

# DESIGN AND ACCESS STATEMENT WITH HERITAGE STATEMENT

## 22 JOHN STREET

**KAS Architects**

**August 2024**

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# Introduction & Background

Introduction

Site and Surrounding

Planning History of 22 John Street

Planning Precedents for Changes of Use and Flagpole Installation

Planning Precedents for CCTV Camera Installations

# Introduction & Background

## 1.1 Introduction

This document has been prepared on behalf of the Albanian Embassy in London. This document is intended to support a listed building application for 22 John Street which is Grade II listed building situated within the Bloomsbury Conservation area. The Albanian Embassy is currently relocating from its current premises at 33 St George's Dr, SW1V to 22 John Street. The purpose of the application is for a change of use from Office (E) to an Embassy (Sui Generis) for the basement, ground and first floor. The second and third floor are currently used as a self-contained duplex flat and will remain so.

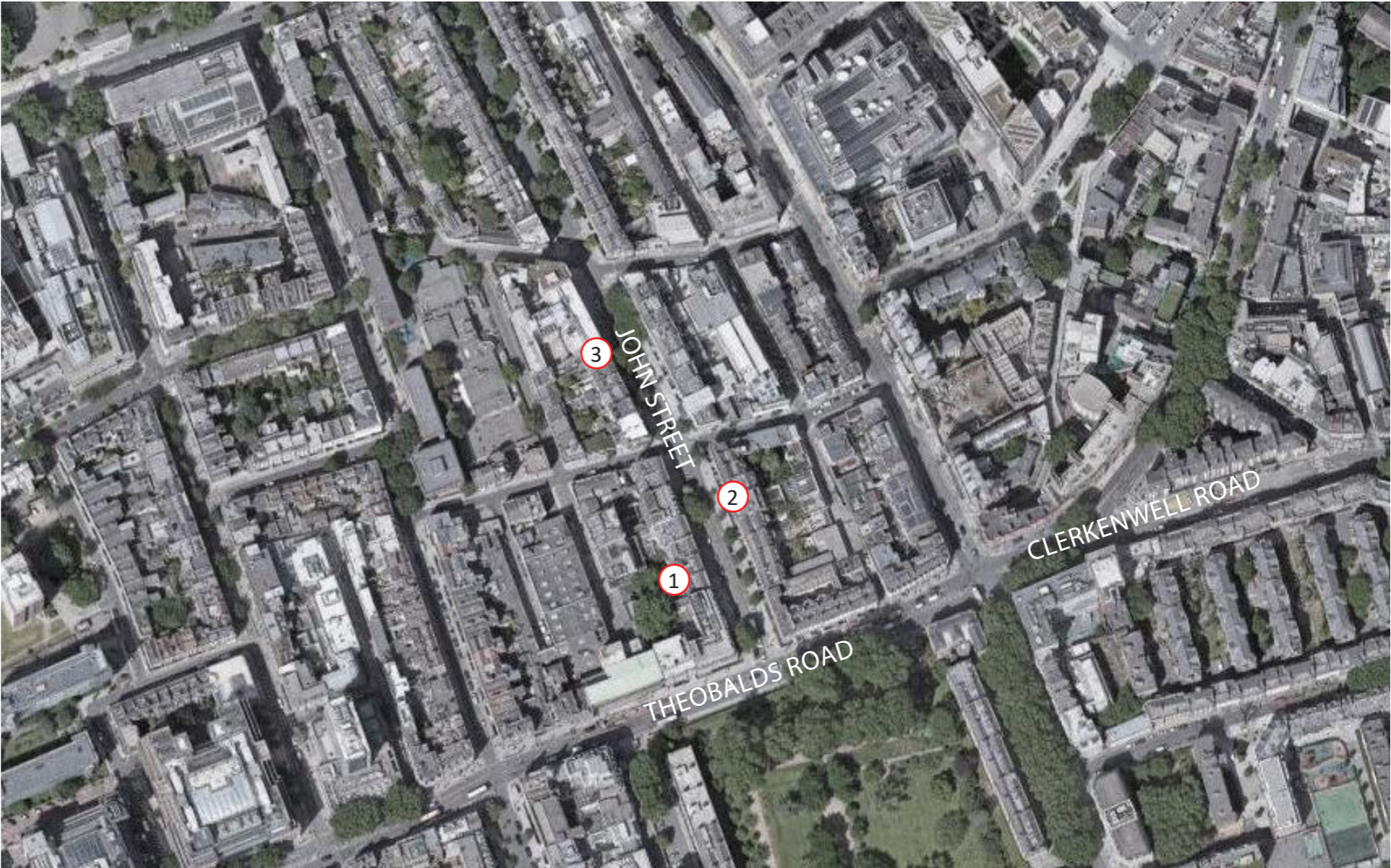
In this regard there is also an essential need for a flagpole to fly the national flag in association with the ambassadorial use of the building. The proposal also includes the installation of one discrete CCTV dome camera to the front of the property and two discrete CCTV dome cameras to the back of the property, similar to no. 27 John Street (also Grade II listed).



