

7 JOHN STREET LONDON WC1N 2ES

DESIGN AND ACCESS STATEMENT

PREPARED BY
GLAS ARCHITECTS & DESIGNERS

FOR
B & K Investments Limited
November 2024

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1.0 LISTING REGISTER

1.1 Historical England Listing

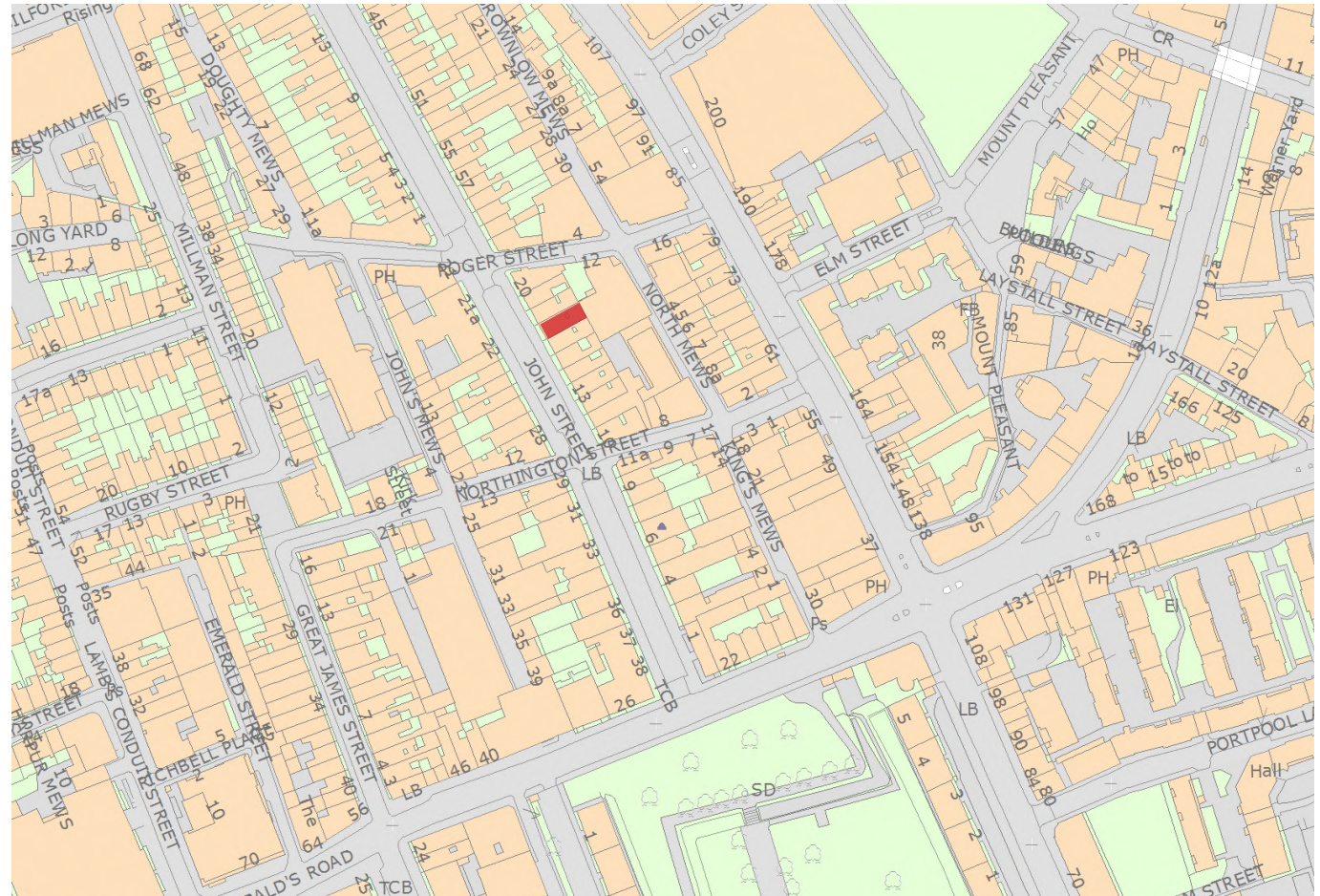
Name: NUMBERS 2 AND 9 AND ATTACHED RAILINGS, 2-9, JOHN STREET

Grade: II

List Entry Number: 1379155

TQ3082SE JOHN STREET 798-1/96/942 (East side)
24/10/51 Nos.2-9 (Consecutive) and attached railing, GV II

No.7: ground floor refaced. C20 reproduction Doric wooden doorcase with triglyph frieze, dentil cornice, open pediment, archivolt with keystone, radial fanlight and panelled door. Wrought-iron lamp-holder on railings. INTERIOR: noted to retain open well stairs with turned balusters and carved brackets to treads. Plain moulded fireplace on 1st floor.



REF: Historic England, List Entry

Key

■ Location of 7 John Street

2.0 INTRODUCTION


2.1 Site Location

No.7 John Street is located in the London Borough of Camden and comprises a four-storey Grade II listed building which forms part of a Neo-Georgian terrace that defines the street scape in this location. The building falls within the Bloomsbury Conservation Area.

The immediate surrounding context is mainly composed of similar style four-storey buildings typically used as residential properties with some exceptions such as the building to the north, that is currently the Embassy of the Republic of Kosovo.

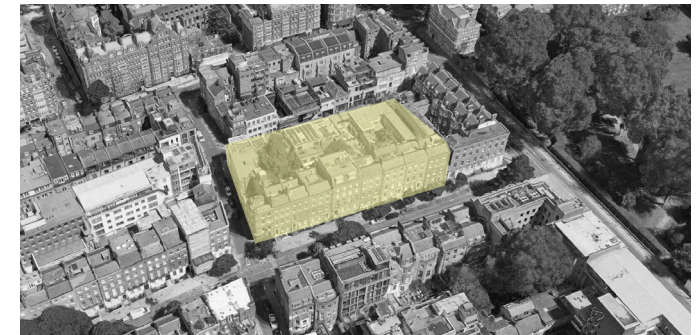
The existing building at 7 John Street, is a mixed use property with office spaces and a residential unit on the third floor. The purpose of this application is to seek listed building consent (LBC) and a variation of condition no. 2 (approved plans) of permission 2019/6378/P via a S73 planning application (both applications will be submitted simultaneously).



N  Aerial View of 7 John Street
REF: Google Maps



Aerial View Facing South
REF: Google Maps



Aerial View Facing West
REF: Google Maps

Key

 Site Location

2.2 Surrounding Context

The surrounding buildings have similarities in style and form, both externally and internally.

The features that define the streetscape include box sash windows and arched doorways/openings. The materials used externally, range from red brick, stone, and stucco on the facade to natural slate/clay tiles on the roofs.



58 Doughty Street
REF: Googles Street View



18 Bloomsbury Square
REF: Google Street View



29 John Street
REF: Google Street View



15-16 John Street
REF: Google Street View

2.3 Existing Building

Following the approval for the change of use of the building (ref: 2019/6378/P), the works proposed as part of this application are focused on the main internal spaces. External works will be focused on refurbishing existing elements where required or providing like for like replacements to improve the overall visual quality of the building.

Key elements of the proposed works to the principle rooms and spaces include:

- Existing skirting boards, cornicing, timber doors, door architraves and panelling at ground floor to be refurbished and where possible retained and/or replaced with like for like.
- Existing box sash windows to be retained, repaired, refurbished and overhauled.
- Existing stair and balustrade to be retained and where possible refurbished and/or replaced with like for like.
- Existing wall finishes to be painted and/or receive decorative finish.
- Existing fireplaces/hearths to be refurbished, repaired and retained.
- Existing/original radiators on ground and first floor to be retained as decorative features.

