



0729: Conquest House

Balconies Planning Application
Design and Access Statement

A-EM Studio Ltd
CAP House
9-12 Long Lane
London EC1A 9HA
t 020 7796 1999
f 020 7796 2999
www.a-em.com
mail@a-em.com

Registered in England
No 02907147
Registered Office
34 Bower Mount Road
Maidstone Kent ME16 8AU

0729-0000-REP-011

P01

Document Control

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Overview

Site and Context

- 1.01 Site Survey Information
- 1.02 Survey Drawings
- 1.03 Site Photographs

Relevant Planning History

- 2.01 Existing Planning Permission

Design and Conservation Area Approach

- 3.01 Design and Conservation Area Approach

Scheme Design

- 4.01 Proposed Scheme Drawings
- 4.02 Proposed Scheme 3D View

Consultants

- 5.01 Arboriculturist report.

Document Control

- 6.01 A-EM Drawing Issue Sheet

This document has been produced to give some background information on the proposed project and sets out our design intent. We are seeking full planning permission for the proposals which build on permission 2008/4007/P (subject to conditions) . We are seeking permission for three balconies situated at Second, Third and Fourth floor levels which will provide valuable amenity space for the occupants.

Application Site

Conquest House is situated at the junction of Theobald’s Road and John Street in the Bloomsbury Conservation Area. Following extensive bomb damage to the site during WWII the site was rebuilt around 1955 in a style to match the adjacent Georgian terrace.

The building is unlisted and consists of lower ground, ground and four upper floors, the lower two stories are clad with a pale stone with red brick to those above. Each of the street elevations are split into three principle bays with flanking infill. On the front elevations the fourth floor consists of a slate mansard with dormer windows that have lead roofs and copper cheeks. The main roof is bitumen.

On top of the roof there are two brick build enclosures topped with keyclamp fall protection and these house the existing lift overruns, water tanks and boiler flues. There is also Keyclamp fall protection to the main roof see the existing drawings in Section 1.2 and photos in Section 3.1 for further details.

Surrounding Area

The site is situated in a mixed-use residential / commercial area containing buildings of differing age, form and aesthetic. The area is generally one of high quality and it lies inside the Bloomsbury Conservation Area.

Bloomsbury Conservation Area

Designated in 1968 the Bloomsbury Conservation Area stretches from the University of London and Fitzroy square in the West to Gray’s Inn Road in the East, from Oxford Street in the South to Euston Road in the North. The Bloomsbury Conservation Area Statement published in 1998 is currently under review and the revised draft appraisal was published in April 2008. The 2008 draft has not been formally issued and the 1998 version primarily focuses on the Georgian terraces and squares of locations such as Bedford Square.

John Street

John Street faces the principle elevation of Conquest House and is lined on both side by 4 story Georgian Town Houses that are currently in use for office and residential purposes. The roof forms vary from gabled and mansard slate roofs behind parapets to bitumen flat roofs see site photos 13,14 and 15 in Section 1.03.

John Mews

To the rear of the courtyard garden are John Mews which consist of two and three storey residential accommodation. The application building is not visible from the mews see photo 3 Section 1.3 and the view from this vantage point is dominated by the Library and the new development at 28-30 Theobald’s Road

Theobald’s Road

Is a major route running East to West from Greys Inn Road to Southampton Row and houses a variety of accommodation, consisting predominantly of commercial units at ground floor with office or residential accommodation above. Nos 24 to 38 were badly bomb damaged in WWII and were consequently redeveloped in the late 50s early 60s. Holborn Library was constructed at 32-28 Theobald’s Road and consists of two concrete bottom stories with brick and continuous glazing above. It has a copper roof the level of which is approximately 2.3m above that of Conquest House. Along the North side of Theobald’s Road the buildings date from the 18th to 20th Century and *“are an eclectic mix of styles*

and heights , particularly in terms of their gabled roofs” The roof forms are again a mix of different styles No 12-22 Theobalds road have slate pitched roofs and the old bank at no 1 John Street has a flat bitumen roof behind the parapet wall, see photo 14 in Section 1.3. The South side of Theobalds Road is bounded by Gray in Fields, see next sub heading for further information.

Grays Inn

Gray Inn consists of a much altered walks and gardens first set out in the 16th Century. Immediately bounding Theobalds road and opposite Conquest House lies Greys Inn Walk a landscaped green sward. *“A gravel walk runs along the edge of the raised terraces with line of mature planes on the side opposite the slope. The lawns on the terraces have scattered trees. The northern terrace has shrubbery along its northern boundary”* The application building is visible from the walk but obscured from view in the Gardens. When the Plane trees on the boundary of Theobald’s Roads and the field are in leaf the view from the Walk is also severely obscured.