Front elevation

1.2 Site and Surroundings

22 John Street is part of an ensemble of terraces ranging from 22 to 28. The terraces from 22-28 are part of a group listing (Grade II) and are also situated within the Bloomsbury Conservation Area. The building is adjoined on the south by 23 John Street, a similar listed building, and on the north by 21a, a recently listed eight-storey Art Deco inspired building. There are other examples of embassies on John Street, including the Embassy of Kosovo and the Malawi High Commission.



Location Plan. NTS. 

- 1. Malawi High Commission
- 2. Embassy of Kosovo
- 3. 22 John Street (application site)

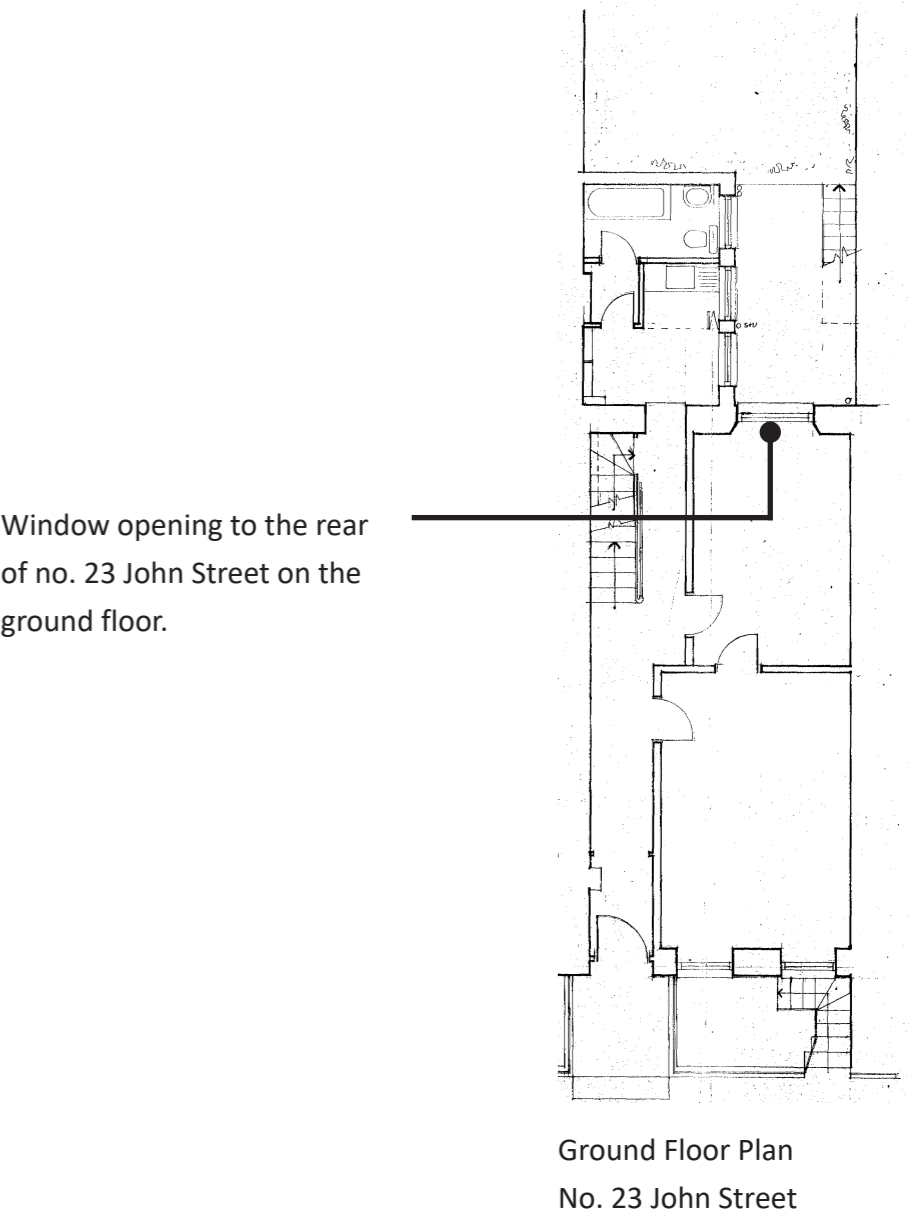
1.3 Planning History of 22 John Street

1.  
  
