically be submitted as a non-material amendment, but as this regime does not exist for listed building consents they are included here.

The proposed works are listed below, split by the above categories.

ENERGY PERFORMANCE IMPROVEMENTS

Works	DWG Ref	Notes
Installation of PV array within valley roof.	P102	As approved 2022/0690/L & 2022/0240/P. 10-11 Doughty Street.

Installation of battery, in connection with PV array, to rear courtyard.	P100	
Installation of 1x external condenser for ASHP and FCU.	P102	As approved 2021/3523/P & 2021/4102/L 79 Guilford Street
FCU concealed in joinery units in first floor study and upper floor bedrooms.	P101 P420 P421 P422	To provide heating/cooling in connection with above.
Replacement of 2 no. non-historic external doors at rear, basement only.	P100 P501	To improve thermal performance.
Double glazing units to be installed in existing sash window on LGF	P100 P500	To improve thermal performance.
External blind to modern rear extension	P200 P300	To mitigate overheating – passive measure.
New openable roof window to modern rear extension	P101 P300	To passively remove rising hot air.
Draught-stripping and conservation of sash windows	P200	To reduce heat loss – passive measure. Windows to be repainted in heritage colour scheme – to enhance the significance of the listed building and conservation area.
Insulation to loft, between and over rafters.	P300	To reduce heat loss – passive measure. Loft itself to remain breathable and ventilated.

AMENDMENTS TO LBC APPROVAL 2022/2560/L

Works	DWG Ref	Notes
Joinery design amended in first floor study. Joinery removed in first floor living room.	P100 P420	First floor study joinery is included. This is so that a new condition controlling design can replace 4(d) of the approval for 2022/2560/L.
Section of lowered ceiling in lower ground floor living room to accommodate MVHR.	P100 P300	The MVHR performs a critical role in mitigating rising damp humidity in the lower ground floor.