Conclusion

The application site lies within a conservation area that contains a generally high quality street scape and whilst itself not of architectural importance it is noted that its location demands a sensitive approach.

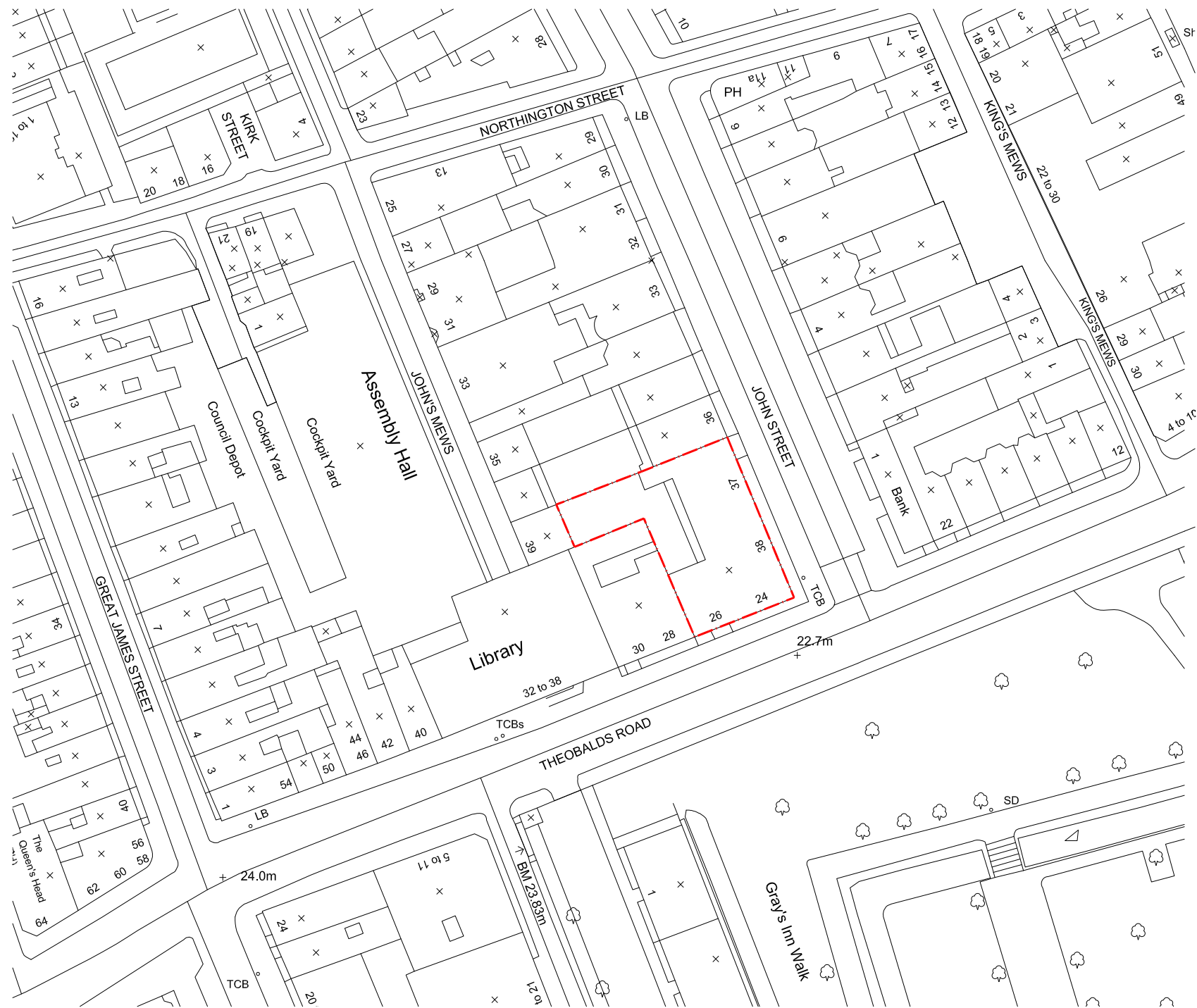
Outline of Proposals

The proposed development comprises of:

Adding one balcony to each of the Second, Third and Fourth floors. The proposed balconies are constructed from a dark grey cantilevered steel frame with timber infill and decking to match that at first floor level. The balustrades consist of steel cassettes finished in dark grey to match the frame and glazed to minimise their visual impact.

Site Survey Information

Site survey information was obtained from Premier Surveys on 6th November 2007. All information produced in this planning application is based on this survey. This survey information can be found in the attached drawings and for reference only on the following pages.



