

20 John Street
Bloomsbury
WC1N 2DR

12079

Design & Access Statement
(Including Conservation Area Statement)

February 2013



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

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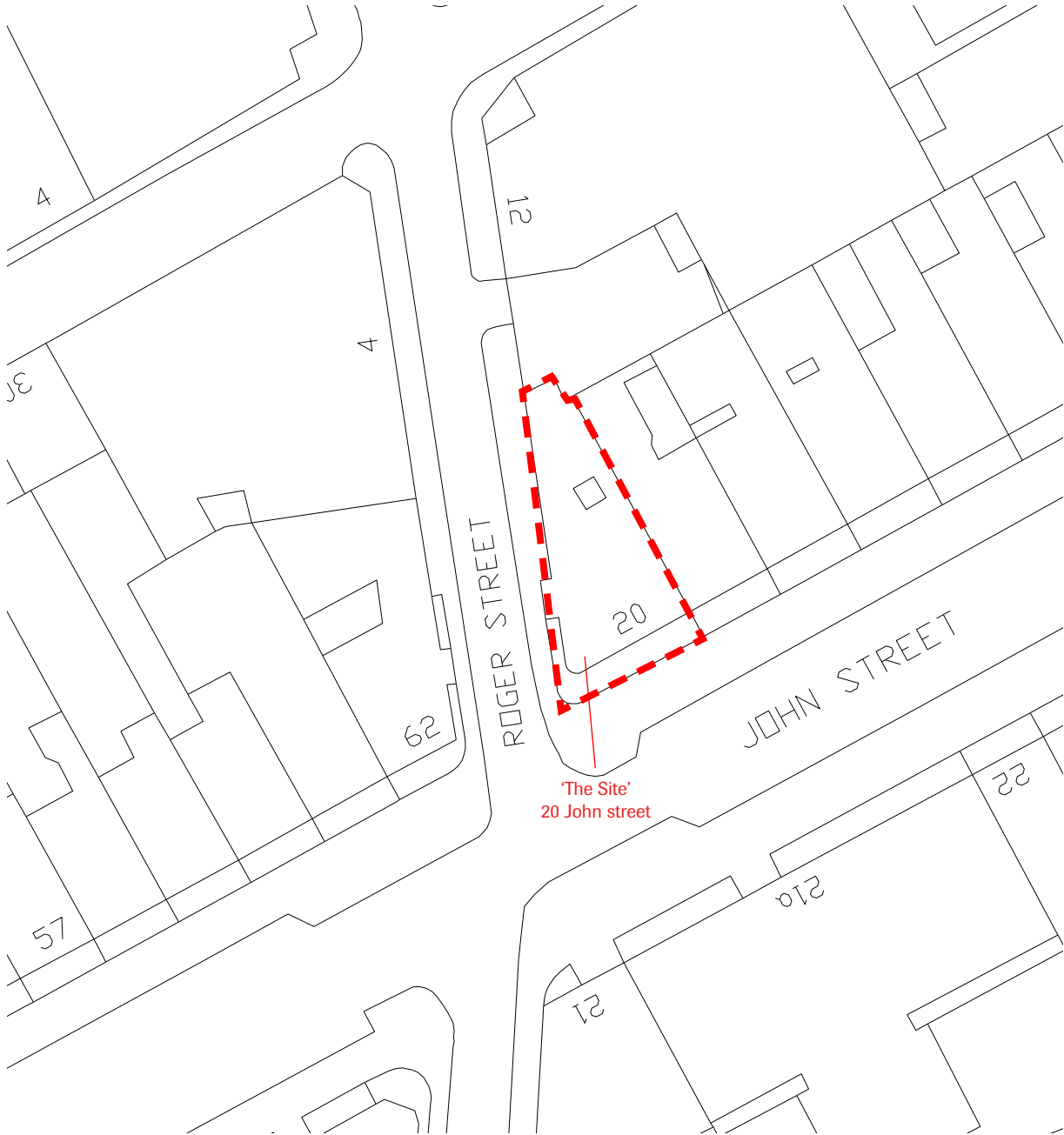


SECTION ONE:

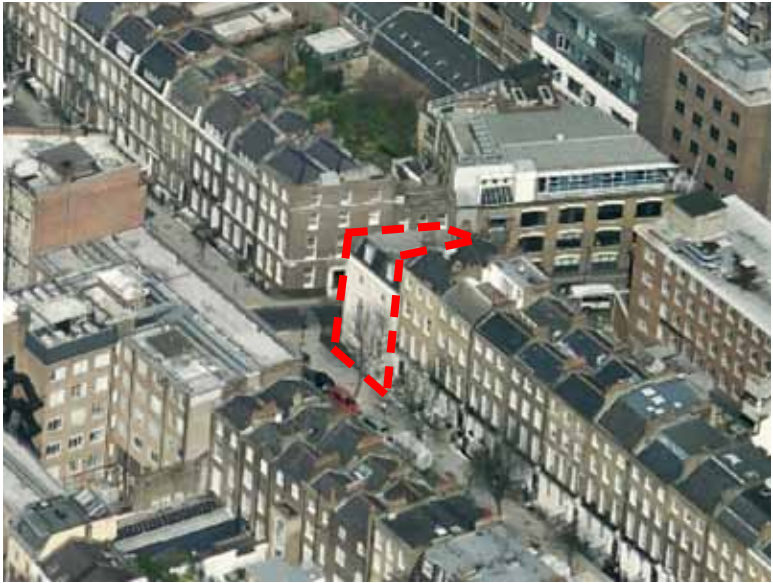
INTRODUCTION & SITE HISTORY



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Site Location Plan
Approx. 1:500 @ A3



John Street and Surroundings
Aerial View 01
(Site outlined in red)



John Street and Surroundings
Aerial View 02
(Site outlined in red)

1.0 INTRODUCTION

1.1 Marek Wojciechowski Architects have prepared this statement to set out the design process for proposals for the conversion and extension/alteration of the property at no. 20 John Street, WC1N 2DR. The site consists of a 5-storey property on the corner of John Street and Roger Street, arranged over lower ground, ground, first, second and mansard levels. The property was last used in its entirety as offices (B1 use class).

1.2 The gross internal floor area of the property is currently 520sqm, sat within a site of 128sqm (measurements are approximate only). The existing property is 10m wide x 20.6m deep externally, with an overall height of 13.5m from street level. Refer Section Two for a summary of existing and proposed areas.

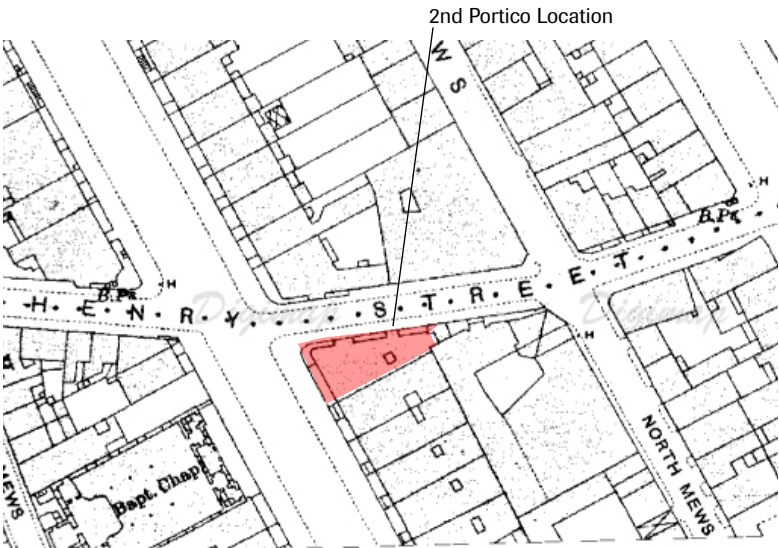
1.2 This application relates to the proposed reinstatement of the original C3 (residential) use of the building, from its current B1 (office) use. The proposed residential dwelling would comprise 1 no. 1 bedroom and 4 no. 2 bedroom apartments and an independant 3 bedroom 'mews' style house. Works related to the proposed change of use include a proposed extension to existing lightwell to the corner of Roger and John Street, a roof terrace to the non-original rear extension, and internal reconfiguration as outlined in the proposed plans contained within this document.

1.3 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the site and its surroundings, as well as all local and national planning policy.