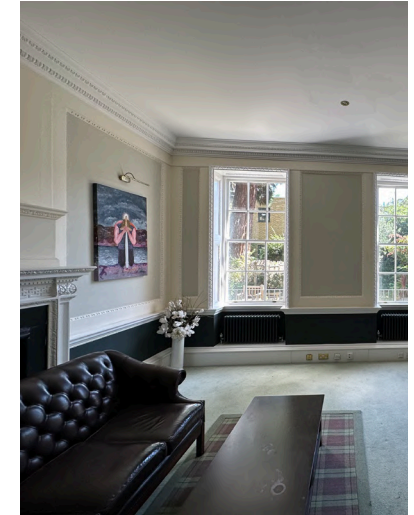
Internally it is intended where possible to retain listed/historic features of interest. Where such items are found to be in less than repairable condition they are proposed to be replaced on a like for like basis.



Ground Floor Entrance Corridor



Basement Rear External Light Well



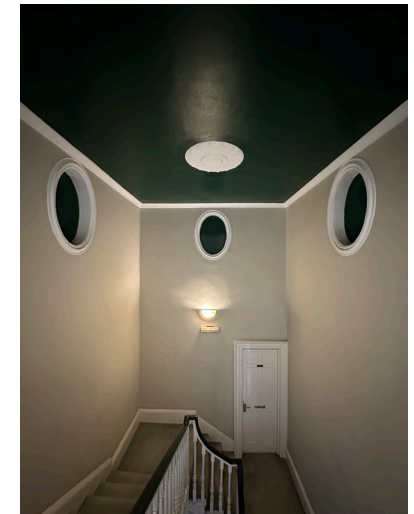
Ground Floor Rear Room



Ground Floor Reception Room



Door and Architrave Detail at Ground Floor



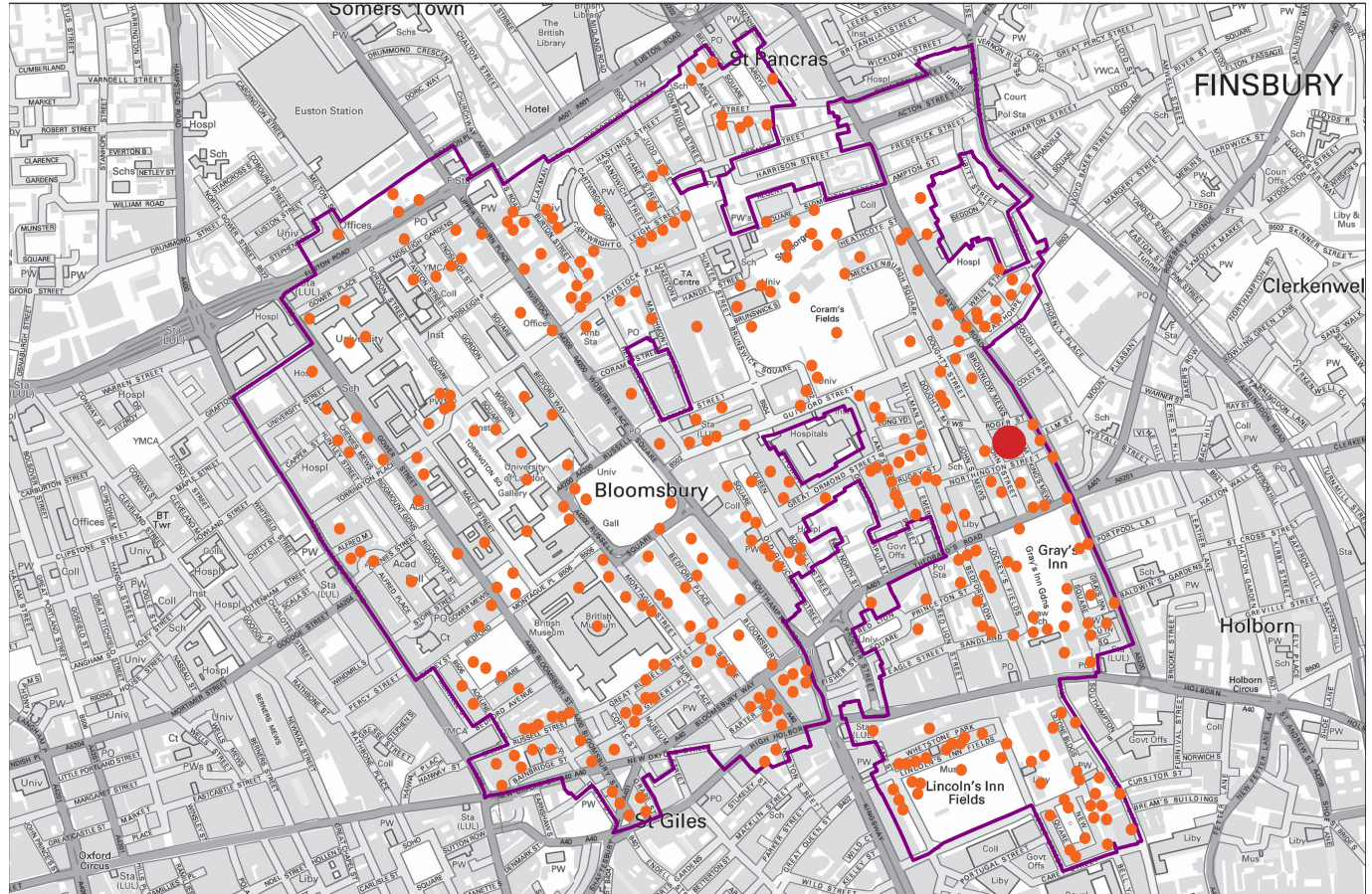
Second Floor Staircase

3.0 SITE CONTEXT

3.1 Heritage Assets

7 John Street sits within the Bloomsbury Conservation area which has multiple Grade II listed buildings. These buildings have mainly been occupied by institutional users from museums and hospitals to universities, with commercial/office users also factoring in the mix.

The Bloomsbury CA Appraisal and Management Strategy notes that the intention of the design and layout of the area follows a grid pattern, therefore resulting in a homogeneous neighbourhood of similar forms and consistent building heights.



Key

- Site Location
- Listed Buildings in the Conservation Area
- Bloomsbury Conservation Area

Bloomsbury CA Appraisal and Management Strategy
REF: Bloomsbury Conservation Area

3.2 Listed Buildings on John Street

There are multiple listed buildings situated on John Street. Whilst the proposal would not impact on the setting of any listed buildings, regard has been given to their special character within the context of the wider area.



1. 6 John Street
REF: Google Maps



2. 22 John Street
REF: Google Maps



1. 10-20 John Street
REF: Google Maps



3.3 Locally Listed Buildings in Bloomsbury Conservation Area

Within the surrounding area there are multiple examples of locally listed buildings. Whilst the proposal would not impact on the setting of any locally listed buildings, regard has been given to their special character within the context of the wider area.



1. The Duke of York Public House on Roger Street
REF: Google Maps



2. 13 Northington Street
REF: Google Maps



3. 12 Theobalds Road
REF: Google Maps



4. 10 Harpur Street
REF: Google Maps



3.4 Vernacular Architectural Elements

The immediate surrounding area consists mainly of Neo-Georgian terrace houses which are similar in style both externally and internally.

Since the existing building at 7 John street has undergone changes over time, key features have been covered, concealed, removed, modified or damaged. For example, original timber flooring has been removed and replaced by plywood and covered by carpets.

Historic images of similar buildings in the immediate area provide a useful visual reference and cues that help guide the proposed restoration and renovation works.



5 John Street (1975)
REF: London Picture Archive



3 John Street (1960)
REF: London Picture Archive



33 John Street (1960)
REF: London Picture Archive



31-32 John Street (1960)
REF: London Picture Archive



35 John Street (1960)
REF: London Picture Archive

3.5 Listed Building Features and Features of Historic Interest

As the existing building is listed, all features of historical/architectural significance will be preserved. It is intended that the proposed changes will take into consideration the contribution of 7 John Street to the Bloomsbury Conservation Area.

