

Design and Access Statement

14 John Street
21002

February 2025



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1.0 Introduction

Marek Wojciechowski Architects have been instructed to prepare a planning and listed building applications for No. 14 John Street.

A previous planning application for the reconfiguration of No. 14 John Street was approved in December 2023 (ref: 2022/3278/P and 2022/3790/L). The approved works are not part of this application. For reference, the relevant approved drawings have also been submitted. See Chapter 2, Site Planning History, for further details.

The 2023 permission has been implemented and is in occupation, although the approved works are in the process of being undertaken, the existing and demolition drawings appended to this application reflect the building's existing condition prior to any construction. The demolition drawings included here show only the demolitions required to facilitate the changes proposed in this application—specifically, the roof terrace and associated works.

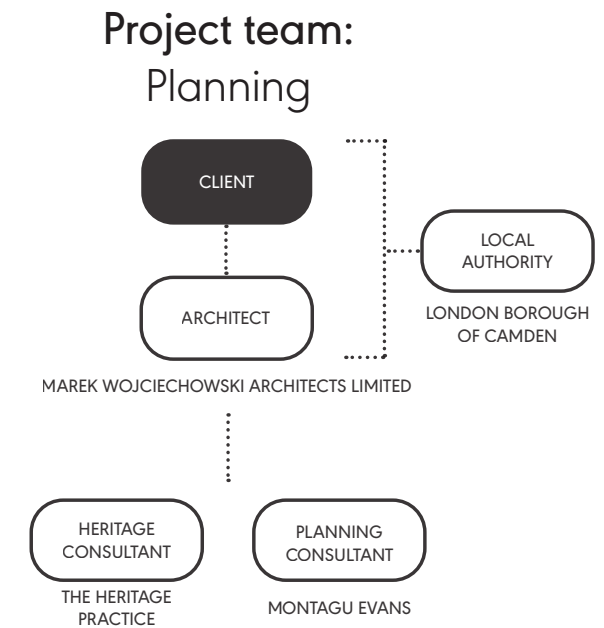
The proposed drawings illustrate both the previously approved works and the roof terrace with associated modifications, as these elements will be completed together.

The proposed works relevant to this application include:

- Demolition of the existing closet wing at the first and second floors (as approved works associated with applications 2022/3278/P and 2022/3790/L)
- A new terrace will be created on the existing first-floor closet wing flat roof to provide external amenity space, as the property currently lacks any outdoor space.
- Installation of a privacy screen to the rear roof terrace, matching the screen on the neighbouring terrace at 15 John Street.
- Installation of traditionally detailed railings around the existing lightwell for safety.
- Installation of a new traditionally detailed glazed external door and steps providing access to the terrace.
- Replacement of the existing damaged lantern rooflight with a new flat rooflight.

This document provides a detailed explanation of the proposed scheme, assessed in relation to the building's history, its surrounding context, and relevant local and national planning policies.

The proposed development, as illustrated in the architectural drawings submitted with this application, has been informed by the expertise of various design consultants. The diagram opposite outlines the structure of the project team during the planning phase.



2.0 Site Analysis and Planning Policy

Site Location

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.



Key

Aerial Site Plan

 Denotes Site Boundary



14 John Street



JOHN ROQUES - 1746



C & J GREENWOOD - 1828



1870s



1890s



1950s



1980s



PRESENT DAY

History of Local Development

The application property was Grade II listed in October 1951 along with nos. 10-20 (consecutive) and is described by Historic England in the following statement:

"11 terraced houses. 1799-1824... Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes... No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs... No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window."

A more detailed history of the local development is contained within the heritage statement submitted as part of this application.

Key

Ordnance Survey Maps

Denotes Site Boundary

Denotes Site



Bloomsbury Conservation Area: Heritage asset map






The property is situated within the Bloomsbury Conservation Area, a famed example of formal town planning with a historic built form comprised of townhouses built in long terraces with rear mews.

The townhouses, dating from the 18th and 19th centuries, are either of three or four storeys raised on basements fronted by cast-iron railings. Common details across the houses are wooden architraved door cases, timber panelled doors, flat roofed porches or small porticos above. Most frontages are topped by parapets, with various different roof types situated behind including double pitch and single pitch roofs (some with dormers) and flat roofs.