NOTES:

- Drawing based upon the formal survey information issued by Premier Surveys, dated 06.11.2007
- Information to read in conjunction with Structural Engineer and MEP Engineer package information
- All levels indicated as height above Ordnance Survey Datum
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AEM

AEM Studio Ltd
CAP House
8-12 Long Lane
London
EC1A 9HA
T : 020 7796 1999
F : 020 7796 2999
mail@a-em.com

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37 - 38 JOHN STREET WC1N 2AT

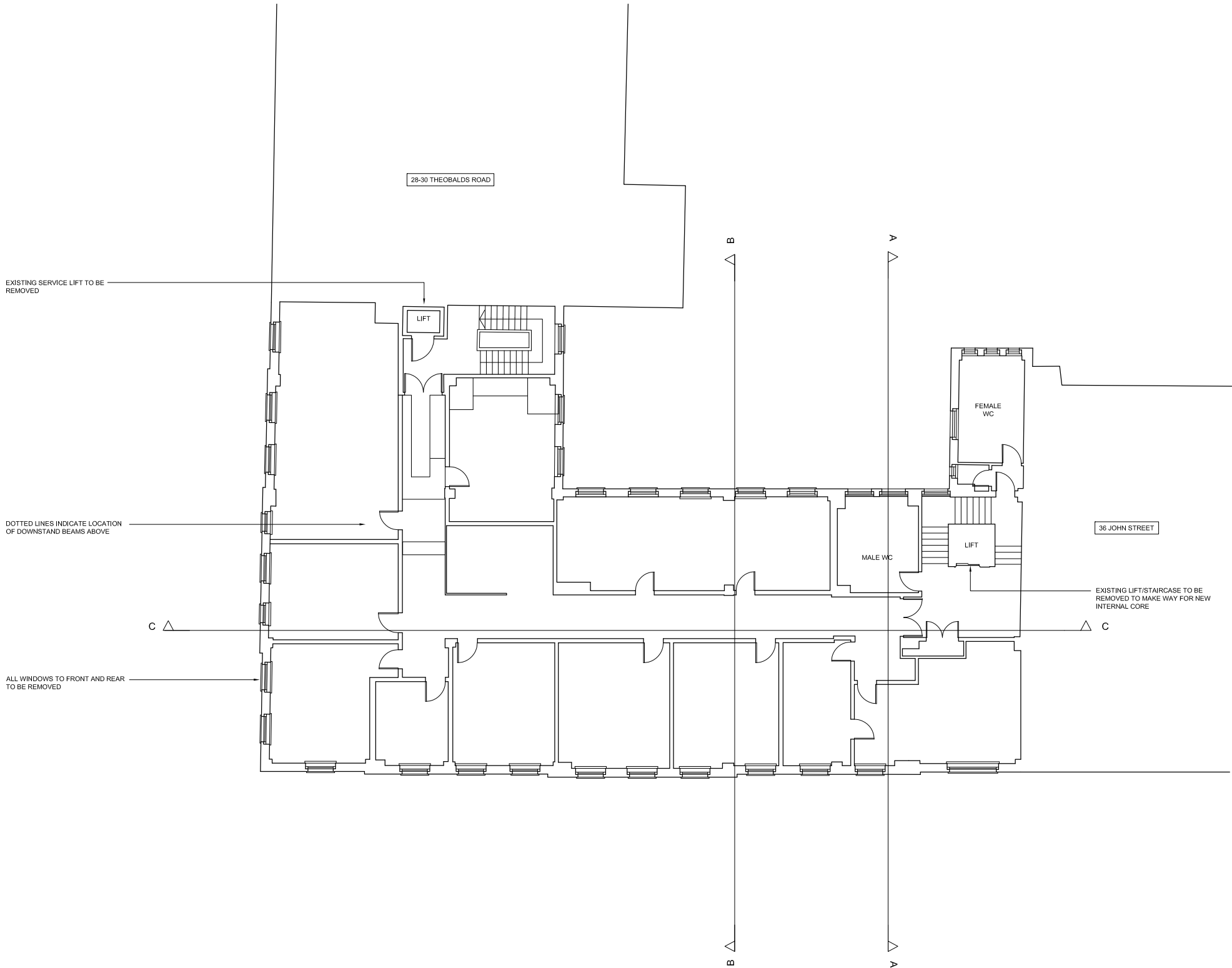
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8-12 Long Lane
London
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TITLE CONQUEST HOUSE 37 - 38 JOHN STREET WC1N 2AT					
DWS PL - BALCONIES APPLICATION					
Existing Second Floor Plan					
APP NO.	DWS NO.	DWS NO.	SCALE @ A1	1:100	JF
0729	0729-PL-122				
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EXISTING SERVICE LIFT TO BE REMOVED

