

9 John Street
London
WC1N 2ES

Design and Access Statement
November 2024

STUDIO THREE

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0.0 Executive Summary

This Design and Access statement provides an overview of the proposals and should be read in conjunction with the specialist reports that have been submitted as part of this planning application.

It also contains technical information regarding the servicing of the building as well as access and communal facilities.

The existing building is currently linked to number 9 Northington Street via a non original closet wing extension. 9 John Street is a Grade II listed building which is vacant and currently in office use.

This application seeks to decouple number 9 John Street from 9 Northington Street reinstating each building to be independent from one another.

A full list of the architectural information and specialist reports submitted can be found in section 01.

The proposals are contained within this application are summarised below









- Change of use of the existing vacant office floor space to create 1 no. high quality residential dwelling house totalling 409 sqm of Gross Internal Area (GIA).
- Comprehensive internal refurbishment and configuration to accommodate the proposed residential use.
- Construction work is limited to the existing envelope meaning the external footprint of the building remains unaltered.
- Limited alterations to the rear elevation are proposed including the introduction of 2 no. new french doors and the removal of existing windows to accommodate the proposed internal arrangement of the non original wing closet extension.

The client is committed to delivering a sustainable development meeting the highest targets possible where feasible.

Introduction

Section 1

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1.	Architect	Studio Three Architects	STUDIO THREE
2.	Planning Consultant	Montagu Evans	
3.	Heritage Consultant	The Heritage Practice	
4.	Structural Engineer	Quantum	
5.	Transport Consultant	Motion	
6.	Sustainability Consultant	Webb Yates Associates	
7.	Daylight Sunlight	T16	
8.	Noise Impact Assessment	KP Acoustics	
9.	Marketing	Gale Priggen	

1.1 Project Team

The proposals have been developed in conjunction with a number of specialist to ensure that the development is of the highest quality possible and also meets Camden policy.

Input from each specialist has informed the design outcome and a collaborative approach to the scheme has been adopted in regards to ensuring a first in class development

The reports are included within the main application and the findings of these reports are summarised in this Design and Access Statement.

Site Analysis & Planning Policy

Section 2

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2.1 Location

9 John Street, WC1N 2ES

The site is located at 9 John Street in the London Borough of Camden. The property is within the Bloomsbury Conservation Area, and is Grade II listed.

The property is part of a group listed row and the entrance to the site faces west onto John Street.



Key :



2.2 Site Location Plan