John Street forms one of the secondary streets of Bloomsbury Conservation Area, Sub-area 10. Due to the early construction in the mid 18th century and fine architectural treatment, a number of townhouses on John Street are Grade II* listed.

Key

Conservation Area Map
(Obtained from Islington's Interactive planning map)

-  Denotes Conservation Area Boundary
-  Denotes Conservation Sub-Area
-  Bloomsbury Positive Buildings
-  Listed Buildings
-  Denotes Site





Existing Rear Elevation



Proposed Rear Elevation

Ref	Description
1	Proposed new glass door to be installed in the existing entrance.
2	Proposed new glass door to be installed in the existing entrance.
3	Proposed new glass door to be installed in the existing entrance.
4	Proposed new glass door to be installed in the existing entrance.
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50	Proposed new glass door to be installed in the existing entrance.

Site Planning History

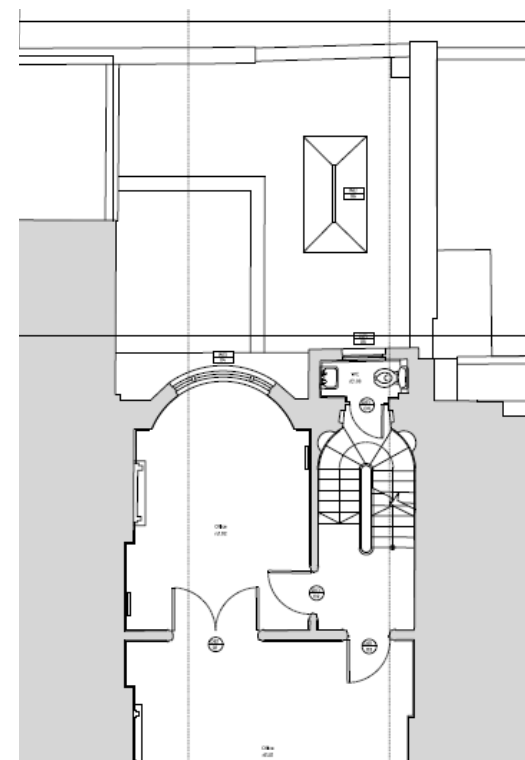
Previous planning applications available via the LBC online archives for 14 John Street include the following as evidence. These application were submitted by Marek Wojciechowski Architects in 2022 and consented by LBC in 2023:

- (A) Ref: 2022-3790L | 2022 | Consented
14 John Street, WC1N
Grade II Listed

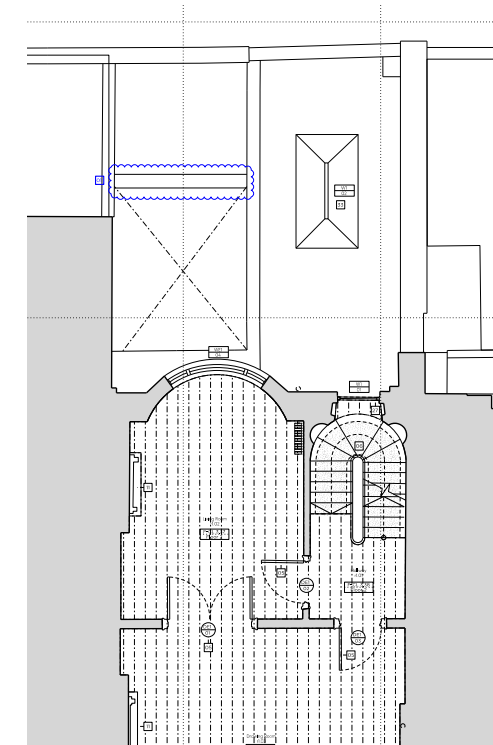
Internal refurbishment and associated works; including, demolition of two storey closet wing to rear, replacement fenestration, removal of rooflights, reinstatement of plan form, restoration of decorative mouldings and other features associated with change of use from office to single dwellinghouse.

- (B) Ref: 2022/3278/P | 2022 | Consented
14 John Street, WC1N
Grade II Listed

Change of use of building from office use (Class E) to residential (Class C3) to form a self-contained dwelling, and associated works.