The main historic features of importance within the proposal site are identified as:

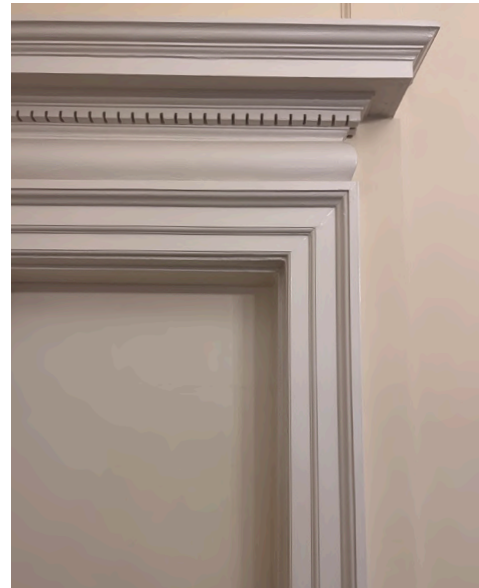
- Wall panelling
- Skirting boards
- Cornicing
- Door frames and door architraves
- Window frames
- Fireplaces/hearths
- Main staircase and balustrade



Wall Panel Detail



Skirting Board Detail



Door Frame and Architrave Detail



Cornice Detail



Detail of Staircase



Detail of Balustrade



Window Frame Detail



Detail of Fireplace

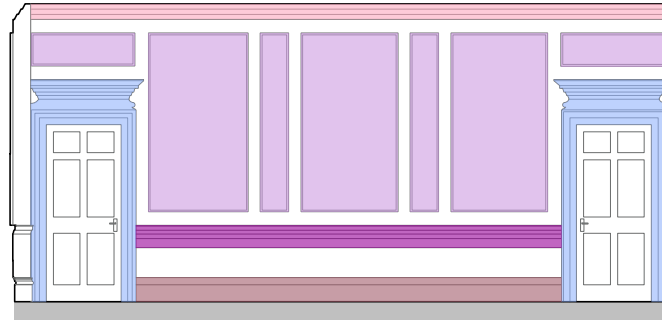
4.0 DESIGN RATIONALE

4.1 Opportunity and Constraints

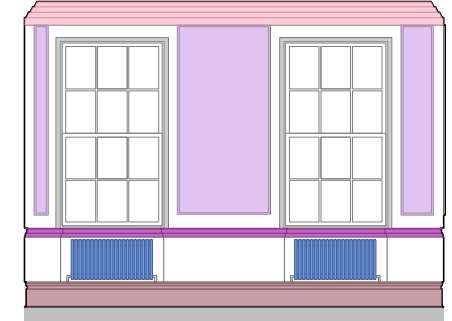
There are various constraints within the site mainly relating to the historical elements internally and include original features such as:

- Main staircase and balustrade
- Door and window frames
- Existing wall panelling
- Existing cornicing
- Existing skirting boards
- Existing architraves and decorative elements
- Overall room proportions and layout of building
- Existing traditional radiators

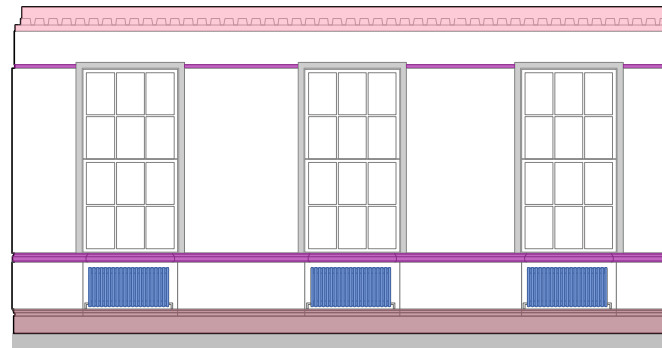
However, the building provides a wonderful opportunity to propose a high quality family home with aspects such as generous sized rooms and abundant natural light.



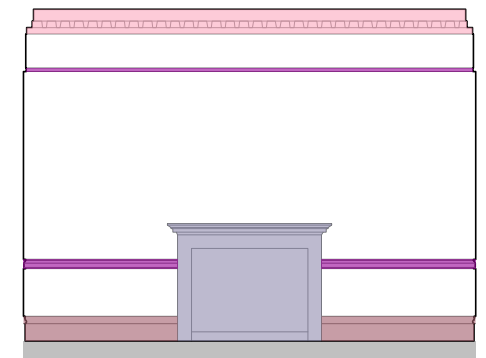
Ground Floor Rear Room



Ground Floor Front Room



First Floor Front Room



First Floor Front Room

Key

- Door Frames and Architraves
- Existing Wall Panelling
- Existing Cornicing
- Existing Skirting Boards
- Original Existing Radiators
- Existing Fireplaces
- Window Frames
- Other Decorative Elements

5.0 OUTLINE APPROACH TO BUILDING

5.1 Design Development

Following on from the approved scheme the initial response has been to identify and allocate a function and use to each floor while working with the overall historic fabric/arrangement of the building.

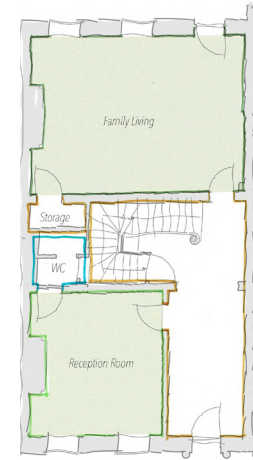
Initial feasibility envisioned the ground and first floors to be formal living spaces. The second and third floor were proposed to be private bedrooms and en-suites. The basement floor would have a semi private/shared purpose, used by the family as space to interact.

Main spaces were then developed further identifying key rooms for family use and leading to the current proposed 5 bed dwelling.

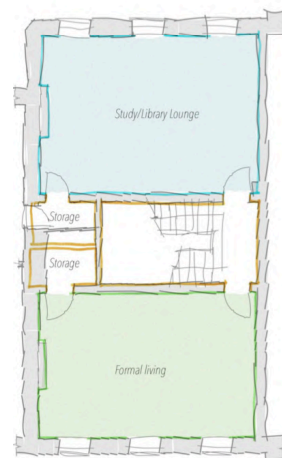
Externally it was envisioned that, the street frontage and rear garden elements would in large part be retained.



