

## **Design & Access Statement – 27 John Street, WC1N 2BX**

### **1. Property and historical significance:**

- 1.1 Originally built in circa 1800-19 as a house, the building is Grade 2 listed and forms part of a group of early and late Georgian buildings.

### **2. Design Process:**

- 2.1 This application is solely for Change of Use to convert the building from office back to a single house and to reinstate the original residential use, and thus safeguarding its future preservation. Office use has proved to be unsympathetic to the building, and reverting it to residential use will restore much of the lost meaning to the interiors.

### **3. Appearance:**

- 3.1 No work is being carried out and thus there is no change.

### **4. Landscaping:**

- 4.1 No changes to landscaping are proposed.

### **5. Access:**

- 5.1 Access to the buildings will remain as existing with no change.

### **6. Alterations impact assessment:**

- 6.1 No alterations are proposed and so there is no impact to consider.

### **7. Conclusion:**

- 7.1 The proposals are in keeping with Conservation Area guidelines, the surrounding houses, and with Listed Building legislation, DES1, 5, 6, 9 and 10, as well as the NPPF, particularly paragraphs 14, 17, 60, 95, 126, 131, 134, 135, 137 and 138, and London Plan requirements, and as set out in the Historic Building Report, and are of benefit to this building, the neighbouring houses, and the Conservation Area.

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