Existing First Floor Plan



Proposed First Floor Plan

Key

Site Plan (Not to scale)

Denotes the site



Neighbouring Planning History: 15 John Street Roof Terrace

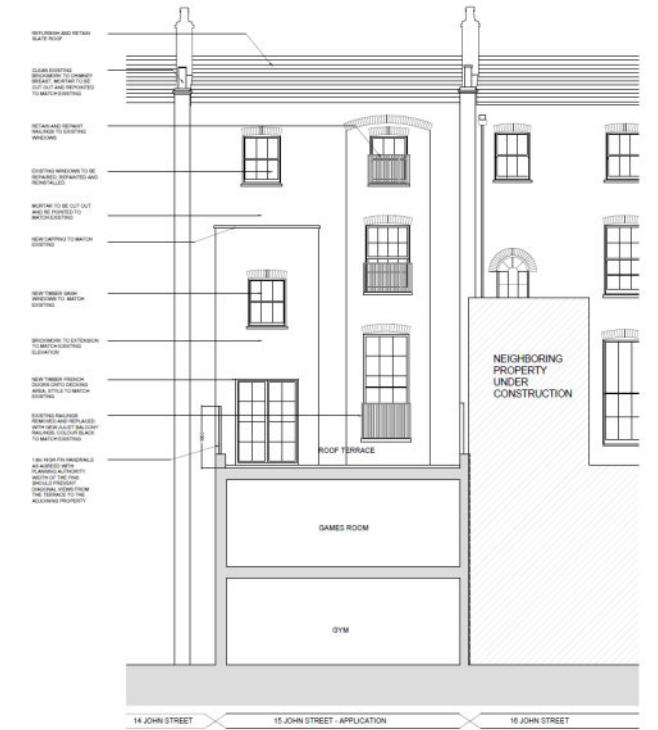
Previous planning applications available via the LBC online archives for 15 John Street include the following as evidence.

- Ⓐ Ref: 2016/0300/L and 2015/6704/P | 2016 | Consented
15 John Street, WC1N
Grade II Listed

Enlarge first and second floor rear closet wing, infill lightwell at rear basement and ground floor level and install balustrade to existing rear extension to provide terrace and associated internal alterations.



Existing Rear Elevation

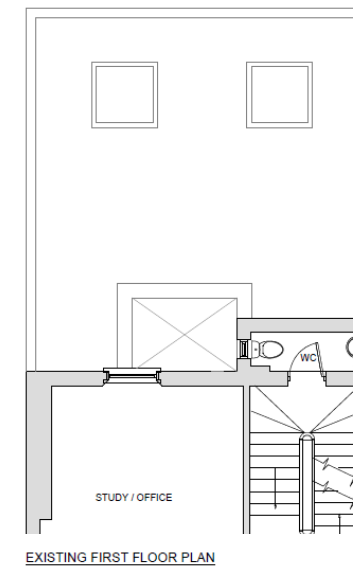


Proposed and Consented Rear Elevation

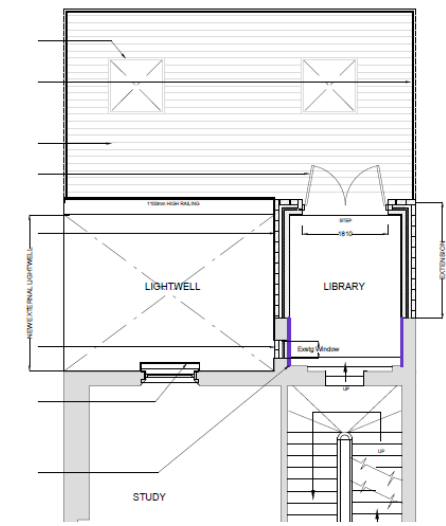
Key

Site Plan (Not to scale)

Denotes the site



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- Ⓐ Ref: 2016/0300/L and 2015/6704/P | 2016 | Consented
15 John Street, WC1N
Grade II Listed