Planning Reference: 2014/1237/L  
Year: 2014  
  
Description: Internal and external alterations associated with the replacement of existing roof and roof lantern on rear extension, incorporating 5 x integral solar panels and installation of 7 x solar panels on rear extension roof.
2.  
  
Planning Reference: PSX0005161  
Year: 2000  
  
Description: The change of use from Class B1 (office) to Class C3 single family dwelling house (residential). (as shown on 3 unnumbered drawings, third floor, ground floor and lower ground floor).

1.4 Planning Precedents for Changes of Use and Flagpole Installation

1.  
  
Embassy of Kosovo  
  
Planning Reference: 2015/2076/L  
  
Description: Internal and external alterations to include the widening of existing opening at ground level and erection of the national flag of Kosova on a projecting flagpole above the entrance door to the front elevation of the Republic of Kosovo Embassy.
2.  
  
Malawi High Commission  
  
Planning Reference: 2010/3543/L  
  
Description: Internal additions and alterations to include the insertion of stud walls at ground, first, second and third floor levels, erection of a flagpole to the front elevation, replacement door to front basement elevation and other associated works of refurbishment to existing high commission.

3.  
  
No. 23 John Street  
  
The floor plan below is of the ground floor of no. 23 John Street. As is evident on the floor plan, there is an original large window/door at the back wall of the ground floor. This has been blocked off at no. 22 John Street and the proposal is for this to be reinstated as a door opening.



1.5 Planning Precedents for CCTV Camera Installations

1.

No. 27 John Street (Grade II Listed building)



Two dome CCTV cameras installed to the front facade of No. 27 John Street which is within the same group listing as No. 22 John Street.

2.

No. 28 John Street (Grade II Listed building)



Two dome CCTV cameras installed to the front facade of No. 28 John Street which is within the same group listing as No. 22 John Street.

3.

No. 8 John Street



Two CCTV cameras installed to the front facade of No. 8 John Street including flagpole installation for the Kosovo Embassy.

2

# Proposal

- Layout
- External Flag Pole
- Sustainability
- Access & Amenity
- Design Team

# PROPOSAL

## 2.1 Layout

### Basement Level

This level remains unchanged.

### Ground Floor Level

The proposal is to reinstate the opening to the rear wall of the ground floor. In doing so the proposal seeks to reinstate part of the historic fabric of the building.

### First Floor

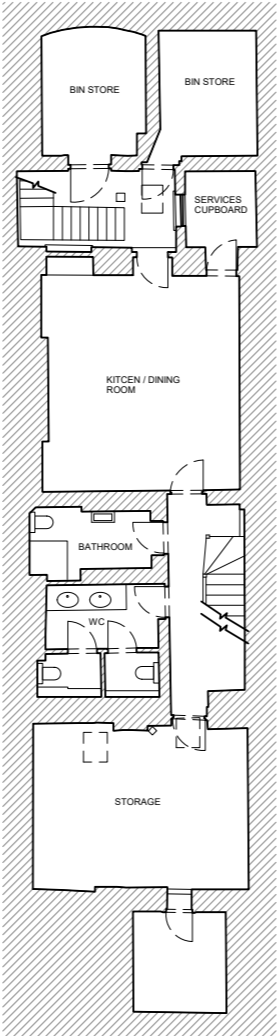
This level remains unchanged.

### Second and Third Floor

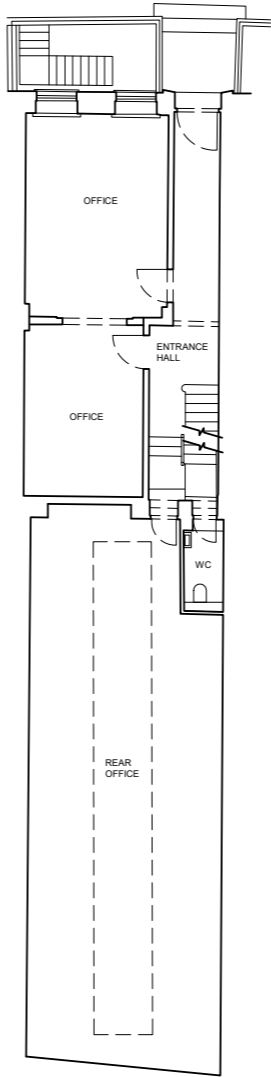
These two levels remains as a self-contained flat.