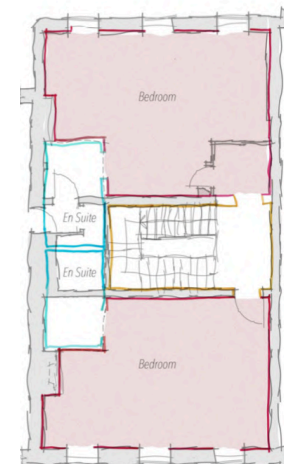
Initial Response: Basement Floor Plan



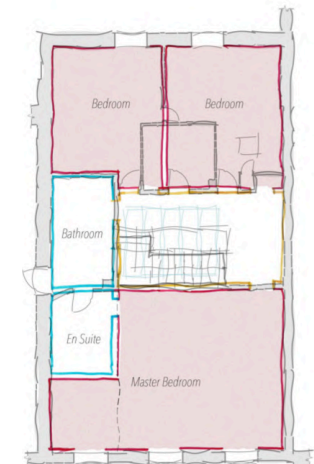
Initial Response: Ground Floor Plan



Initial Response: First Floor Plan



Initial Response: Second Floor Plan



Initial Response: Third Floor Plan

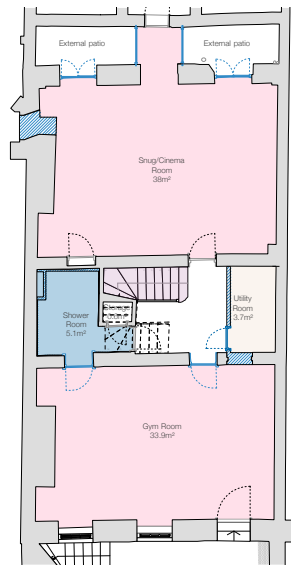
6.0 PROPOSED SCHEME

6.1 Proposed Layout

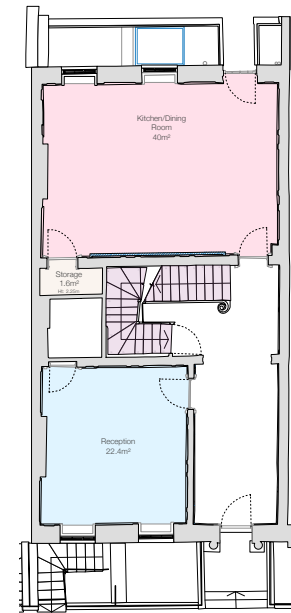
The proposal delivers a high quality large family home that restores the original use of the building and celebrates the significant features of the listed building. The proposed changes relate mainly to the internal spaces. Where possible the original room sizes and layouts have been maintained with the exception of the upper most floors where layouts have been revised to optimise the quality of the rooms.

At ground and first floor the scheme provides the formal and shared living spaces and transitions to the less formal bedrooms on the floors above. All proposed bedrooms have their own en-suites. At basement level, ancillary accommodation in the form of a cinema/snug room and gym are proposed.

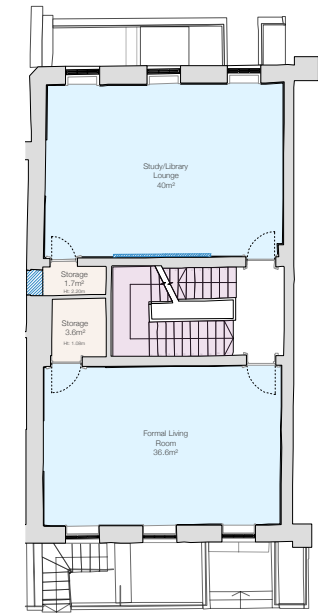
The result is a 5 bed 10 person home, with high quality accommodation that exceeds the minimum housing requirements standards, achieving best practice requirements.



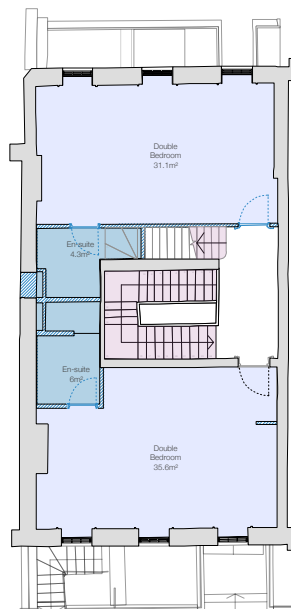
Proposed Basement Plan



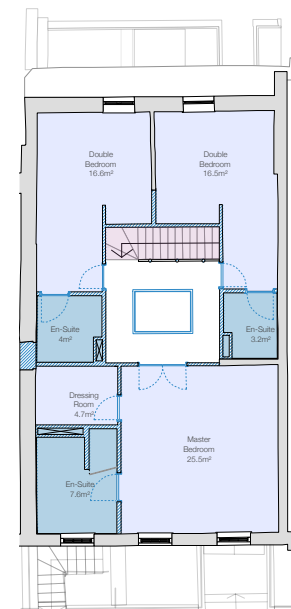
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Third Floor Plan

Key

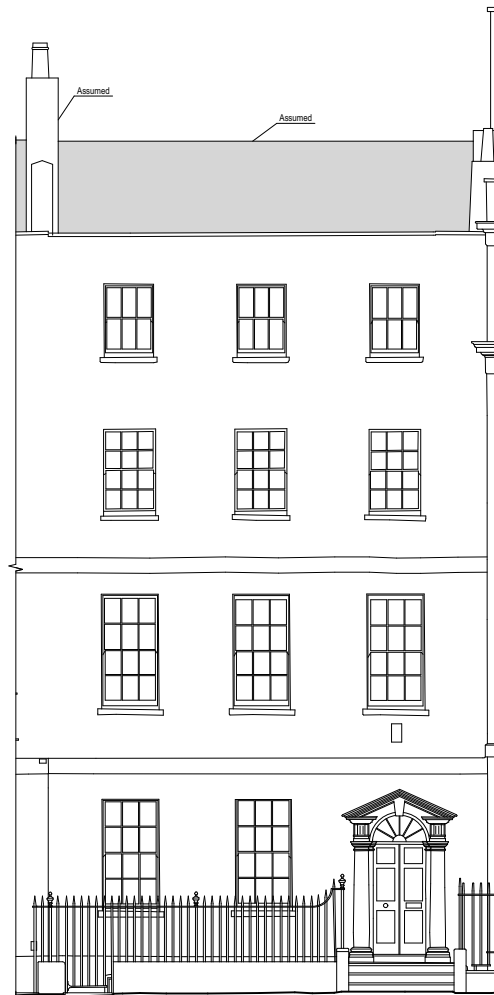
- Private rooms / family rooms
- Formal rooms
- Bedrooms
- Storage / Utility rooms
- En-suites / shower room

6.2 External Elevation

External works will be focused on refurbishing existing elements where required or providing like for like replacement to improve the overall visual quality of the building.

Changes include:

- Existing brick boundary wall to the rear to be retained and repaired.
- Hard landscaping to the rear garden to be retained / upgraded / replaced with like for like.
- Existing balustrade to rear light well to be retained / repaired / replaced with like for like.
- Existing street facing balustrade and boundary treatment; to be retained / repaired / replaced with like for like.
- Existing box sash windows to be retained, repaired, refurbished and overhauled.



Existing Front Elevation



Existing Rear Elevation

6.3 Proposed panelling - Precedents

The rooms on the ground floor are distinctive from the rest of the internal spaces due to their existing architectural features including the wall panelling. To further accentuate the special attributes of the ground floor rooms, wall panelling is proposed to the entrance hallway.

The overall design of the panelling takes cues from and has been inspired by the existing historic panelling to compliment and contribute to the historic features of the listed building.



Existing Wall Panels on Ground Floor



Detail of Existing Wall Panels on Ground Floor



Wall Panel Design Inspiration
REF: Pinterest



Wall Panel Design Inspiration
REF: Pinterest



Wall Panel Design Inspiration
REF: Pinterest

6.4 Proposed Internal Elevations

The proposed wall panelling to the entrance area takes cues from existing features on the ground floor and will be in keeping with the character of the building. The proportions have been carefully considered to match/complement existing wall panels.

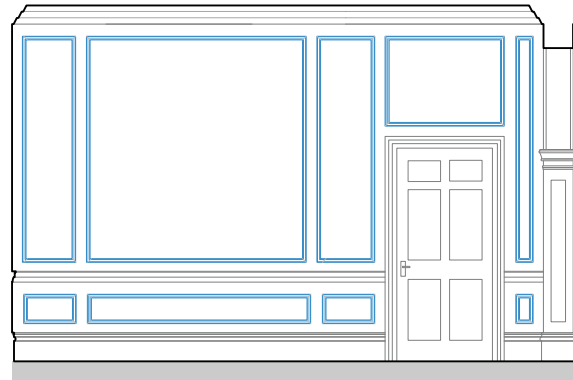
The setting out of the wall panelling also takes into consideration other existing features such as; cornicing and skirting boards (as illustrated on the internal elevation drawing).