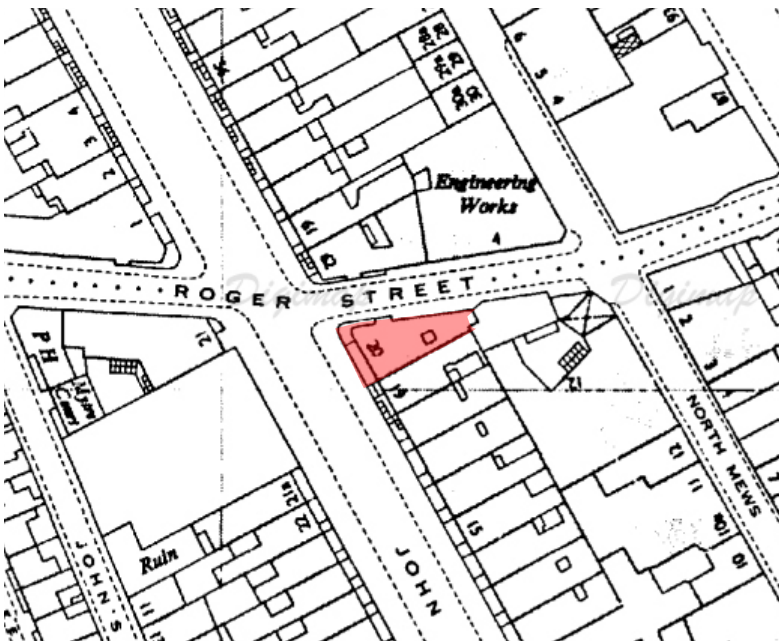




1870s
Ordnance Survey Map
20 John Street
& Surroundings
(Approx. site outlined in red)



1890s
Ordnance Survey Map
20 John Street
& Surroundings
(Approx. site outlined in red)



1950s
Ordnance Survey Map
20 John Street
& Surroundings
(Approx. site outlined in red)



1970s
Ordnance Survey Map
20 John Street
& Surroundings
(Approx. site outlined in red)

2.0 HISTORIC BUILDING ASSESSMENT

2.1 The application property is Grade II listed as part of the terrace comprising nos 10-20 John Street, and is described by English Heritage in the following statement:

“1799-1824. No.20, facade rebuilt in facsimile c1950. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick...3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars...
No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices.
SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.”

2.2 As can be seen in the maps to the left, there has been little change to the terrace of 10-20 John Street since their construction in 1799. The space behind has, however undergone various phases of development and is currently used as a car park for the office building on North Mews. There is evidence of a second portico or structure to the Roger Street elevation, which appears not to have been reconstructed in the 1950s when the facade was ‘rebuilt facsimile’.

3.0 CONSERVATION AREA STATEMENT

3.1 The property lies within the Bloomsbury Conservation Area, a famed example of formal town planning with a predomination of terraced townhouses.

3.2 The research undertaken on the history of the property and its surrounding area has strongly influenced the works proposed within this document and they look, where possible, to respect and enhance this historic legacy.





Front Elevation
As Viewed from
John Street



Side Elevation
As Viewed from
John Street



Rear Extension
As Viewed from
Roger Street



Rear Elevation
As Viewed from roof of
rear extension



Front Elevation
As Viewed from
John Street



Side Elevation
As Viewed from
Roger Street



Existing Staircase
(to be retained)



Front Lightwell
As Viewed from
John Street





20 John Street
1974 Historic Photograph showing no mansard roof extension



5.0 PLANNING HISTORY

5.1 The only planning history listed on line for the application site relates to the non-original mansard roof extension;

9500860 - Consent granted for the erection of a mansard roof extension at third floor level

5.2 The listed terrace comprising nos. 10-20 John Street has undergone a series of changes in recent years. The most notable and relevant applications relating to this are listed below:

17 John Street
2005/4845/P - The erection of a rear roof extension and terrace to a single family dwelling house

16 John Street
2006/2040/P - Change of use from office use (Class B1) to residential use (Class C3) to create a single family dwelling house

12 John Street
2006/5622/P (Renewed 2010) - Change of use from existing offices (Class B1) to residential use (Class C3) to provide a 1 no. residential single family dwelling.

11 John Street
2008/3604/P - Change of use and works to convert office (use class B1) to residential single family dwelling (C3).

5.3 Given the similarity of the above applications to the works proposed within this document, and the fact that they were all granted within the last few years, it is thought that they provide strong precedents. Numerous other similar applications along John Street (but outside of this terrace) have also been granted in the past.





Conservation Area plan with site location



6.0 LISTED BUILDING & CONSERVATION AREA APPRAISAL

20 John Stret, Clerkenwell WC 1N 2DR
Grade II Listed October 1951

The application site is a Grade II listed mid-terrace property located in the Bloomsbury Conservation Area.

The building is a Grade II listed end of terrace property located in the Bloomsbury Conservation Area. It forms part of a terrace of 11 houses that are group listed. The list description is appended.

Some original internal finishes have been previously removed from the property

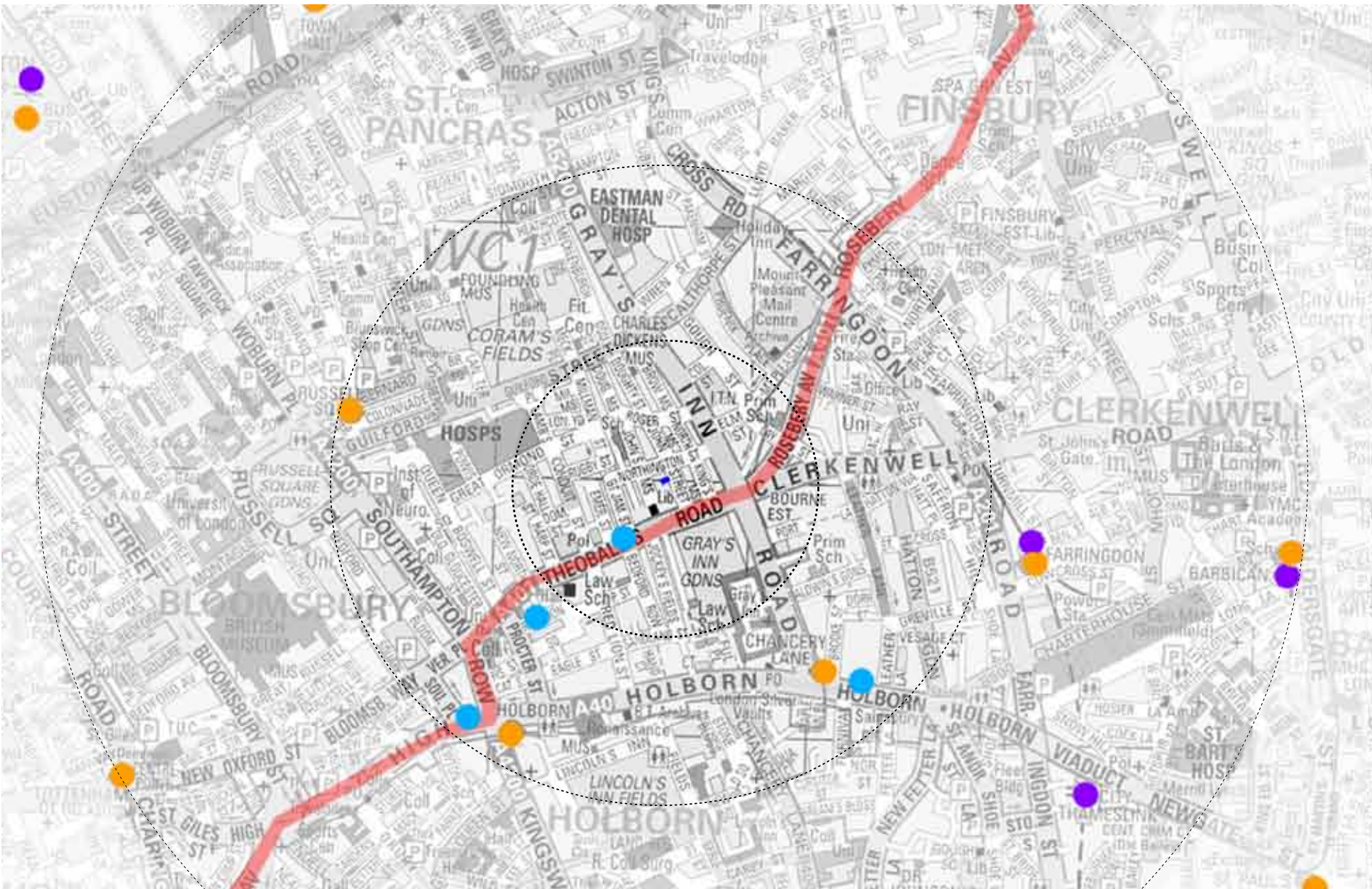
To preserve the existing front elevation condition, it is proposed that no works be undertaken that will adversely affect the external appearance of the front facade. While it is proposed to replace the existing original single-glazed sash windows with traditional secondary glazing to meet current Building Regulations, ensure that these match the existing design, details of the units are included in the associated drawings. Where the windows are non-original (mansard and extension along Roger street) it is proposed that the single glazing be replaced with historic double glazing.

While some alteration work to the front cast-iron railings is proposed, the proposed work has been carefully considered and thoughtfully composed to reflect the existing design.

The internal works proposed will have no effect on the facade of the building and no effect on the building as a heritage asset.

There are no historic parks or gardens in close proximity to the application site and, the site is not located within an area identified within an Archaeological Priority Area. No excavation is proposed and, it has been accepted in Pre-Application advice that there is no requirement to provide information in this respect.