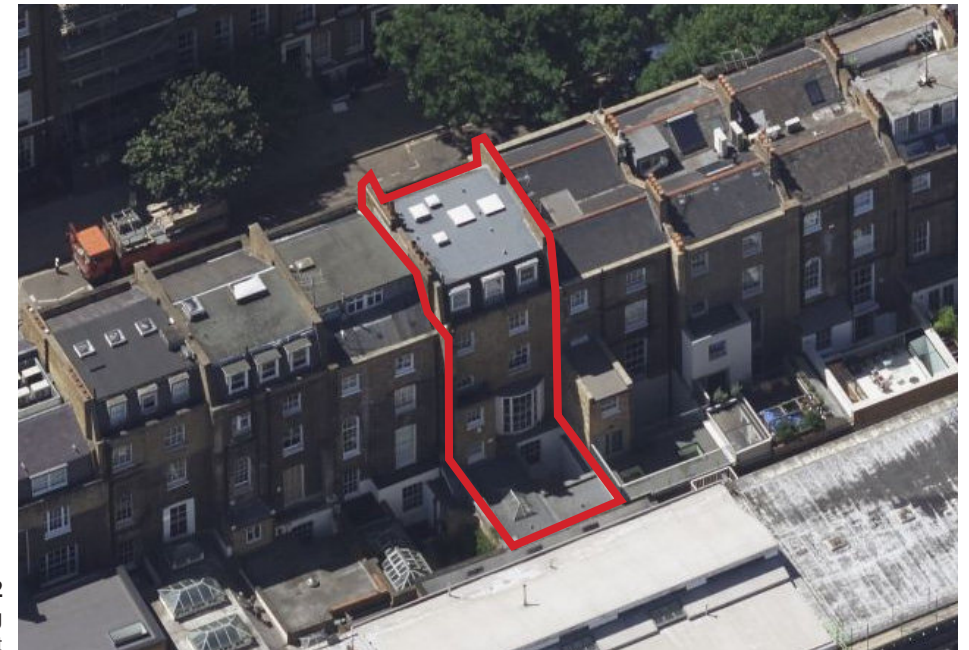


Street Elevation

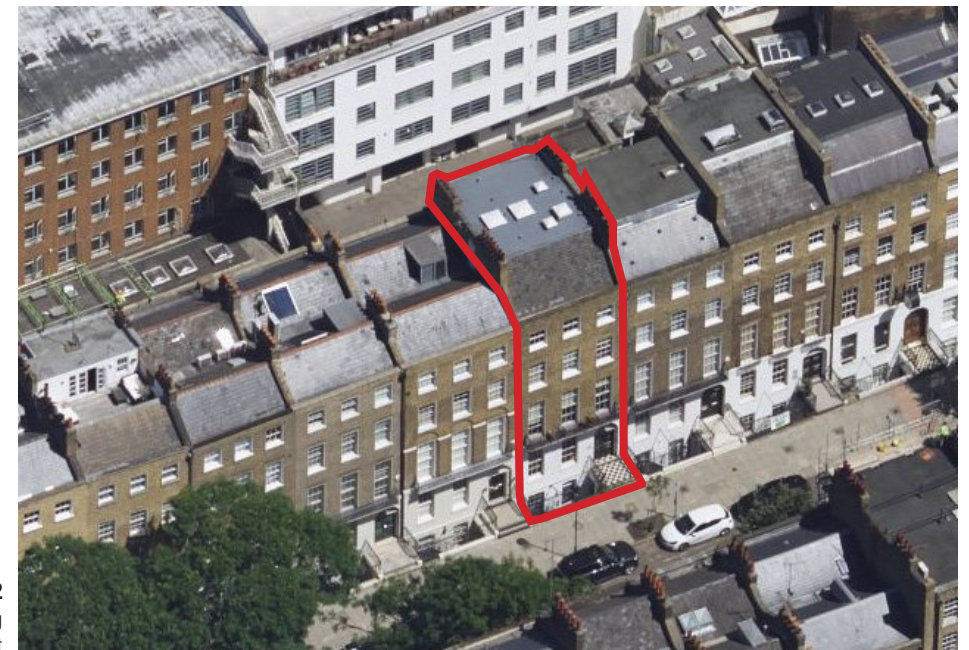
The property is spread over six floors. The height, scale and character is very much in keeping with the historic Georgian terrace it forms a part of.