Proposed changes to interiors include:

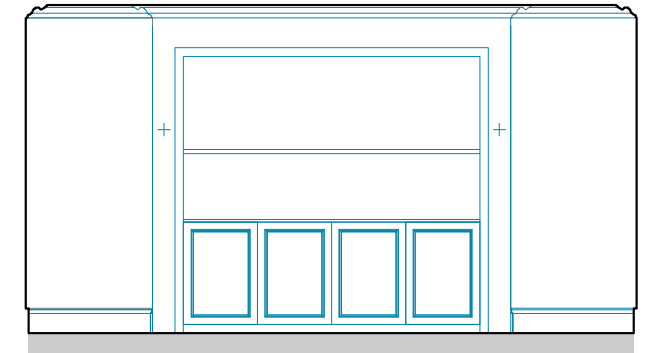
- Proposed new wall panelling to ground floor entrance area; to complement existing wall panelling.
- Proposed new bar in cinema/snug room, with stone worktop and splashback.
- Proposed new timber fireplace and stone hearth to cinema/snug room.
- Proposed new kitchen.
- Proposed build in wardrobes/shelving units.
- Proposed new timber doors, to match/complement existing six panel doors.
- Proposed new full height stud walls; to be painted.
- Proposed new clear glazed roof lights to third floor bedrooms and en-suites.

Key:

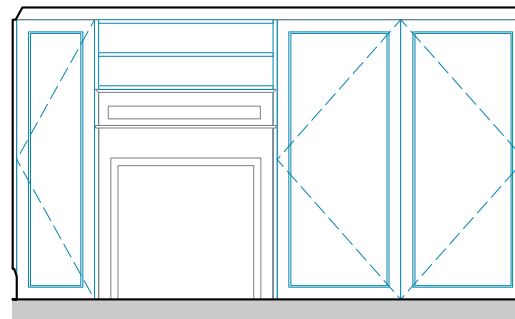
— Proposed new items/interventions



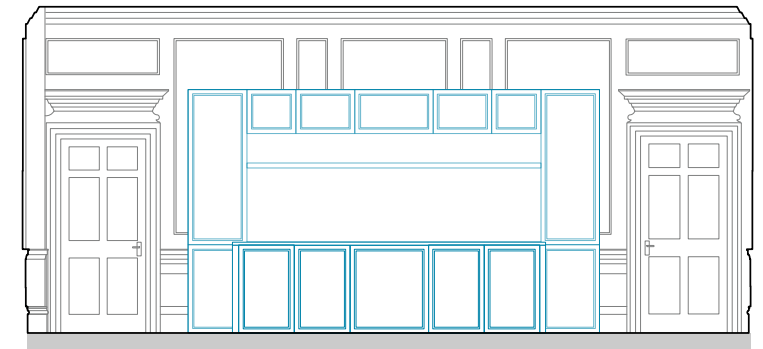
Ground Floor Entrance Area - Proposed Wall Panelling



Basement Cinema / Snug Room - Proposed New Bar



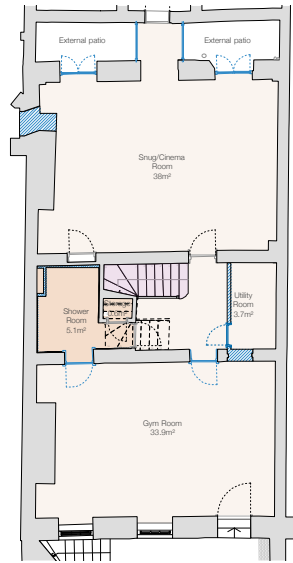
Second Floor Bedroom - Proposed Built in Wardrobes



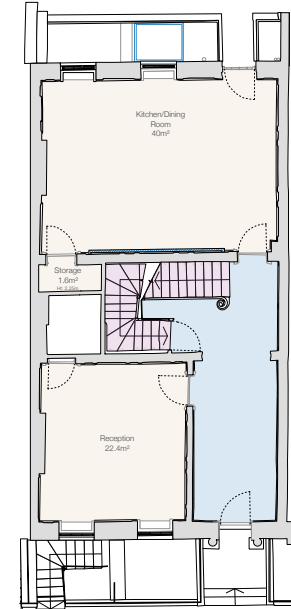
Ground Floor Kitchen - Proposed New Kitchen

6.5 Proposed Floor Finishes

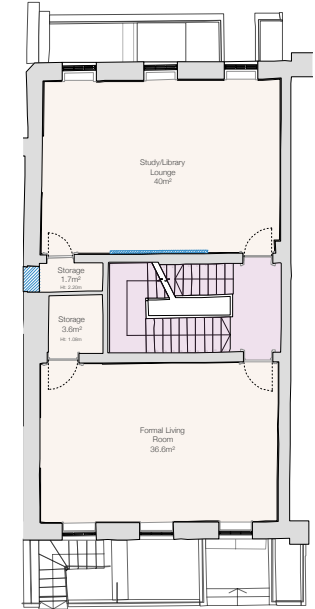
To stay in keeping with the original flooring materials found in the building and the Georgian terrace houses in the immediate area, the proposed floor finishes will be limited to wooden flooring, tiled flooring (to the entrance, en-suites and WC) and carpets (to the stairs, landings and bedrooms).



Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan

Key

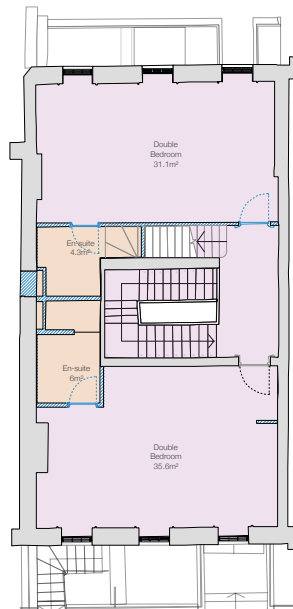
- Plank style engineered timber flooring
- Tiled flooring
- Tiled flooring
- Carpet



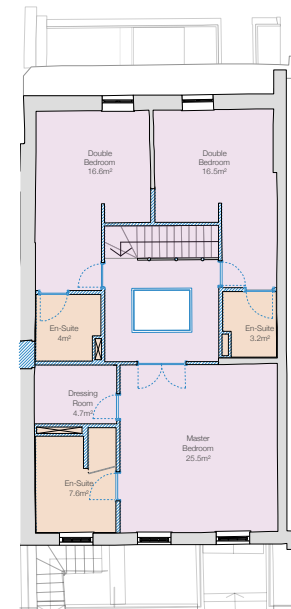
Tiled flooring
REF:Pinterest



Timber flooring
REF:Pinterest



Proposed Second Floor Plan



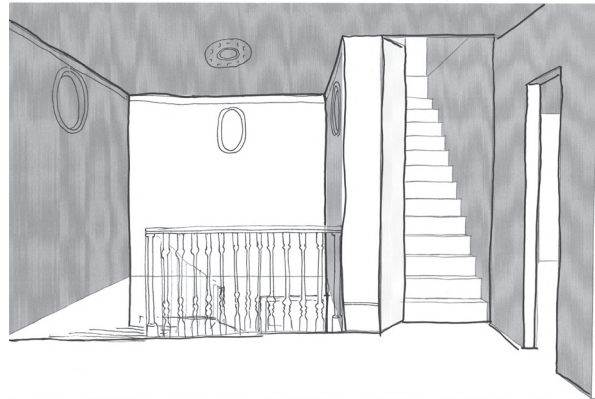
Proposed Third Floor Plan

6.6 Proposed New Staircase to Third Floor

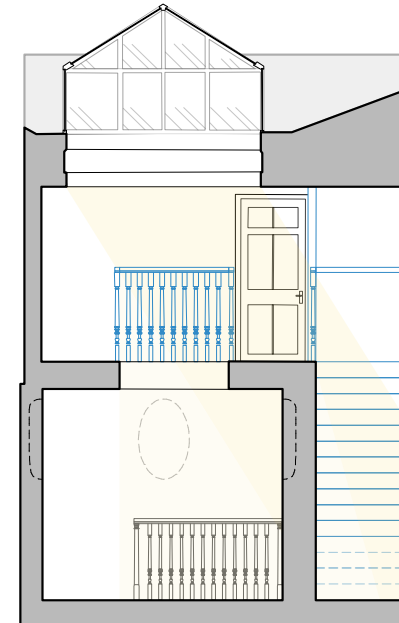
The existing second floor landing is very limited in space due to the enclosed stairs leading to the third floor. The proposal aims to mitigate this issue by repositioning the stairs to the east of the main staircase, introducing a more generous landing area, further accentuating the historic generous volume above the existing staircase.