### Access

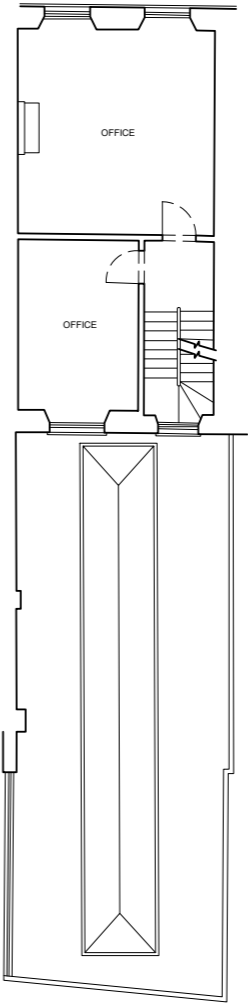
Access is from John Street through 3 steps at the entrance door. There is currently no lift internally and the circulation and stair core will remain unchanged.



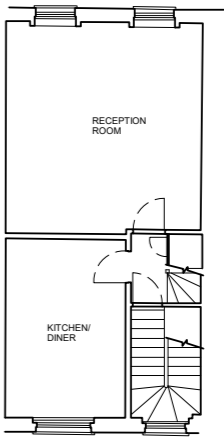
Existing Basement



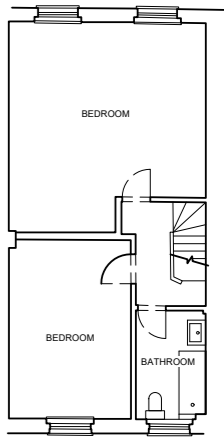
Existing Ground Floor



Existing First Floor



Existing Second Floor

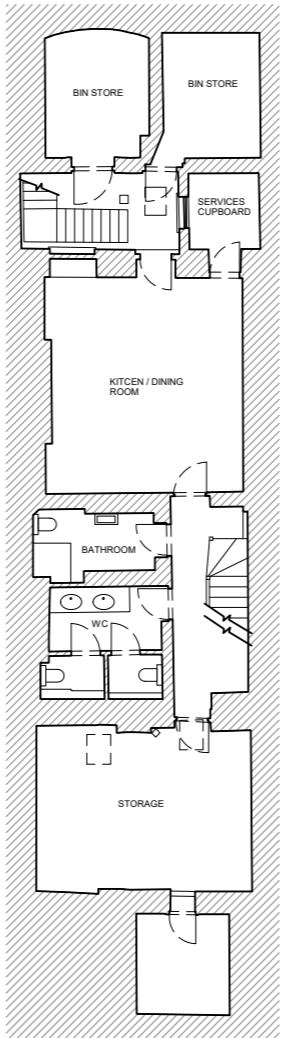


Existing Third Floor

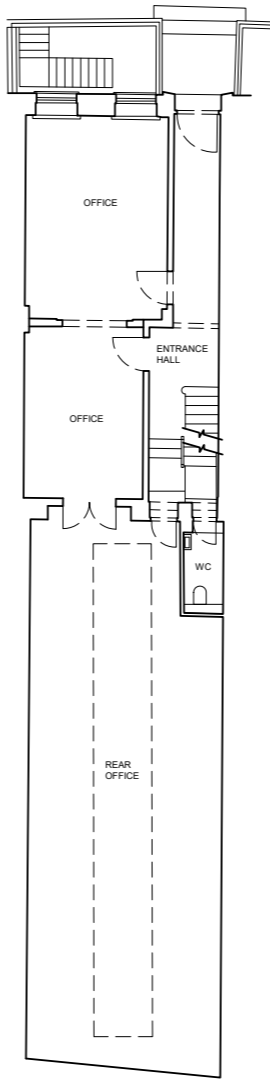
Reinstating Historic Openings

The introduction of the ground floor double doors at the rear of the wall will allow the space to effectively function as a consular floor with reception, waiting area and office area. The wall that is being turned into a double door was originally a door/window.

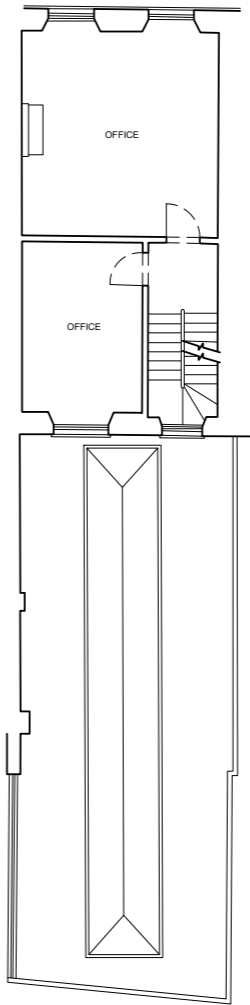
By reintroducing an opening in this area the proposal seeks to celebrate and reveal the historic fabric of the building and therefore the proposal enhances the heritage asset and should be viewed as a positive change.