View 01
Aerial view looking North



View 02
Aerial view looking West



View 02
Aerial view looking East

The Site: Height, scale and character

Key

Site Plan (Not to scale)

Denotes the site



Existing Railing to Front Elevation

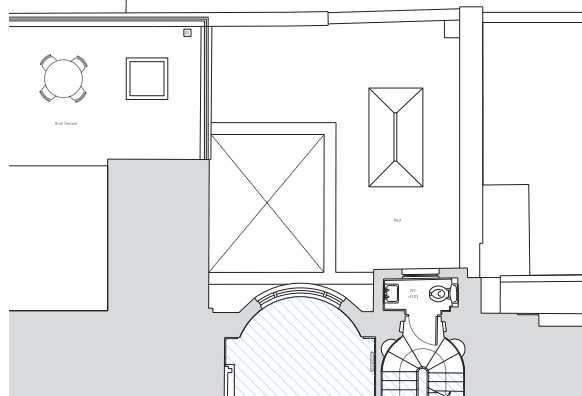
The Existing Building: External Condition

This application only affects the external closet wing and roof terrace. The demolition of the existing closet wing on the first and second floors is part of the approved works under applications 2022/3278/P and 2022/3790/L. All other parts of the property will remain as existing and will proceed as approved under these applications.

Key

- Denotes the extent of the existing closet wing roof at 14 John St
- Denotes the extent of the existing roof terrace at 15 John Street
- Denotes existing privacy screen to roof terrace at 15 John St

1



First Floor Plan (Not to scale)

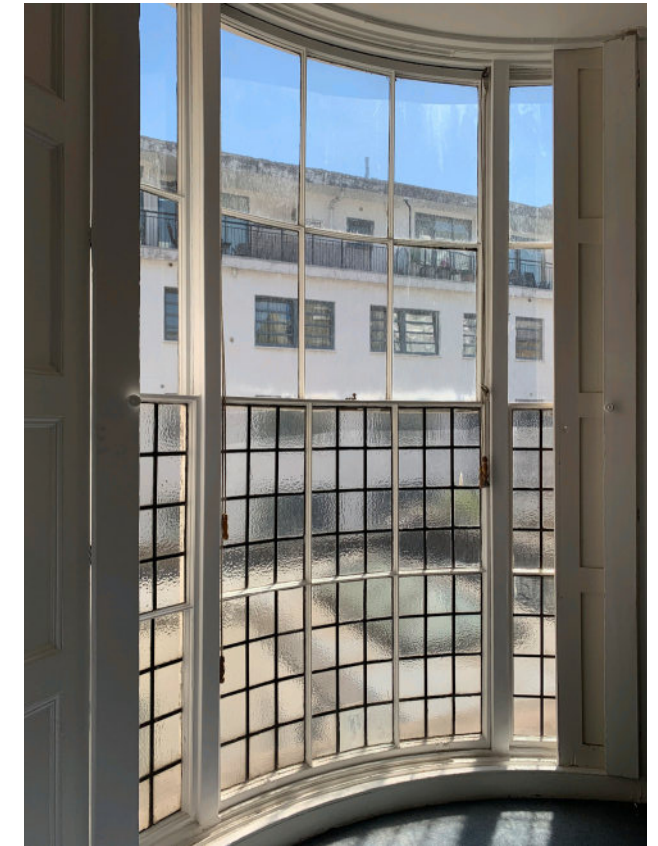


Aerial view looking West - showing rear terrace and neighbouring consented roof terrace

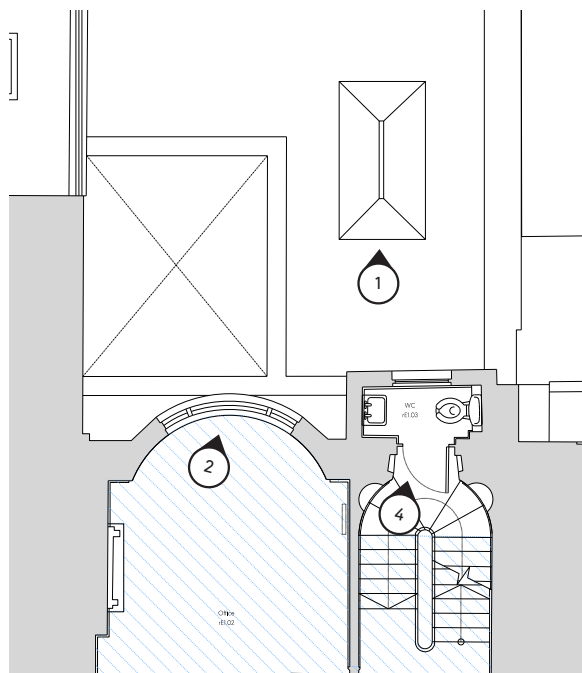
The Existing Building:
Internal Condition