- denotes Conservation Area
- application site
- green space in proximity



7.0 TRANSPORT ASSESSMENT

The application site has excellent access to nearby transport links. It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private carparking and, in particular through 'car-free' developments in the borough's most accessible locations.

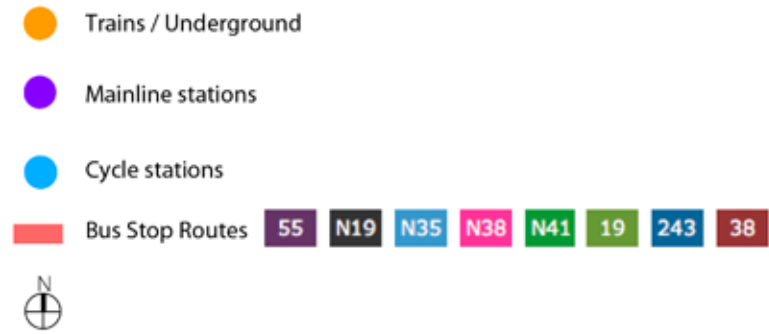
Within 5 minutes walking distance are Holborn and Chancery Lane underground tube stations. Euston and Kings Cross are only 15 minutes walk away for National Rail connections and, Farringdon, and City stations provide Network Rail Thameslink connections.

Just moments walk from the site is a main bus route and, which includes buses on the routes noted below.

It has been requested in pre-application advice that the scheme be 'car-free'. The access to excellent public transport links makes the development ideal for residential use and relieves need for vehicle ownership.

The site is also located moments from nearby Gray's Inn Gardens, an ideal amenity space for families.

The site has a PTAL rating of 6b



8.0 IDENTIFYING THE NEED / CHANGE OF USE

To be read in conjunction with **Appendix 1.** the loss of employment supporting statement by Montagu Evans

Although set out in the accompanying Report, the need for the change of use comes from the general under-utilisation of the site. Following Camden's Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the borough, with the majority being in King's Cross.

The provision outlined above and in Camden's Core Strategy means that the future supply of offices in the borough can meet projected demand. Consequently, the Council will favourably consider proposals for other uses of older office premises if they involve the provision of permanent housing (in particular, affordable housing).

The demand for housing in the United Kingdom and, in particular London is exceptionally high. As noted Camden's Core Strategy, any opportunity to reuse existing buildings to increase the availability of sustainable, quality homes should be regarded as beneficial - particularly when it returns a character building to its original use.



SECTION TWO:

DESIGN EVOLUTION, FINAL PROPOSALS & PLANNING CONSIDERATION



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9.0 PLANNING POLICY

7.1 The London Borough of Camden (LBC) ‘Core Strategy’ states that *“the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing”* (Policy CS8 Section 8.8).

9.2 Camden Development Policy DP13 provides further guidance on the loss of B1 (office) uses:

*“The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:
a) it can be demonstrated to the Council’s satisfaction that a site or building is no longer suitable for its existing business use;
AND b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.”*

9.3 Finally, Camden Planning Guidance (CPG) 5 reiterates what is said in CS8 and DP13 above. It also contains a summary of situations in which the loss of office use may be acceptable:

*“There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non business use, specifically:
• criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;
• age of the premises. Some older premises may be more suitable for conversion;
• whether the premises include features required by tenants seeking modern office accommodation;
• quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;
• whether there are existing tenants in the building, and whether these tenants intend to relocate;
• the location of the premises and evidence of demand for office space in this location; and
• whether the premises currently provide accommodation for small and medium businesses.”*

9.4 We believe that the application site complies with a number of the scenarios listed in the above points, particularly considering the age of the premises, and the extensive supply of B1 office space in the surrounding area. For further details please refer to **Appendix 1.** the loss of employment supporting statement by Montagu Evans.

9.5 In light of the above, we believe that the proposed return from B1 to C3 use is not contentious in planning terms.



10.0 PRE-PLANNING APPLICATION FEEDBACK

10.1 Pre-planning advice was received on 11th February 2013 from Angela Ryan of Camden Borough Council Planning Department (ref: CA\2012\ENQ\09778). The main points of this response are summarised below (with MWA responses in *red italics*):

1. The principal of a mansard to the rear extension fronting onto Roger Street is generally unacceptable and inappropriate given the context and host building.

Noted - mansard omitted and replaced by a proposed roof terrace

2. Concerns over the quality of light which would be achieved in the proposed living room/kitchen areas.

Please refer daylight and sunlight report, submitted as part of this application

3. Proposed unit mix is unacceptable. LBC would prefer to see the inclusion of small (1 bedroom) units, and larger (3+ bedroom) units.

Noted. Unit mix amended to reflect comments.

4. Proposed bin store locations and access unclear on pre-planning drawings. These need to be clarified.
Noted - bin store locations marked clearly on plans. Refer 'Waste Storage Provision' section later in this document for further details.

5. Change of use from office (B1) to residential (C3) would likely be acceptable in principle.

Noted.

6. Proposed lightwell extension to corner of John Street & Roger Street likely to be acceptable. Lightwells to Roger Street elevation, and current detailing of proposed entrance to rear extension deemed contentious.

Lightwells to Roger Street omitted, and entrance detailing amended in accordance with LBC advice.

7. The interior of the rear extension is deemed to be of no historical significance, but the staircase to the main propoerty is thought to be original and should be retained.

Noted - stair to be retained and refurbished.

8. Proposals should be designed to Lifetime Homes standards where feasible.

Please refer 'Lifetime Homes Assessment' section later in this report.

9. LBC provided a list of documentation which should be provided as part fo any full planning application.

This list has been extensively consulted. Relevant documents have been submitted as part of this application.





Proposed treatment to Roger Street elevation (shown in artist's impression only)

11.0 DESIGN STRATEGY

11.1 General Strategy

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context.

In developing the design the following principles have been adopted:

- Repair and reinforce the urban pattern and fabric;
- Provide a cohesive and high quality contemporary design that complements and reflects the original elevation proportions;
- Integrate both traditional and contemporary materials;
- Provide modelling and articulation in plan and section to respect the context and neighbouring properties;
- Provide high quality internal living space with well planned living / light and storage space on a tight urban site within retained building fabric;

In line with our analysis of the existing building fabric and the proposal comprises the configuration of a host house, with a rear extension 'mews-house' to read as a subservient element when viewed from John Street or Roger Street. The vertically proportioned openings and unified appearance of both the front and rear facades marries the building into the rhythm of the surrounding properties.

The proposals to refurbish the rear extension and amend its fenestration greatly improves the blank appearance of the existing facade at ground floor level. Added to this, the proposed roof terrace above the third floor level of this rear extension has been set back from the existing facade significantly in order to reduce its impact on the streetscape.

The existing elevations of the main building are predominately built of London stock brick with Stucco to the principal John Street elevation. No change is proposed to this elevation (save for refurbishment and localised repair where necessary) as its importance as part of a listed terrace is acknowledged and respected.

All new brickwork to the side and rear elevations will match the existing brickwork bond. It is believed that the brickwork is completed with weather-struck limestone pointing - this will also be followed through the proposed new brickwork.

All new glazing will be traditionally detailed hardwood framed double glazing.

11.2 Proposals Summary

11.2.1 Alterations to the side elevation

- 4 no. new window openings to be formed at ground floor level to accommodate proposed new sash windows.
- New entrance and traditionally detailed hardwood door, separated from the street with a set of painted metal railings, detailed to match those currently found to the host property.

11.2.2 Roofline

- Existing brickwork parapet to rear extension to be raised by c.400mm to accommodate proposed roof terrace.

11.2.3 Internals

- Non-original internal partitions to be removed. Original structure noted in pre-planning advice all to be retained.

11.2.4 Development Objectives

The principle objective of the development is to maximise the development potential for residential use, providing a high quality residential environment and enhancing the rear elevation and amenity space currently provided.

The design strategy is to:

- Identify and respond to key constraints and opportunities provided by the site;
- Address pre-application advice and respond to established planning policy framework;
- Provide accommodation, which addresses market requirements to ensure a viable and successful development, which meets local housing needs and;
- Consider policy and guidance in respect of access and safety to ensure an attractive, safe and accessible development.

Care has been taken to give each flat the best possible amount of natural light, whilst ensuring that exposure to solar gain is limited. With direct exposure to the south-west, it was an instinctive move to create depth in the proposed new rear faced that would mitigate solar gain, while also providing visual separation from adjacent properties to the rear.

The layout of the flats has also been carefully considered to make the best use of the available facades and, provide quality housing of a standard and size that is most beneficial to the market.

The proposed layout has been divided so that the flats fit within the existing fabric without feeling cramped. This division also lends itself to a desirable mix of flat sizes and configurations. The existing circulation core has largely been retained to maximise reuse of the fabric.

A schedule of accommodation is included for reference on the following page.