The new stair position will also provide some additional borrowed daylight from the floor above via the roof lantern. The overall aim of these changes is to provide better quality and more generous spaces throughout the second and third floor.

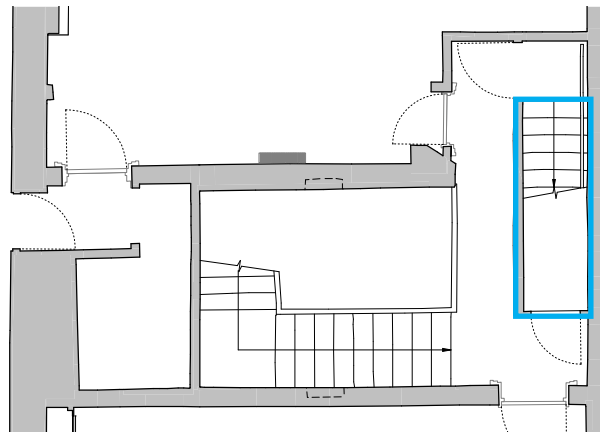
Above the existing staircase, the proposed opening aims to highlight the significance of the roof lantern further by providing much needed daylight to the floor below.



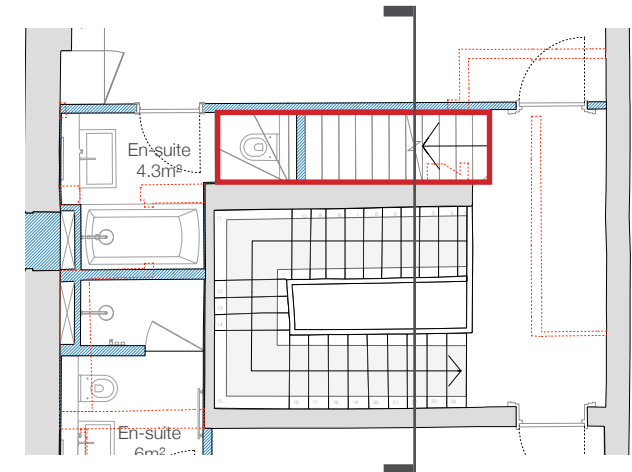
Initial Sketch of Proposed Staircase to Third Floor



Section Diagram of Proposed Staircase to Third Floor



Existing Second Floor Staircase Position



Proposed Second Floor Staircase Position

Key

- Existing Staircase Location
- Proposed Staircase Location

6.7 Proposed Amendments to the Roof Lantern

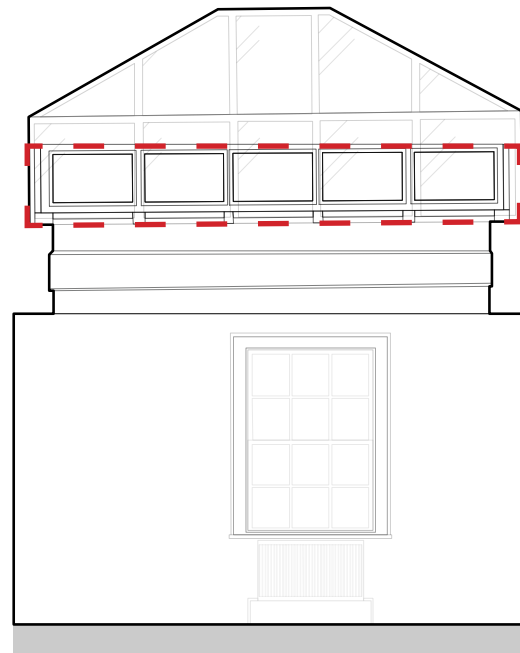
The proposed changes to the existing roof lantern on the third floor include:

- Secondary roof lantern (not original to the listed building); to be removed.
- Existing (original) roof lantern; to be retained / refurbished / repaired and overhauled or where not feasible to be replaced by a complimentary like for like lantern.

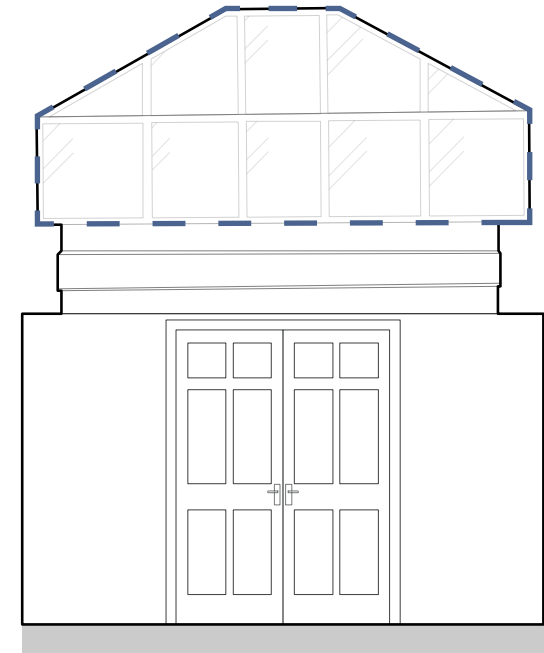
Key

— Secondary Roof Lantern; to be Removed

— Original Roof Lantern; to be Retained



Existing Roof Lantern



Proposed Roof Lantern



Existing Roof Lantern



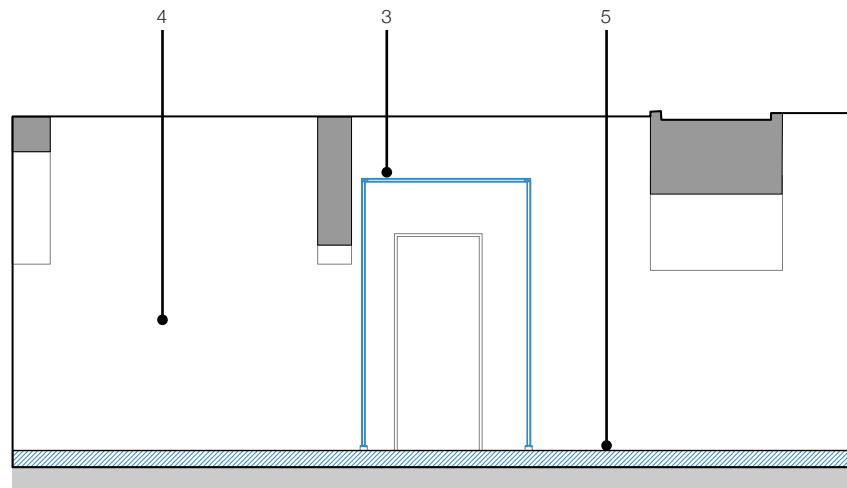
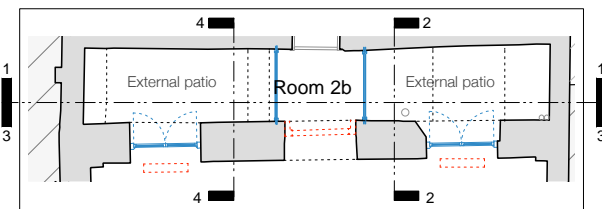
6.8 Proposed Basement Light Well

The external light well to the rear of the basement level is currently neglected and in bad condition. There is potential to upgrade this area and protect it from further deterioration while providing a useful glass link / corridor to the proposed wine cellar.