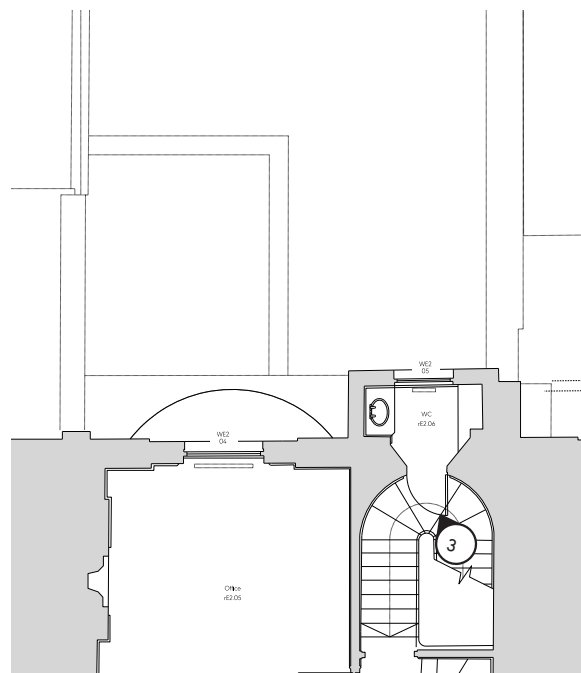
1. Ground Floor.
View from below of the existing lantern rooflight, showing visible water marks indicating moisture ingress.



2. First Floor.
View of the existing roof of the ground floor closet wing through the first-floor rear bay window. The view is partially obscured by the existing manifestation on the glass.



First Floor Plan (Not to scale)



Second Floor Plan (Not to scale)