Floor	Proposed GIA		Store	Terrace (not included)	
BASEMENT	Flat 1	83.66 sqm. / 900.50 sqft.	7.88 sqm. / 84.75 sqft.	6.67 sqm. / 71.75 sqft.	
GROUND	Flat 2	65.62 sqm. / 706.25 sqft.	-	-	
FIRST	Flat 3	72.31 sqm. / 778.05 sqft.	-	-	
SECOND	Flat 4	71.17 sqm. / 766.00 sqft.	-	-	
THIRD	Flat 5	67.19 sqm. / 723.25 sqft.	-	-	
MEWS	Lower Ground	37.73 sqm. / 406.00 sqft.	-	-	
	Ground	41.67 sqm. / 448.50 sqft.	-	-	
	First	41.09 sqm. / 442.25 sqft.	-	-	
	Second	-	-	20.15 sqm. / 216.75 sqft.	
SUB TOTAL		480.44 sqm. / 5,171.50 sqft.	7.88 sqm. / 84.75 sqft.	26.75 sqm. / 288.75 sqft.	
TOTAL					488.25 sqm. / 5,256.25 sqft.

12.0 PROPOSED USE, UNIT SIZES AND DENSITY

12.1 Proposed Use
Although set out in the accompanying Change of Use Report, the need for the change of use comes from the general under-utilisation of the site. Following Camden’s Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the borough, with the majority being in King’s Cross. Consequently, the Council will favourably consider proposals for other uses of older office premises if they involve the provision of permanent housing (in particular, affordable housing).

12.2 Proposed Mix of Units
The proposal comprises 1 no. 1 bedroom and 4 no. 2 bedroom apartments, and 1 no. 3 bedroom unit in the rear extension, satisfying Camden’s requirement for mix of units. These units also comply with the minimum space standards set out in The London Plan (July 2011).

12.3 Proposed Density
The proposed scheme provides a density of 1250Hr/Ha (habitable rooms per hectare). It is deemed that this is a suitable density given the extenuating circumstances of the site (ie. its location in relation to a large number of main public transport routes).

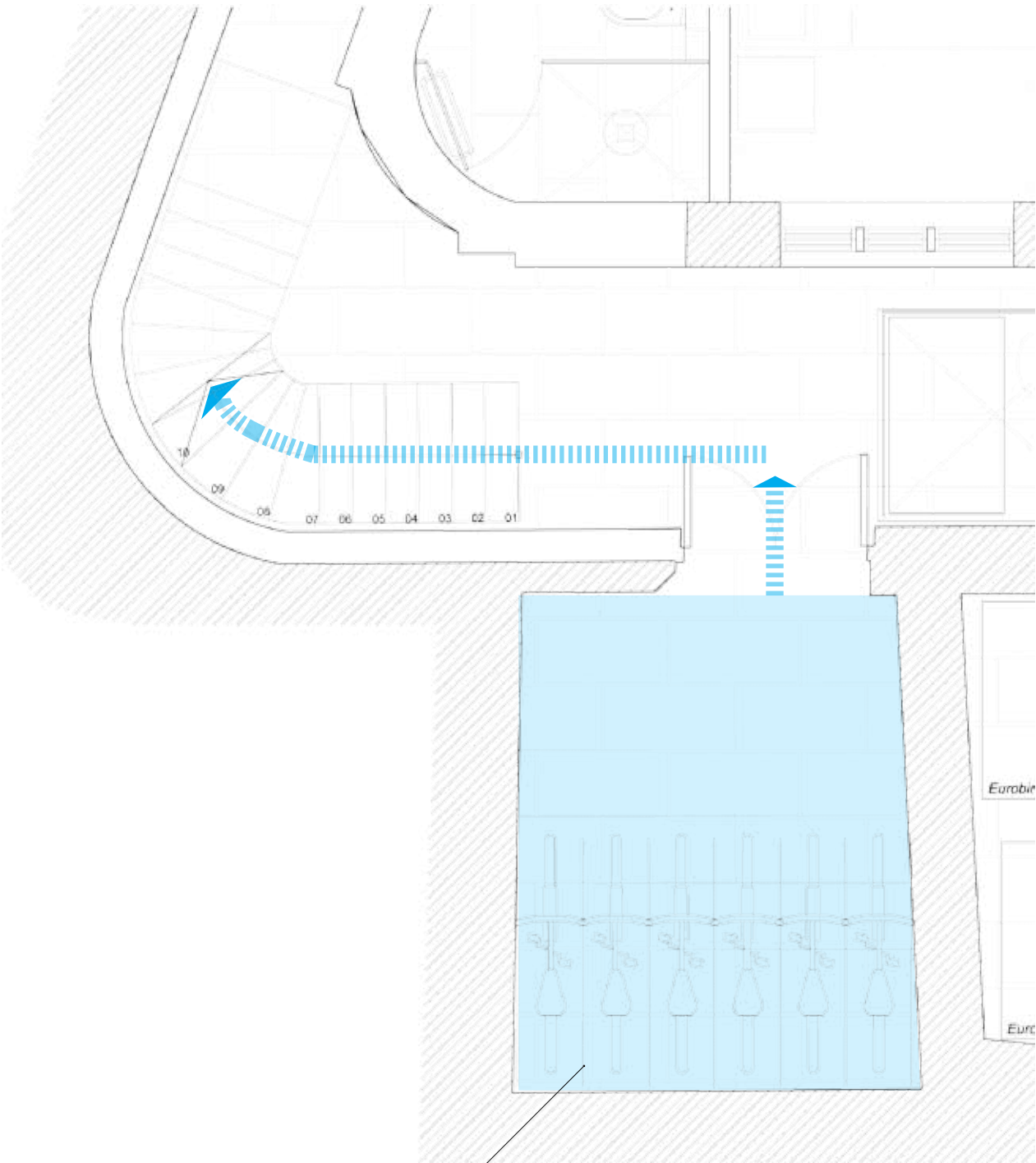
12.4 Gross External Areas
In addition to the gross internal areas shown left, the existing and proposed gross external areas are as follows:
- Existing GEA = 520 sqm
- Proposed GEA = 557.73 sqm
(increase in floor area due to reinstatement of floor beneath ground floor level of extension, refer to P_02 for further details)

Table 3.3 Minimum space standards for new development

	Dwelling type (bedroom (b)/persons-bedspaces (p))	GIA (sq m)
Flats	1p	37
	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99
2 storey houses	2b4p	83
	3b4p	87
	3b5p	96
	4b5p	100
	4b6p	107
3 storey houses	3b5p	102
	4b5p	106
	4b6p	113

- Image a. minimum space standards – The London Plan (July 2011)





6 no. proposed cycle storage bays

- proposed cycle access via lightwell staircase or via lift
- proposed cycle storage

Proposed Lower Ground Floor cycle store

13.0 CYCLE STORAGE PROVISION

13.1 Access & Parking

The area currently experiences a high level of on-street parking, which is under stress from local businesses. As such, and in accordance with the Pre-Application advice, the Proposed Development has been designed as a 'car-free' development.

13.2 Cycle Storage

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle parking has been provided on the basis of 1no. space per flat, in line with advice given in the pre-planning response.

Due to the listed nature of the Street elevation, the only viable location for the cycle storage is in the basement vaults. Sufficient space has been allowed in this area to permit the free-access to and from the cycle stand without interfering with pedestrian access.



14.1 Layout

The opportunities for external architectural change on this site are minimal. Pre-application advice has concluded that the internal layouts should aim to protect the original fabric (staircase & hallway) and look to reinstate the original arrangement of three rooms per floor to reflect the historic plan of the property.

The scheme comprises a residential development of fifteen one, two, and three bedroom flats together with associated amenity space where available. The scheme reflects advice given during the Pre-Application discussions and, consideration has also been given to policy DP5 for dwelling size priorities.

The proposal has been designed to:

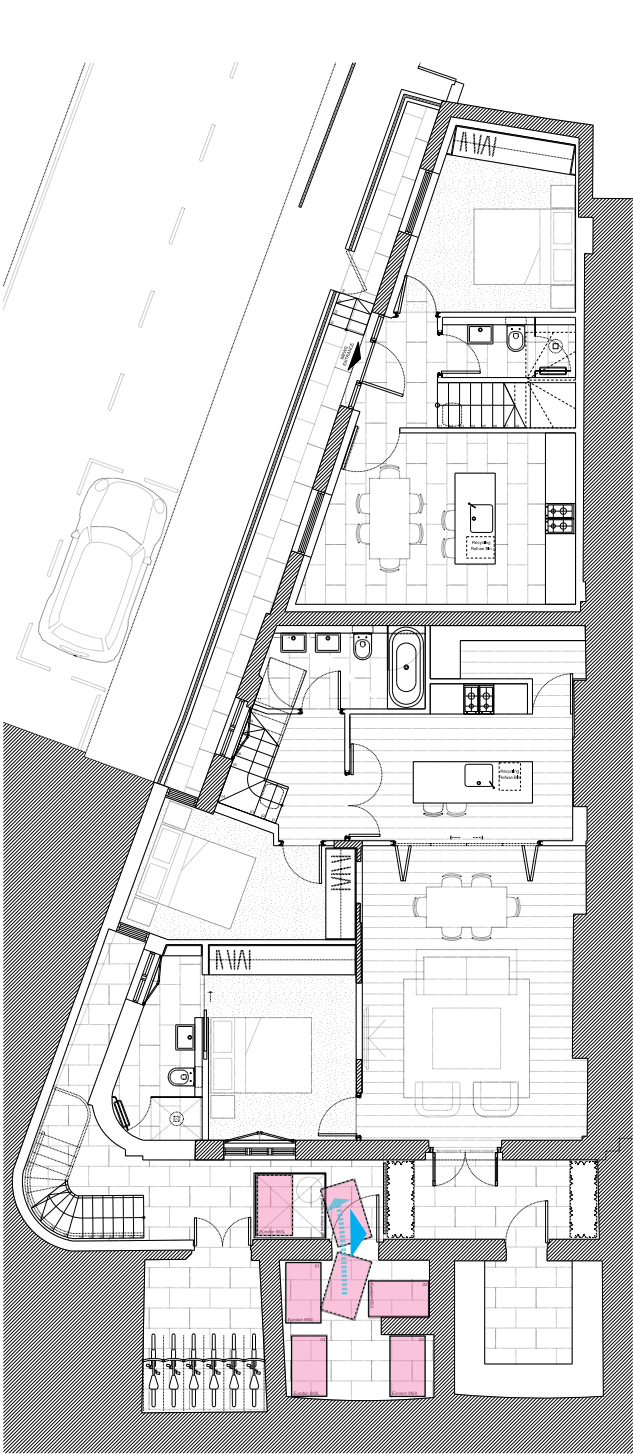
- Extend across the width of the site to maximise site potential;
- Provide secure accommodation for cycle stores and refuse;
- Work within the existing envelope of the building, whilst making better use of the site and optimising the use of valuable floor space;
- Deliver a development that responds respectively to existing contextual conditions, whilst delivering new, quality and, contemporary internal spaces;
- Deliver a sustainable development with environmental benefits including sustainable, energy-conserving measures;
- Provide an accessible, usable development in accordance with Building Regulations and current best-practice construction methods.

14.2 Sunlight & Daylight

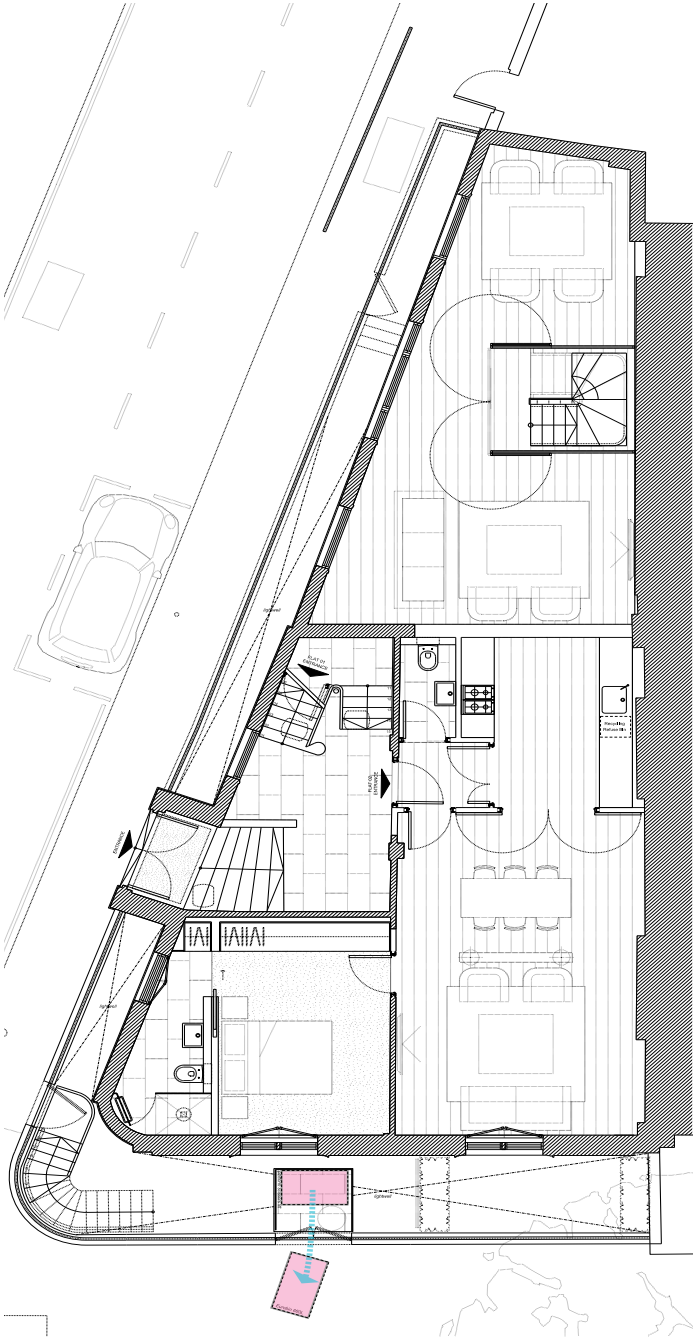
Given the limited and minimal nature of the external alterations proposed, it is expected that there will be no adverse sunlight or daylight concerns created by the Proposed Development. It should be noted that a mansard extension proposed at pre-application stage has been removed in favour of a roof terrace to address design and amenity issues.

For further information and analysis on the internal layouts and the negligible effects of the proposal on neighbouring properties please refer to **Appendix 5.** Daylight / Sunlight Report by CHP Surveyors





Proposed basement plan showing bin store and platform lift



Proposed ground floor plan showing platform lift and bin route to street

15.0 Waste Management / Recycling

Due to the limited access to and from the site and, the listed nature of the street scene, it is proposed that the refuse store be located out of sight from the street and, in a location that can be accessed easily by the residents

The proposal requires the addition of a platform lift to allow for access from the basement vaults to street level. The Proposed Development includes details that limit the affect of the lift on the appearance of the street scene.

15.1 Household Waste

- Twice a week at 7am: taking 2no. Eurobin 600 bins; for household waste from the basement bin store to the Street level and back to Basement level again via the lightwell platform lift;
- Twice a week at 4pm on the same day: taking 2no. Eurobin 600 bins; for household waste from the basement bin store to the Street level and back to Basement level again via the lightwell platform lift;

15.2 Recycling Waste

- Twice a week at 7am: taking 2no. Eurobin 1100 bins for recycling from the basement bin store to the Street level and back to Basement level again via the lightwell platform lift;
- Twice a week at 4pm on the same day: taking 2no. Eurobin 1100 bins for recycling from the basement bin store to the Street level and back to Basement level again via the lightwell platform lift;

The waste collection company brings the waste and recycling bins to street level and also returns the bins to basement level after. The process requires the household bins and recycling bins to be on the street for approximately 10 minutes each time.

Further details of the waste storage strategy can be found on the accompanying planning drawings and in **Appendix 2/3** Energy Statement and BREEAM Refurbishment pre planning assessment



80 Litre Capacity (2 x 32L & 2 x 8L)
Cabinet size - 600mm

Proposed recycling bin to be provided in the kitchen of each apartment



Lifetime Homes Matrix

20 John Street

13.0 LIFETIME HOMES ASSESSMENT

13.1 The table shown left analyses each proposed residential apartment in terms of their compliance with Lifetime Homes Standards. Each category has been satisfied, with the exception of those justified by a further note.

13.2 This table should be read in conjunction with submitted drawings referenced P_01 - P_05

Lifetime Homes Item																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	parking	parking access	level approach	external entrance	communal stairs	doors & hallways	wheelchair space	living room level	2 or more storeys	WC	bath/wc adaptability	stairlift capability	bed hoist	bathroom	windows	fixtures
Flat																
Flat 1	note 1	note 2	note 3	note 4	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Flat 2	note 1	note 2	note 3	note 4	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Flat 3	note 1	note 2	note 3	note 4	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Flat 4	note 1	note 2	note 3	note 4	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Flat 5	note 1	note 2	note 3	note 4	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mews	note 1	note 2	note 3	Yes	note 5	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

- Note 1:
No car parking spaces to be provided as part of development.
London Borough of Camden pre-planning advice requested "car free development".
- Note 2:
No car parking spaces to be provided as part of development.
- Note 3:
Existing approach to Communal Entrance is not step free.
Internal Original Hallway and steps are not to be altered as part of the works.
All existing floor levels are to be retained.
- Note 4:
Entrances to Flats are internal.
- Note 5:
Existing staircase to be retained and protected and is unsuitable for fitting with stairlift.



SECTION THREE:

SUSTAINABILITY, LAYOUTS & CONCLUSION



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

17.0 SUSTAINABILITY

17.1 Please refer to **Appendix 2/3** Energy statement and BREEAM Refurbishment pre-assessment from Eight Associates submitted as part of this application. It is the intention to create a best-practice project with respect to sustainability and design.

The BREEAM pre-assessment predicts an EXCELLENT rating of 73.9 % when all proposed sustainability measures have been installed.