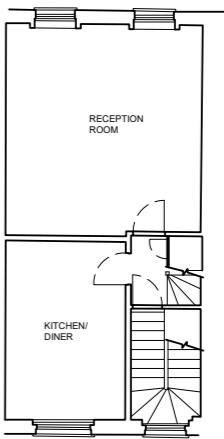
Proposed Basement  
(unchanged)



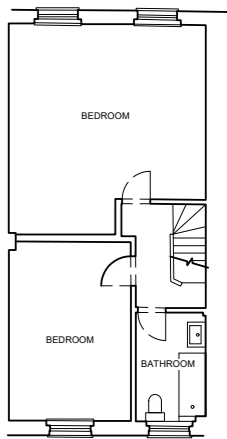
Proposed Ground Floor



Proposed First Floor  
(unchanged)



Proposed Second Floor  
(unchanged)



Proposed Third Floor  
(unchanged)

2.2 External Flag Pole

The proposal also seeks to install a flagpole with the national flag to the front elevation. The flagpole is not dissimilar to the national flags on display at the Malawi High Commission and Embassy of Kosovo, therefore the proposal is not out of character with the street elevation or context of the area.

CCTV Cameras

There will be one discrete CCTV camera installed to the front elevation and two discrete CCTV cameras installed to the rear elevation. The CCTV camera that will be specified is the Hikvision 6 MP Outdoor IR Fixed Mini Network Dome Camera that is often used on heritage buildings. The camera has a diameter of just **110mm** and has a protruding depth of **56mm**.

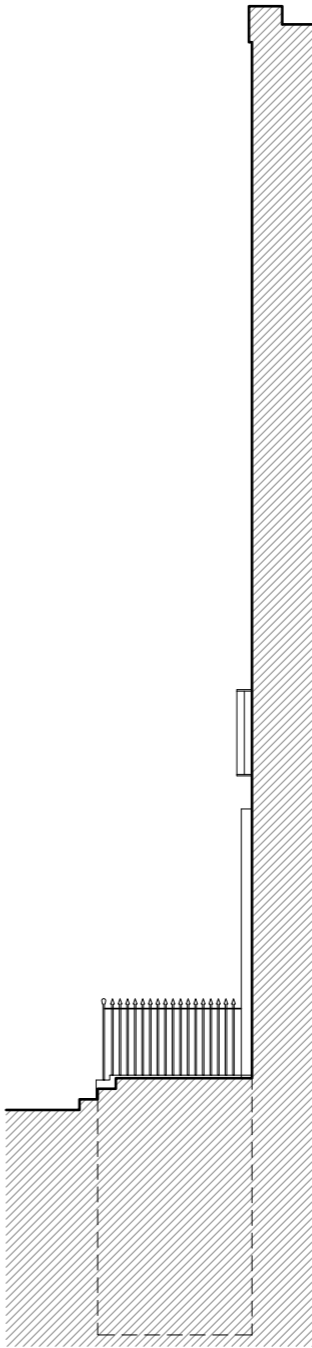
Detailed specification:

- 1/2.9” (6 MP) Progressive Scan CMOS
- 3072 x 2048 Resolution @ 30 fps
- 2.8 mm and 4 mm Fixed Lens Options
- EXIR 2.0 Range Up to 35 ft (10 m)
- H.265+, H.265, H.264+, H.264
- 120dB True WDR
- MicroSD Card Slot Supports 128 GB
- IP66, IK08 Protection
- 12 VDC and PoE (802.3af)