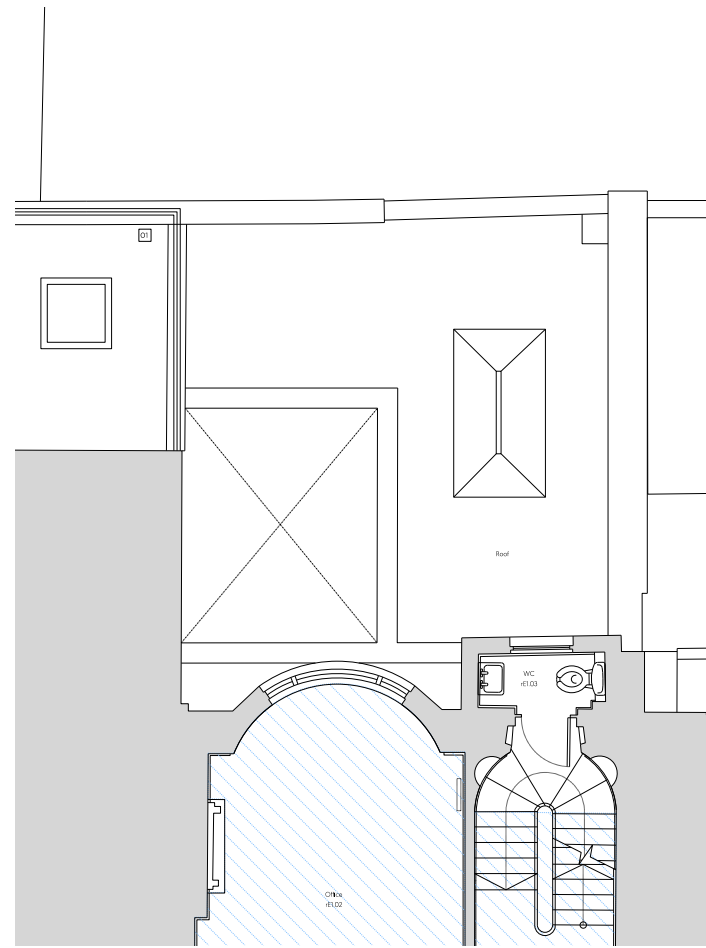


3. First to Second Floor Landing.
View of the door to the existing closet wing.



4. Ground to First Floor Landing.
View into the existing closet wing that is currently used as a powder room.

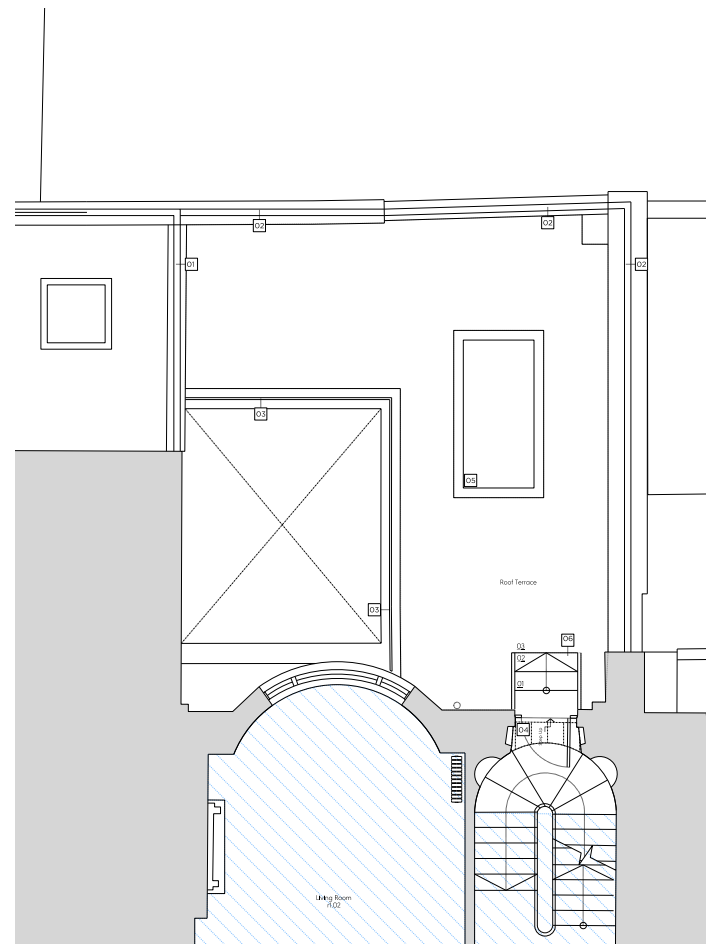
3.0 The Design Response



The Proposal:

The proposed works relevant to this application include:

- Demolition of the existing closet wing at the first and second floors (a part of the approved works associated with applications 2022/3278/P and 2022/3790/L)
- A new terrace will be created on the existing first-floor closet wing flat roof to provide external amenity space, as the property currently lacks any outdoor space.
- Installation of a privacy screen to the rear roof terrace, matching the screen on the neighbouring terrace at 15 John Street.
- Installation of traditionally detailed railings around the existing lightwell for safety.
- Creation of a new traditionally detailed glazed external door and steps providing access to the terrace.
- Replacement of the existing damaged lantern rooflight with a new flat rooflight.



Proposed Notes:

- 01 Existing metal privacy screen at 15 John Street.
- 02 New metal privacy screen fixed to the existing parapet added. The finish, colour and height to match existing screen at 15 John Street.
- 03 New traditionally detailed railing to the roof terrace.
- 04 Existing door into closet wing to be removed and replaced with a traditionally detailed glazed door.
- 05 New flat rooflight to replace existing lantern rooflight.
- 06 New external steps to provide access to the rear terrace.

Indicates area not subject to this application

Existing First Floor (above)
Proposed First Floor (below)

Existing Section CC (above)
Proposed Section CC (below)

Existing Rear Elevation (above)
Proposed Rear Elevation (below)

4.0 Areas

	Existing GIA		Proposed GIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement	118.1	1,271	118.1	1,271
Ground Floor	104.8	1,128	104.8	1,128
First Floor	69.0	742	67.1	722
Second Floor	68.0	732	66.0	710
Third Floor	67.7	728	67.7	728
Fourth Floor	52.6	566	52.6	566
TOTAL	480.1	5,167	476.2	5,126
Roof Terrace	0.0	0	33.0	355
TOTAL	0.0	0	33.0	355

* All areas are based on scaled planning drawings provided by Terrain Surveys

** All measurements are approximate. They relate to the likely areas of the project at the current state of design and are based on the Gross Internal Area and Net Internal Area following the RICS Code of measuring Practice 6th Edition. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like, should include due allowance for the increase and decreases inherent in the design development and building processes.