17.2 Plant and Mechanical & Electrical Services

- a) All existing services are to be upgraded.
- b) Servicing to be standalone to each apartment with separately metered electricity, water and gas supplies.
- c) New efficient double glazing or traditional secondary glazing will be installed throughout. Refer P_01 - P_05 for further details.
- d) Compliance with Building Regulations Part L1B (Domestic) 2013 – existing dwellings – apartments to be mechanically ventilated with heat recovery to comply with Building Regulations Part F and 2013 amendments.
- e) Mains water booster pumps and a break tank should be provided so that adequate water pressure is maintained to sanitaryware and A-rated domestic appliances.

17.3 Servicing Strategy

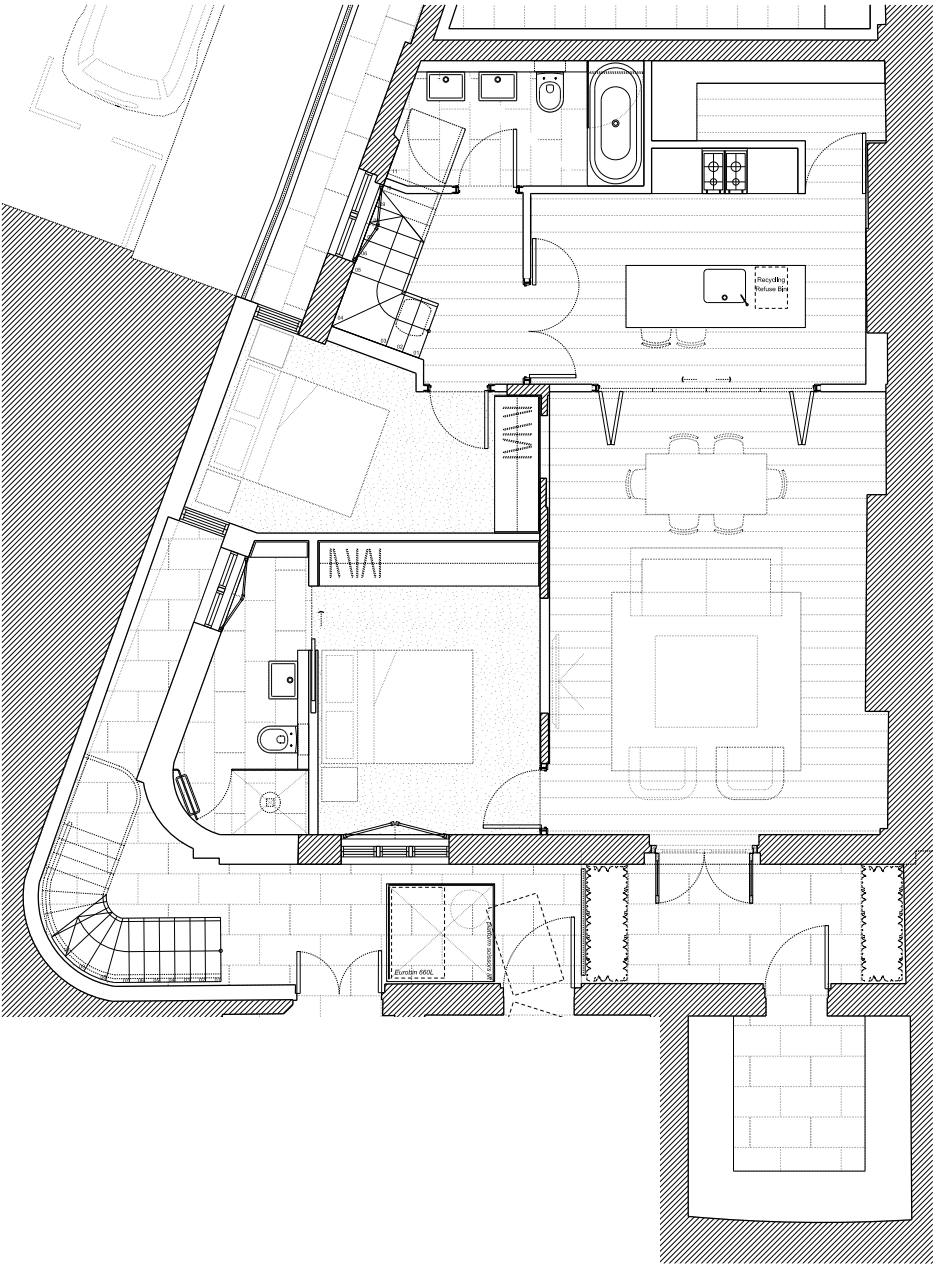
- a) Apartments would have gas fired boilers and hot water cylinders (for the 3rd floor apartment) for under floor heating and hot water.
- b) Ventilation via MVHR.
- c) New metered mains water connections along with new soil and vent pipework connected to the existing drainage system
- d) New metered low voltage supplies will be installed to distribution boards in the apartments.
- e) Electrical services to apartments to include
 - 1. lighting control system,
 - 2. Wiring for future blinds,
 - 3. Lighting including 5 amp outlets,
 - 4. Power for kitchen equipment ,
 - 5. TV/Satellite distribution,
 - 6. IT cabling,
 - 7. wiring for Audio visual systems,
 - 8. Video access control system

17.4 Mechanical Services

- a) The apartments are to be provided with “whole house” heat recovery ventilation. A high efficiency heat exchanger will recover waste heat from the exhaust air stream and transfer it to the supply air stream.
- b) Domestic extract cooker hoods will be provided to the apartment Kitchens to remove cooking odours, with extract ducts to the rear facade.
- c) Bathrooms, toilets and kitchens will be maintained under negative pressure relative to adjacent rooms.
- d) Underfloor water heating is to provide space heating in the apartments.
- e) Bathrooms to have electric under floor heating, with dual fuel heated towel rails .
- f) The boilers will have separate hot water storage cylinders for the Third floor apartment and enhanced storage combi boilers for the remaining apartments.
- g) Heating will be by underfloor water heating.
- h) Each room will be provided with a separate controller to adjust temperature, fan speed and mode etc.



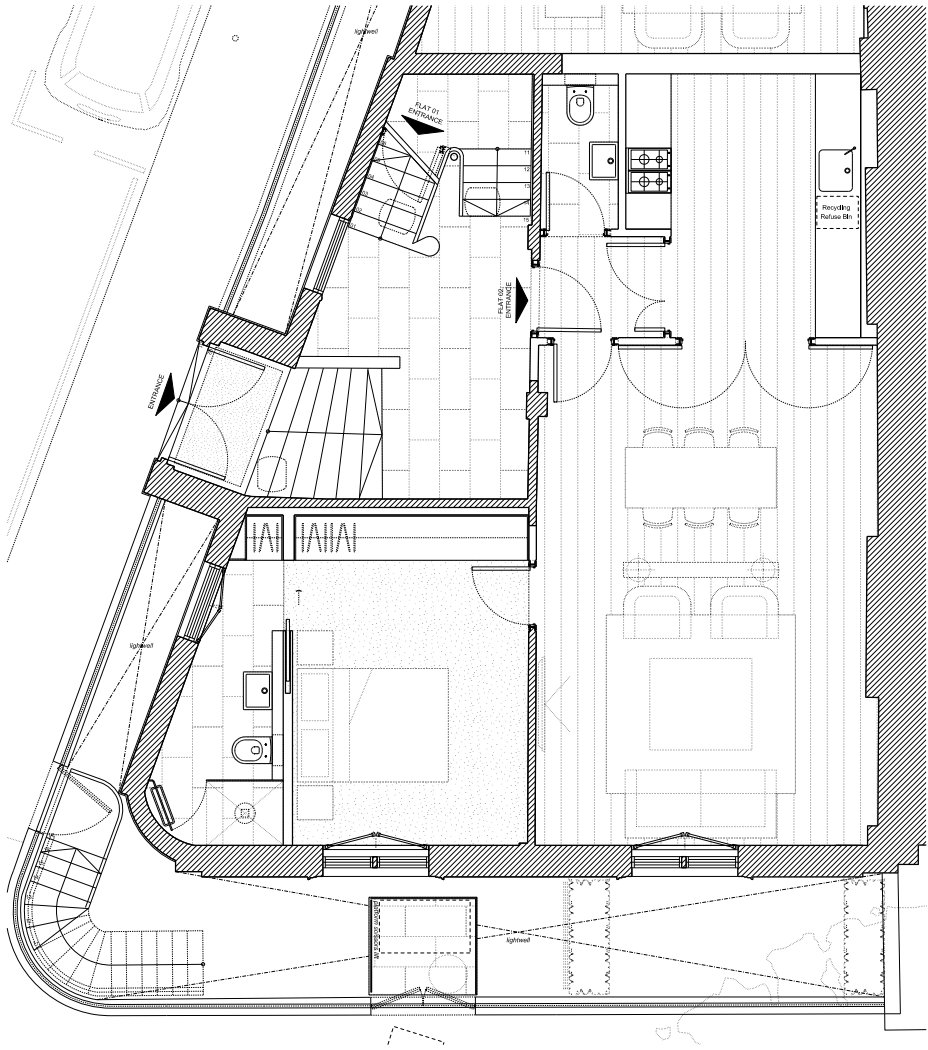
18.0 Flat Sizes & Layouts
The Proposed Development comprises a range of housing in terms of size and type. The housing comprises accomodation units to meet Westminster's current housing needs.