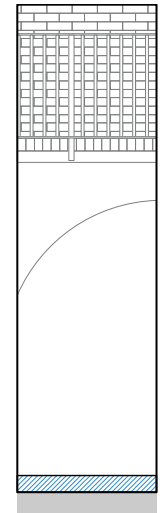
The proposed changes include:

1. Removing the existing door to the rear lightwell.
2. Introducing full height openings in place of the existing windows, to allow for 2x French doors to the external patios on either side of the glass link.
3. A frameless glass link / corridor connecting the cinema/snug room and the wine cellar.
4. Existing render to walls to be retained/repared where possible or replaced with similar.
5. Proposed new raised tile flooring ; to match level of basement snug/cinema room.

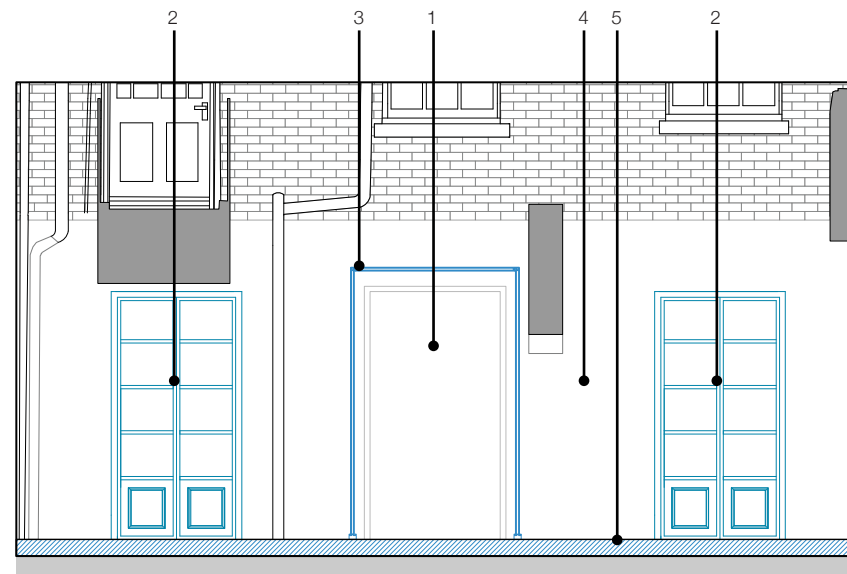
Key Basement Plan - Rear Light Well



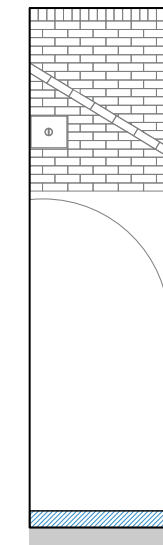
Elevation 1



Elevation 2






Elevation 3



Elevation 4

Key:

-  Proposed new walls/floors
-  Proposed new items/interventions
-  Existing to be removed/demolished/ altered

7.0 PROPOSED INTERNAL MATERIALITY

7.1 Interior Visual Quality

The below images are examples of how the existing features such as skirting boards, cornicing, window frames, walls and traditional radiators can be treated to improve the overall room quality and help to maintain original elements. All existing features will be retained, repaired, refurbished, and or replaced with like for like; to be painted.



Door Frame, Cornicing and Panelling Treatment
REF: Pinterest



Window Frame and Wall Treatment
REF: Pinterest.



Wall Treatment
REF: Pinterest



Wall Treatment
REF: Pinterest



Window Frames and Radiators Treatment
REF: Pinterest

7.2 Proposed New Light Fittings

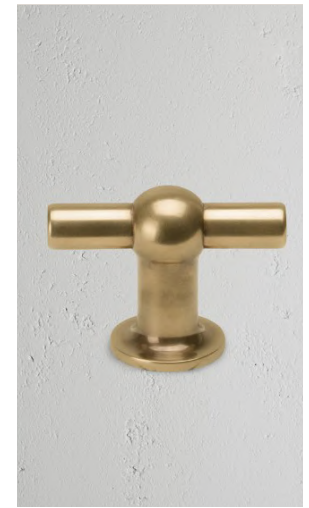
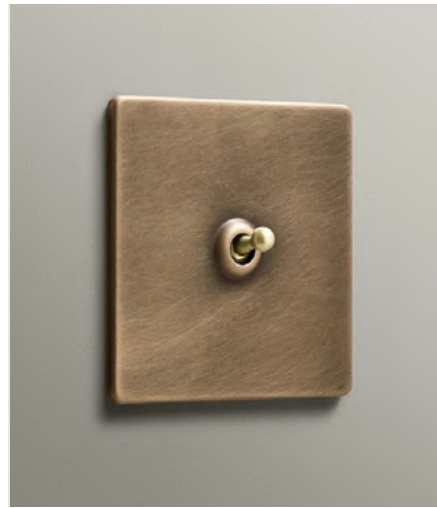
All internal light fittings are to be replaced with new fittings. The new light fittings are to match / complement the visual character of the existing lights. Additionally, they will introduce a more contemporary atmospheric quality by way of a more minimalistic and elegant design.



Light Fittings Inspiration
REF: Images Provided by Client and Interior Designer

7.3 Proposed New Ironmongery / Hardware

All existing architectural ironmongery and hardware (including plug sockets and light switches) is to be replaced with new fixtures to complement/match the new proposed light fittings.



Ironmongery Inspiration
REF: Images Provided by Client and Interior Designer

8.0 SUSTAINABLE DESIGN

8.1 Environmental Strategy

The environmental strategy for the scheme proposes to provide minimal changes and to reuse materials where possible resulting in less waste and less energy consumption.

The original layout of the existing building will be maintained with minor changes on the second and third floor to provide a high quality residential home.

Internal finishes and architectural features will only be repaired and painted or replaced with like for like where necessary resulting in minimal intervention.

Any proposed materials (i.e. proposed wall panelling) will be of high quality and in keeping with sustainable design standards.

Additionally, it is proposed to provide natural ventilation to reduce energy and maintenance costs. The major factors affecting the energy consumption of the building are the heating and lighting loads.

The London Borough of Camden promotes the aim to achieve zero-carbon developments as set out in The London Plan and the Camden Local Plan. As part of this small scheme, the focus will be on reusing and maintaining as much of the existing materials as possible and providing more energy efficient services.