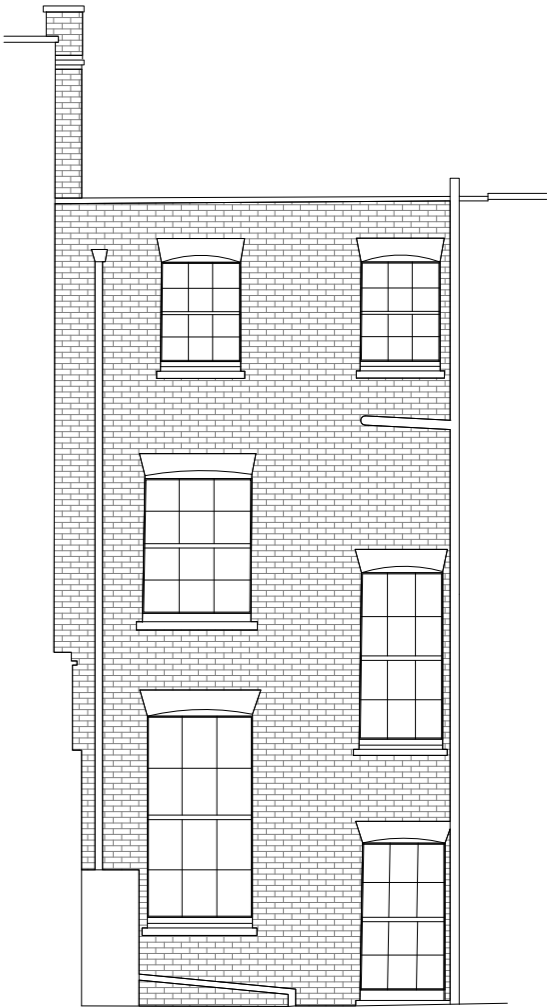
The Hikvision DS-2CD2566G2-I(S) Outdoor IR Fixed Mini Network Dome Camera provides high definition network output. It supports H.265+ video compression, which assures savings in bandwidth and storage. The camera is equipped with 2.6mm and 4mm fixed lens options, and offers an EXIR 2.0 range of up to 35 ft (10m). Smart features, such as line crossing and intrusion detection are supported.



Existing Front Elevation



Existing Section



Existing Rear Elevation



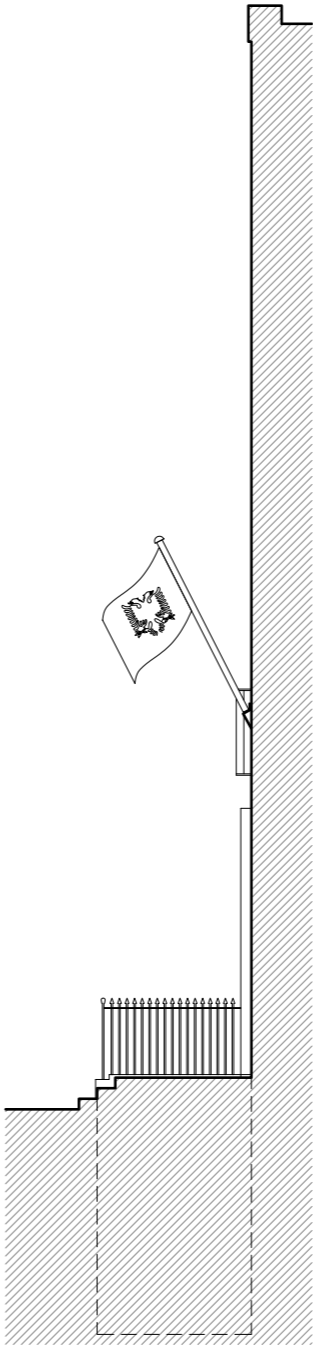
Malawi High Commission with flagpole on John Street



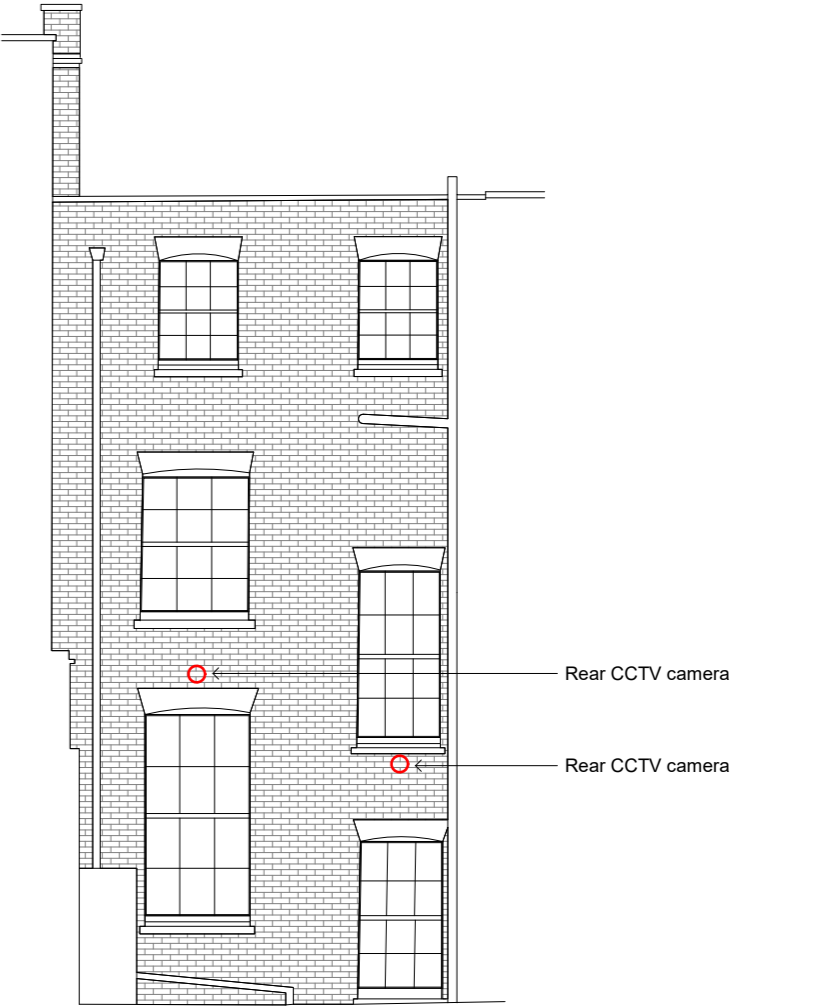
Kosovo Embassy with flagpole on John Street