FLAT 01 - Basement level - 2 Bed Apartment

Area - 83.66 sqm / 900.5 sqft



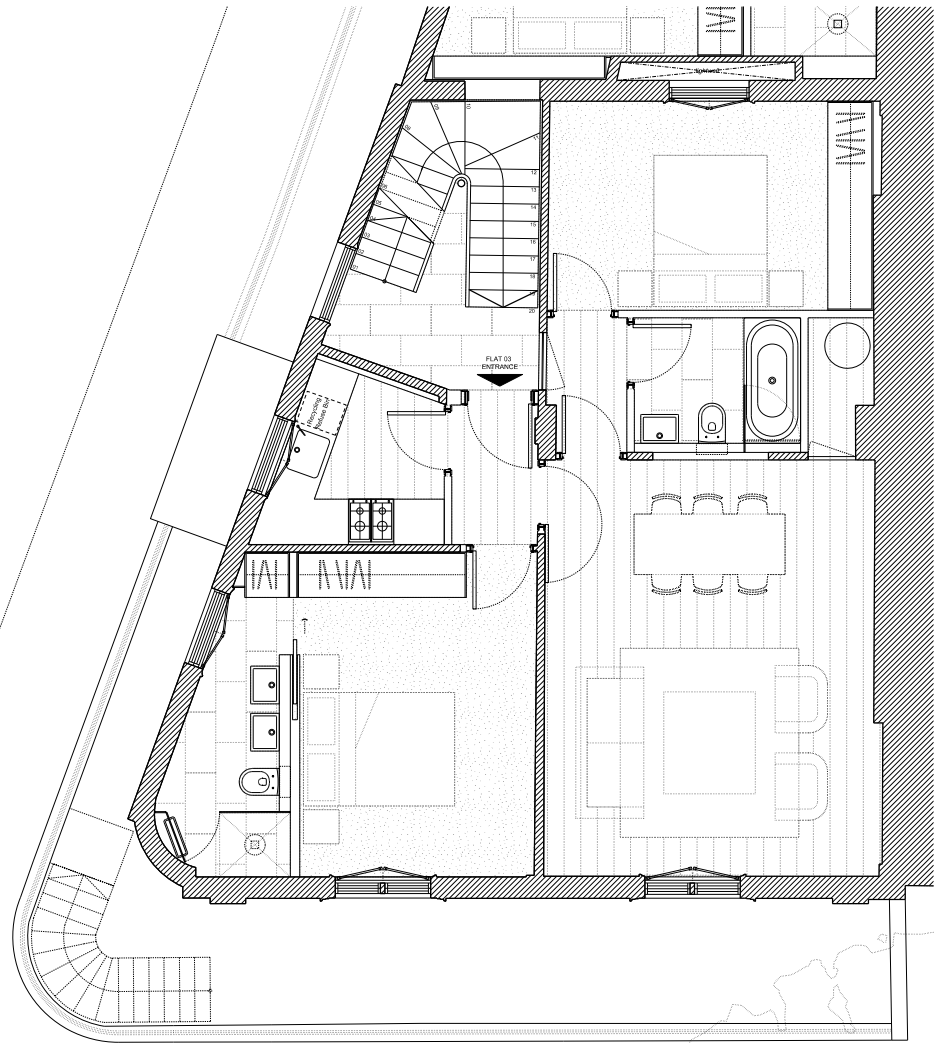


FLAT 02 - Ground Floor - 1 Bed Apartment

Area - 65.62 sqm. / 706.25 sqft.



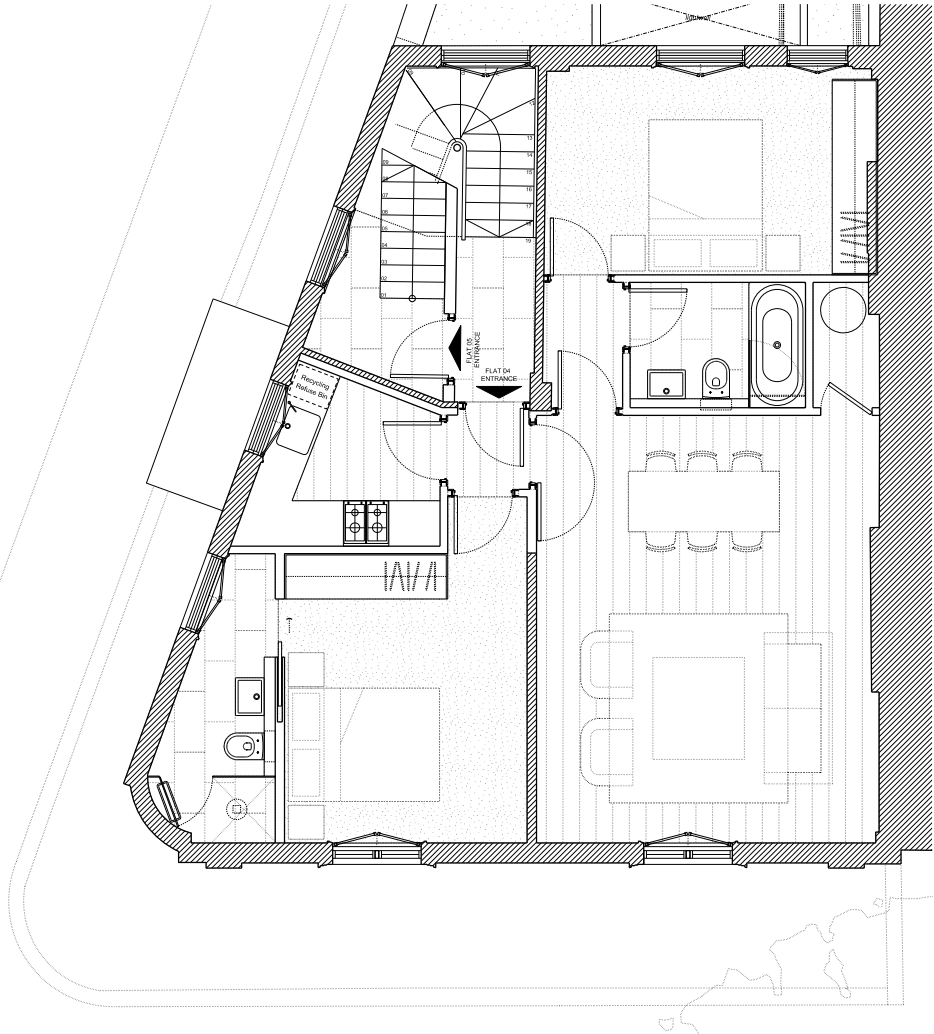
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LONDON



FLAT 03 - First Floor - 2 Bed Apartment

Area - 72.31 sqm. / 778.05 sqft.



