

21 Nov 2013

Camden Council
Development Control
Town Hall
Argyle Street
London
WC1H 8ND

Dear Sirs

12 JOHN STREET WC1N 2EB CHANGE OF USE FROM OFFICE (B1 USE) TO SINGLE RESIDENTIAL DWELLING (C3 USE)

The planning application and drawings for the above have been submitted via the planning portal. No drawings for the front and rear elevations have been submitted, as these will remain unchanged. No listed building application will be submitted because it is the intention of the applicant to establish the change of use for a residential dwelling before a full listed consent is submitted.

This application has been made to establish the change of use before carrying a detailed design which will be the subject of approval by English Heritage and Building Control. It is at the detailed design stage that we would submit a detailed Design Access Statement. Please refer to the attached brief statement as set down below. In any event, we envisage an in house management system in place to deal with and comply, as far as allowed, with issues raised by 'Lifetime Homes' and the Wheelchair Housing policy in the Adopted UDP 2006.

The use of the premises as a residential dwelling will allow for restoration of certain features and bring the building into use, to what it was originally intended for.

With regard to parking there is no current provision for off street parking and none will be provided, as far as the change of use is concerned. Finally, I would confirm that my client is happy to enter into a S106 Agreement for the development to be a car free residential dwelling.

Yours faithfully



Anil Vadgama
enc

12 John Street London WC1N 2EB

Brief Design Access Statement

This statement is made, in support of the planning application for Change of Use of the above property from office (B1) to a residential use (C3) to provide a family dwelling.

The application has been made to establish the use before carrying out a detailed design which will be the subject of approval from English Heritage and Building Regulations. Ideally, issues arising from accessibility would be best dealt with at that stage.

This statement is best made in full a detailed design stage with reference to the 16 points in the Lifetimes Homes publication including compliance on so far as possible with policy H7 of the Adopted UDP 2006, English Heritage and Buildings Regulations will be a matter for discussion at detail design stage.

Description of the existing property/site

The property forms part of a terrace of 11 Grade II listed buildings built from 1799-1824 in John Street which is a part of the Bloomsbury conservation area.

Details of the scale of the proposed development as follows:-

- **Stairs, Doors and Hallways** – as stated above, this is an existing Grade II listed building. Thus, there are certain restrictions on internal changes that may be allowed. However, it should be noted from the existing the plans that the property does enjoy generous size hallways.
- **Wheelchair Accessibility and Living Accommodation** – the generous room proportions of these buildings offer sufficient space for wheelchair turning. At least one living room will be planned for the ground floor. Another example of the in house management system is the provision of suitable bedding on the ground floor when required.
- **Bathrooms and WC** – these will be designed following consultation with English Heritage and Buildings Regulations. Disabled facilities will be considered in locations with ease of accessibility.
- **Lift Capability, Bedroom Design, Bathroom Layout, Window Specification and Fixtures and Fittings** – these are all matters which can be addressed in a new built scheme with relative ease. In the present circumstance, all these matters will be the subject of discussions with English Heritage and Buildings Regulations. Accordingly, an in home management system will be considered to address issues arising from The Lifetime Homes and Wheelchair Housing policy.

Car Parking and Access from Car Parking – the property does not have any designated car parking and will be a car-free house when the Change of Use is implemented.

External Approach and Entrance – this matter will be the subject of discussions with English Heritage and Building Regulations. As an example, an in home management system **may** involve the use of temporary ramps to enable wheelchair access when required.