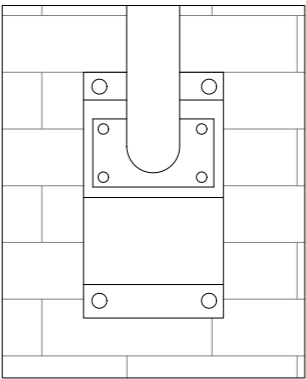
Proposed Front Elevation



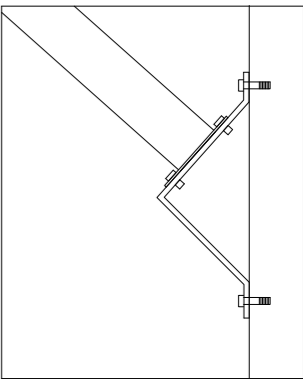
Proposed Section



Existing Rear Elevation



Pole Detail Elevation



Pole Detail Section

**2.3 Sustainability**

The adaptation of existing buildings for different uses is a positive strategy for sustainable design and has a far smaller carbon footprint compared to constructing new buildings.

**2.4 Access & Amenity**

The access to the building remains the same and there are no changes to the internal stair core or access to rooms.

**2.5 Design Team**

We are a design-led RIBA architecture and interiors practice based in Central London. We are committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

More information available on our website:  
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020 8057 4567

# Heritage and Planning Statement

Heritage Impact Assessment  
Local Plan  
Response to Policy D1 and D2

# HERITAGE IMPACT ASSESSMENT

## 3.1 Heritage Statement

The purpose of this Heritage Impact Assessment is to assess how the proposal might affect its setting, and how due consideration has been given to the design, mass and scale of the proposal to mitigate any harm to the original listed building and the conservation area it is situated within. In assessing the impact of the proposal on the heritage of the site, local and national planning policy was considered.

22 John Street is part of a group listing comprised of 22-28 John Street; a terrace of 7 houses.

The listing is as follows and is taken from Historic England:

‘CAMDEN

TQ3082SE JOHN STREET 798-1/96/944 (West side) 24/10/51 Nos.22-28 (Consecutive) and attached railings

GV II

Terrace of 7 houses. c1800-19. Yellow and multi-coloured stock brick with stucco bands at 1st floor levels. Nos 27 & 28 with slated mansard roofs and dormers. 4 storeys and basements; Nos 27 & 28 with attics. 2 windows each; Nos 26 & 27, 3 windows each; No.28 double fronted with 5 windows. Gauged brick flat arches to recessed sashes, most with glazing bars; 1st floors with cast-iron balconies, except No.28. Parapets. No.22: square-headed, architraved doorway with patterned rectangular fanlight and panelled door. INTERIOR: noted to retain reeded marble fireplaces on ground and 1st floors. Stairs with square balusters. No.23: similar doorway to No.22. INTERIOR: noted to retain reeded marble fireplaces on 1st and 2nd floors (original centres covered in). No.24: similar doorway to No.22. INTERIOR: noted to retain marble fireplaces with original centres on ground floor. No.25: similar doorway to No.22. INTERIOR: noted to retain marble fireplaces on ground floor. Good marble fireplace 1st floor front room with bas relief on front panel, reeded and with rosettes; original iron centre. Nos 26 & 27: round-arched doorways with reeded doorframes, lion mask stops,

mutule cornice-heads, patterned radial fanlights and panelled doors. No.27 with lamp-holder incorporated in fanlight. No.26 with fluted lead rainwater head. No.28: round-arched doorway with attached Doric columns carrying entablature; patterned radial fanlight and panelled door. Cornice and blocking course. Wrought-iron overthrow lamp-holder. Return to Northington Street with 1 window and mid C19 entrance with stucco surround and console-bracketed cornice. Dentilled cornices. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