9.0 ACCESS

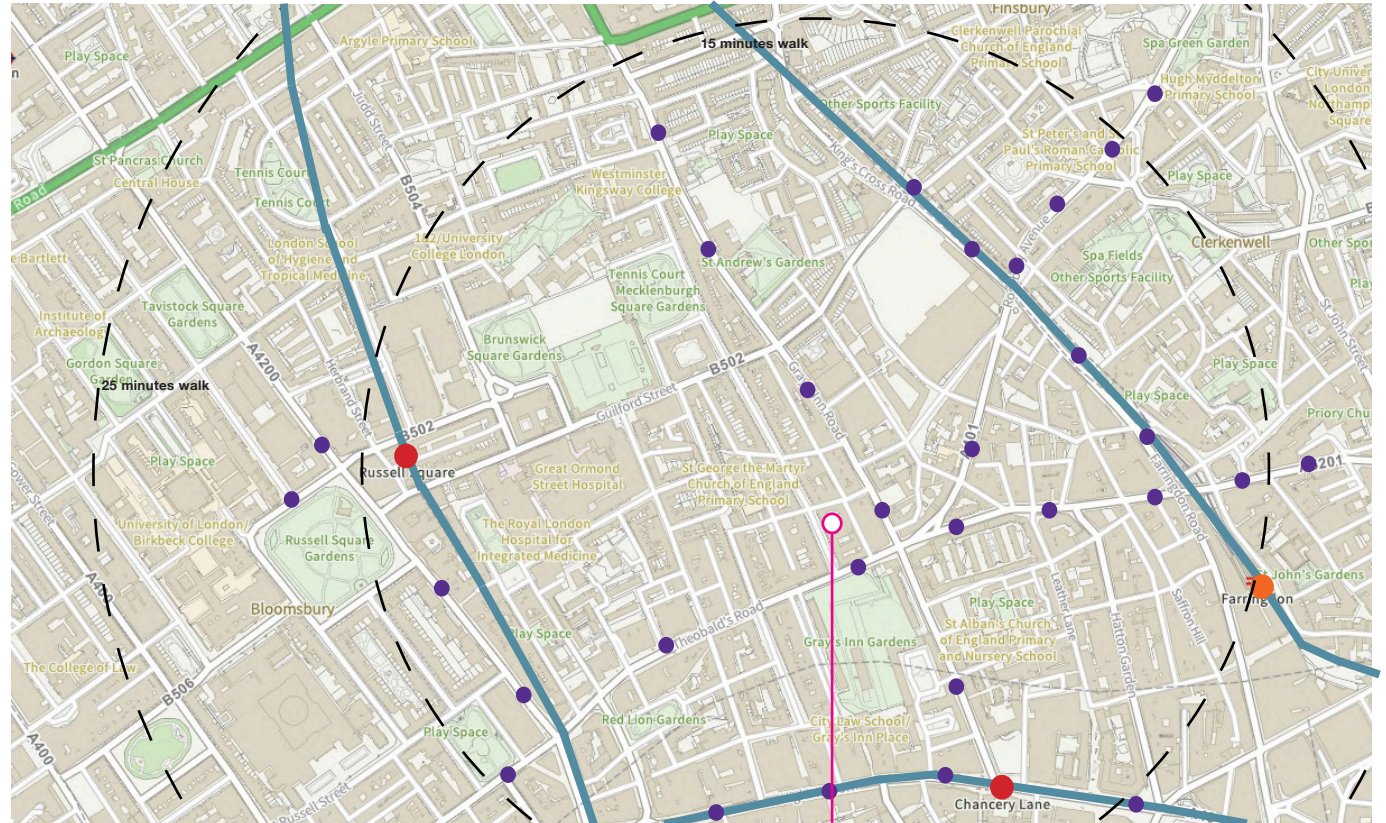
9.1 Transport Links and Cycle Parking

John street has very good transport links with the closest stations, Chancery Lane, Farringdon and Russell Square, being a 12 minute walk away. It has a PTAL rating of 5 indicating great accessibility.

Bus routes are very accessible with many bus stops in the radius of 2-5 minutes. Routes lead to parts of central London and beyond.

Parking space outside the building are for residents with residential permits only.

Cycle spaces are to be provided at basement level with appropriate units for the property. Access is provided on John Street via the external stairs leading to the basement lightwell or via the gym room. Additionally there are numerous cycling docks within a 15 minute radius.



Map of 7 John Street
REF: Historic England

- Key
- Tube stations
 - Walking distance
 - Bus stops
 - Train routes
 - Train stations

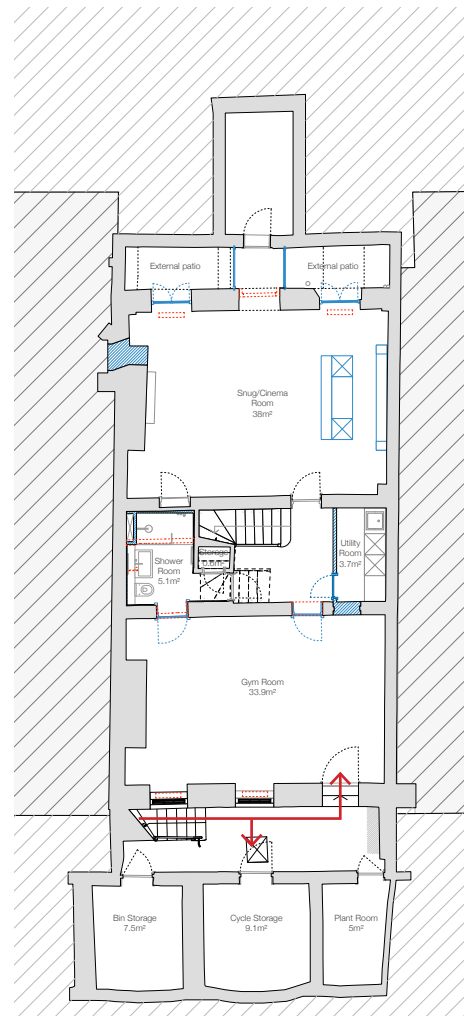
7 John Street

9.2 General Access

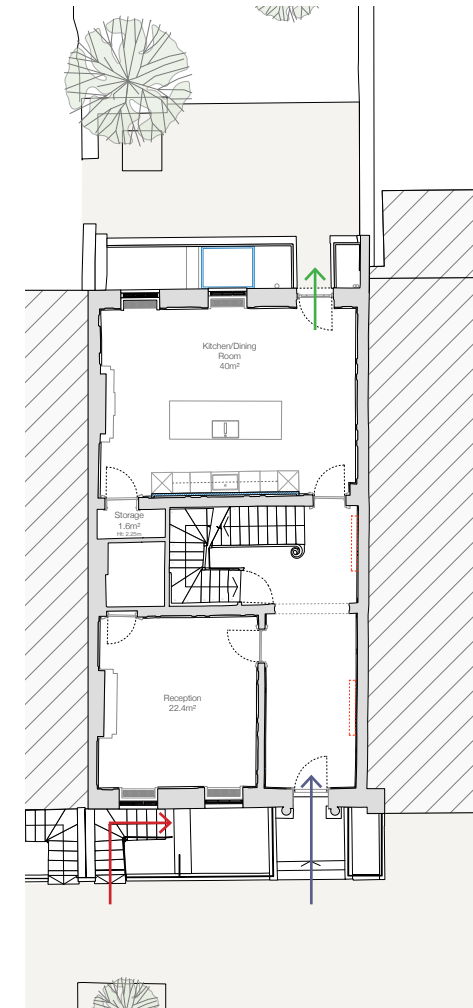
The proposed building can be accessed from John Street via the ground floor main entrance as well as the external stairs leading to the basement level entrance.

The external stairs to the street-facing lightwell also provide access to the cycle and bin storage.

Access to the rear garden is provided at ground level via the proposed kitchen/dining room.



Proposed Basement Plan



Proposed Ground Floor Plan

Key

- Access to Building via the Ground Floor Entrance
- Access to Building, Cycle and Bin Store at Basement Level
- Access to Rear Garden

10.0 CONCLUSION

The proposed scheme provides a high quality 5 bedroom large family home.

The historical and architectural significance of the building and its internal features have been taken into consideration, to ensure that any proposed amendments/changes are in keeping with the prevalent style of the Georgian terraces in the immediate area and the Bloomsbury Conservation area.

Proposed changes include:

- Interior enhancements to modernise areas that are run down.
- Removal of some internal walls to create space that is better utilised and to meet the requirements for a large family dwelling.
- A new staircase to the third floor constructed to give more breathing space for the second floor staircase landing with the benefit of more light and space.
- Proposed new sympathetic wall panelling, shelving, kitchen, cupboards, fireplaces, and roof lights.
- Proposed new flooring to all rooms and corridors; to be engineered natural timber or carpet.
- Proposed new flooring to entrance area, WC and en-suites; to be tiling.

Overall, the scheme seeks to celebrate the existing architectural features by carefully and sensitively improving the current condition of the building and its historic fabric, and proposing simple clear upgrades, and enhancements that tie in sympathetically with the overall character of the listed building and deliver a reinstated large family home.