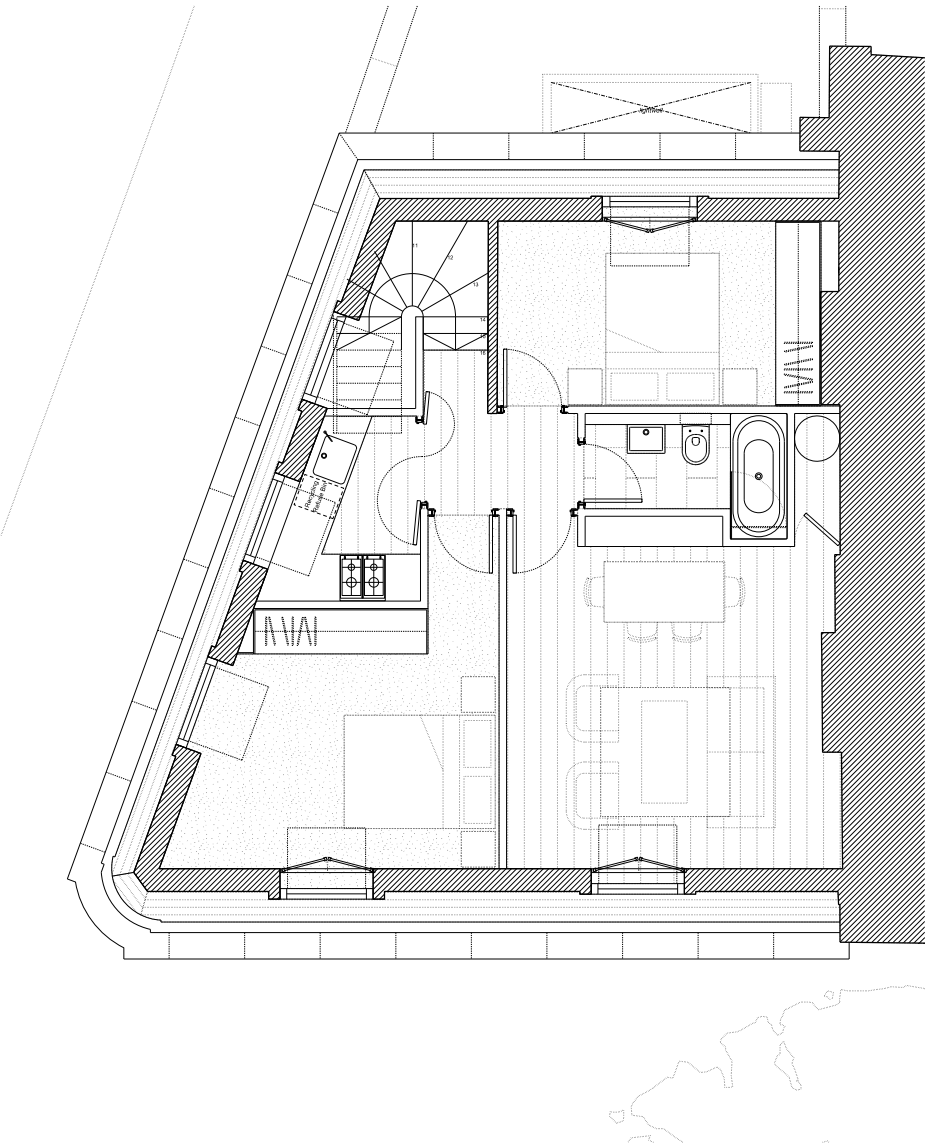


FLAT 04 - Second Floor - 2 Bed Apartment

Area - 71.17 sqm. / 766 sqft.



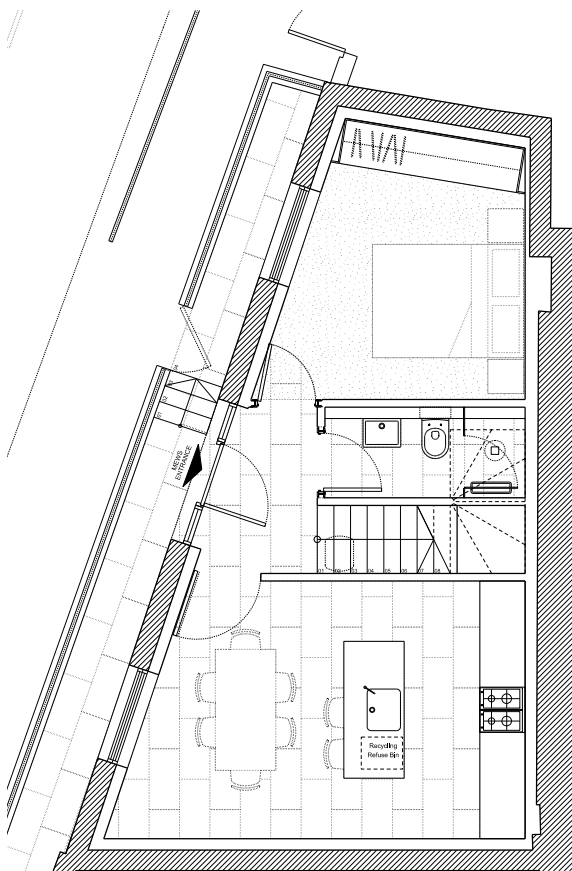
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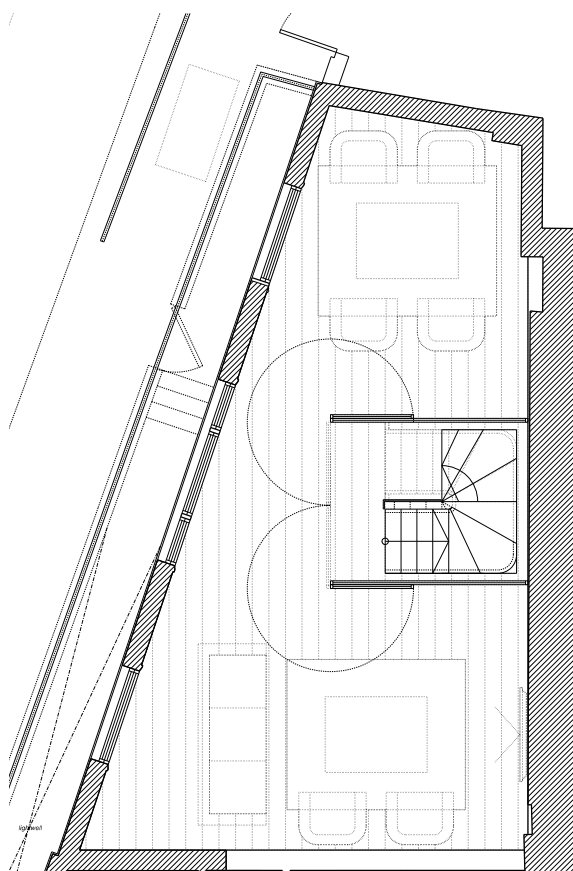
FLAT 05 - Mansard Floor - 2 Bed Apartment

Area - 67.19 sqm. / 723.25 sqft.

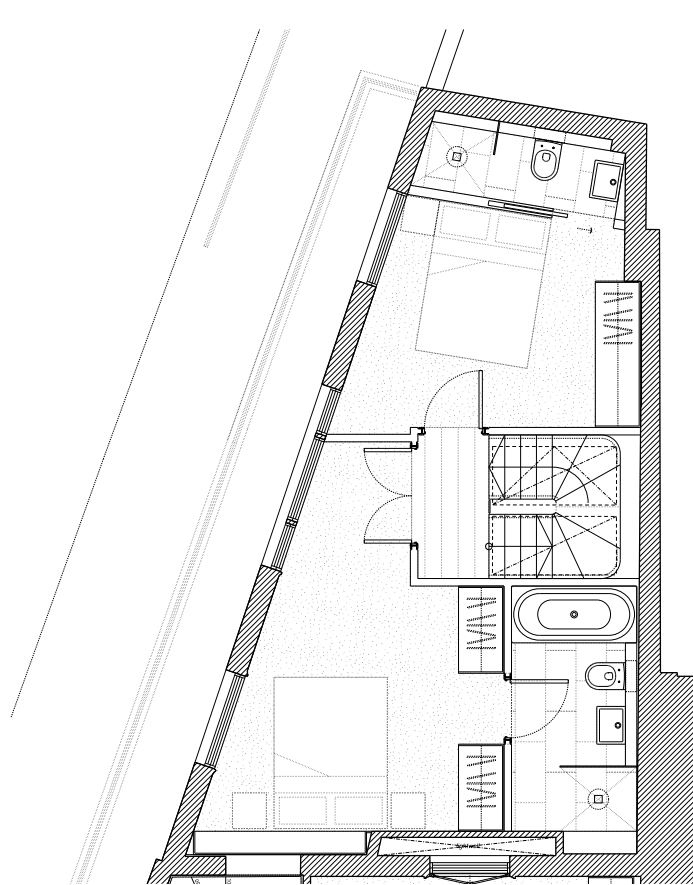




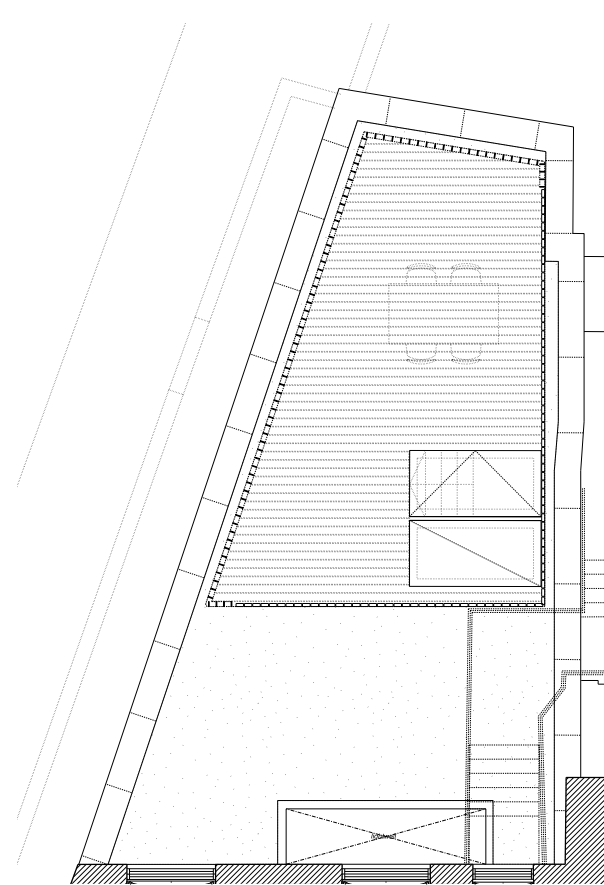
Lower Ground Floor



Ground Floor



First Floor



Second Floor

MEWS HOUSE - 3 Bed House

Area - 120.49 sqm / 1,297 sqft



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Street View Showing Roger Street and John Street

19.0 CONCLUSION

19.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary enlarged family residence without impacting the amenity or character of the surrounding area.



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