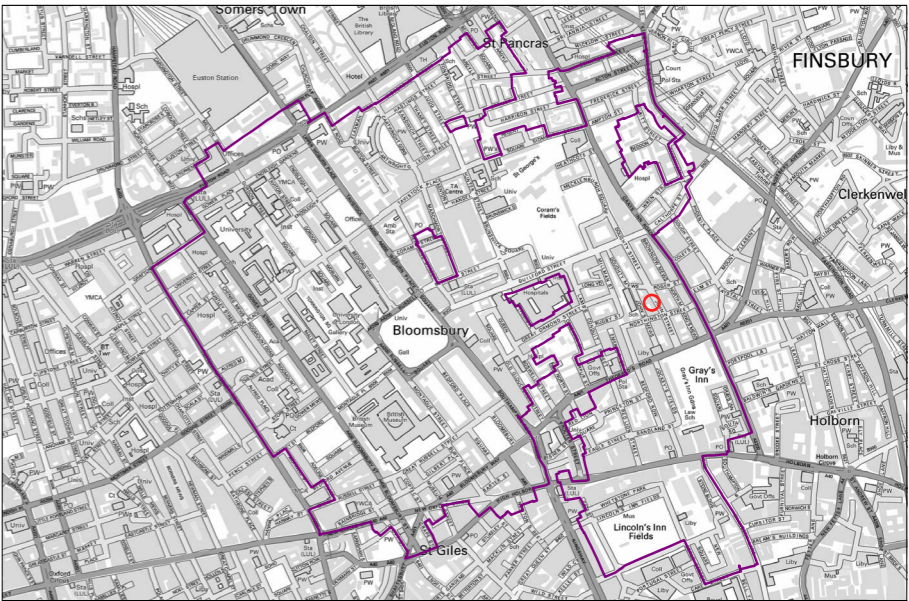
Listing NGR: TQ3082582055’

The proposal does not seek to amend or remove any of the details or characteristics as noted in the listing. The proposal is to change the use of the building into an embassy without changing any of the internal layouts. The proposal to reinstate the opening to the back wall of the ground floor will reveal the historic fabric of the building and therefore enhances and preserves the listed building.

## 3.2 Bloomsbury Conservation Area

The Bloomsbury Conservation Area spans around 160 hectares, stretching from Euston Road in the north to High Holborn and Lincoln’s Inn Fields in the south, and from Tottenham Court Road in the west to King’s Cross Road in the east.

Bloomsbury is an internationally significant example of town planning, characterized by its formal landscaped squares and grid-like street layout. Despite changes over time, including the conversion of homes into offices and hotels, the area’s original uses, such as hospitals, universities, and cultural institutions, contribute to its distinctive and culturally rich character.



Map of Bloomsbury Conservation Area

○ No. 22 John Street

**3.3 Local Plan**

The proposal has been assessed using the Local Plan Policy D1 (Design) and Policy D2 (Heritage).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The Council will resist proposals that cause harm to the special architectural and historic interest of listed buildings or their settings. The current proposals are considered to fully comply with policies D1 and D2.

**3.4 Response to Policy D1 and D2**

Policy D1

The proposal is not out of character with the street elevation and the context of the conservation area. There are already two embassies on John Street that have recently been approved change of uses to embassies and successfully installed external flag poles to the front elevation. Aside from the external flagpole, there are no other changes to the external facade. Internally the proposal seeks to reintroduce an opening at the rear of the ground floor. This opening will accommodate a double door so that the ground floor can be adapted for the use as a consular section of the embassy.

The installation of the CCTV cameras are discrete and in line with CCTV cameras installed to no. 27 and no. 28 John Street to name just a few.

Policy D2

The internal layout of the heritage asset has largely remained the same throughout its history, while the use of the building has been changed over time as it was originally used as a dwelling, followed by its change of use as office space. Most notably the heritage asset was modified in the 1960s with the infilling of the rear garden with a rear extension. As a result of this extension, the rear ground floor window was also removed/blocked off in order to create the rear infill extension. Therefore the reinstatement of the opening preserves and enhances the heritage asset as it celebrates a historical feature of the building.

As the changes to the internals of the heritage asset are very minimal, the application should not be viewed as having a detrimental impact on the listed building or conservation area. There are already well documented recently approved embassies on John Street, including erections of front elevation flagpoles. Therefore the proposal is neither detrimental to the listed building and nor is it out of character with the street elevation and conservation area. It should be viewed as preserving and enhancing the heritage building as it is reinstating a historical opening on the ground floor.