DOTTED LINES INDICATE LOCATION OF DOWNSTAND BEAMS ABOVE

ALL WINDOWS TO FRONT AND REAR TO BE REMOVED

28-30 THEOBALDS ROAD

36 JOHN STREET

MALE WC

FEMALE WC

LIFT

LIFT

EXISTING LIFT/STAIRCASE TO BE REMOVED TO MAKE WAY FOR NEW INTERNAL CORE

B

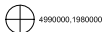
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EC1A 9HA
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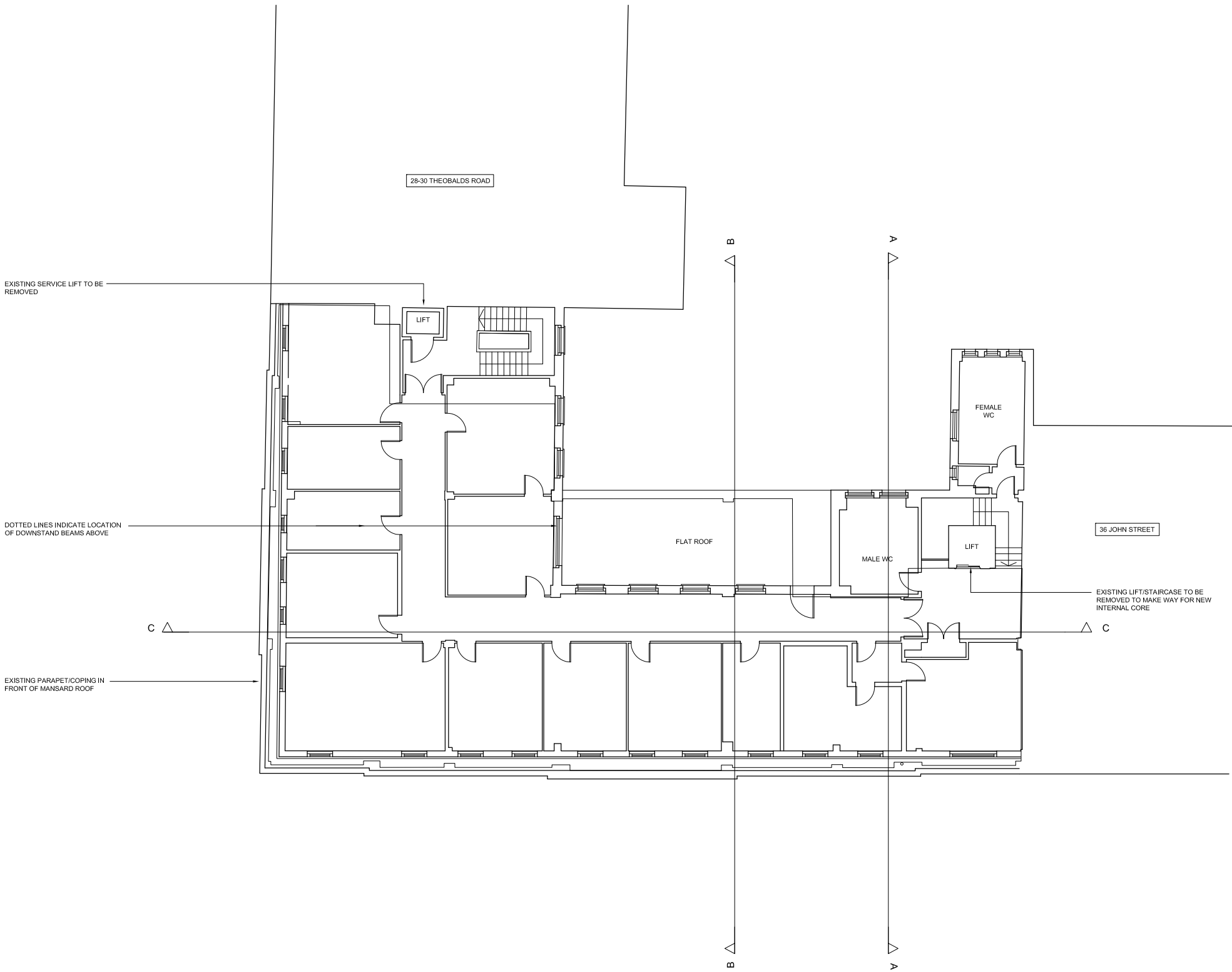
PL - BALCONIES APPLICATION

Existing Third Floor Plan

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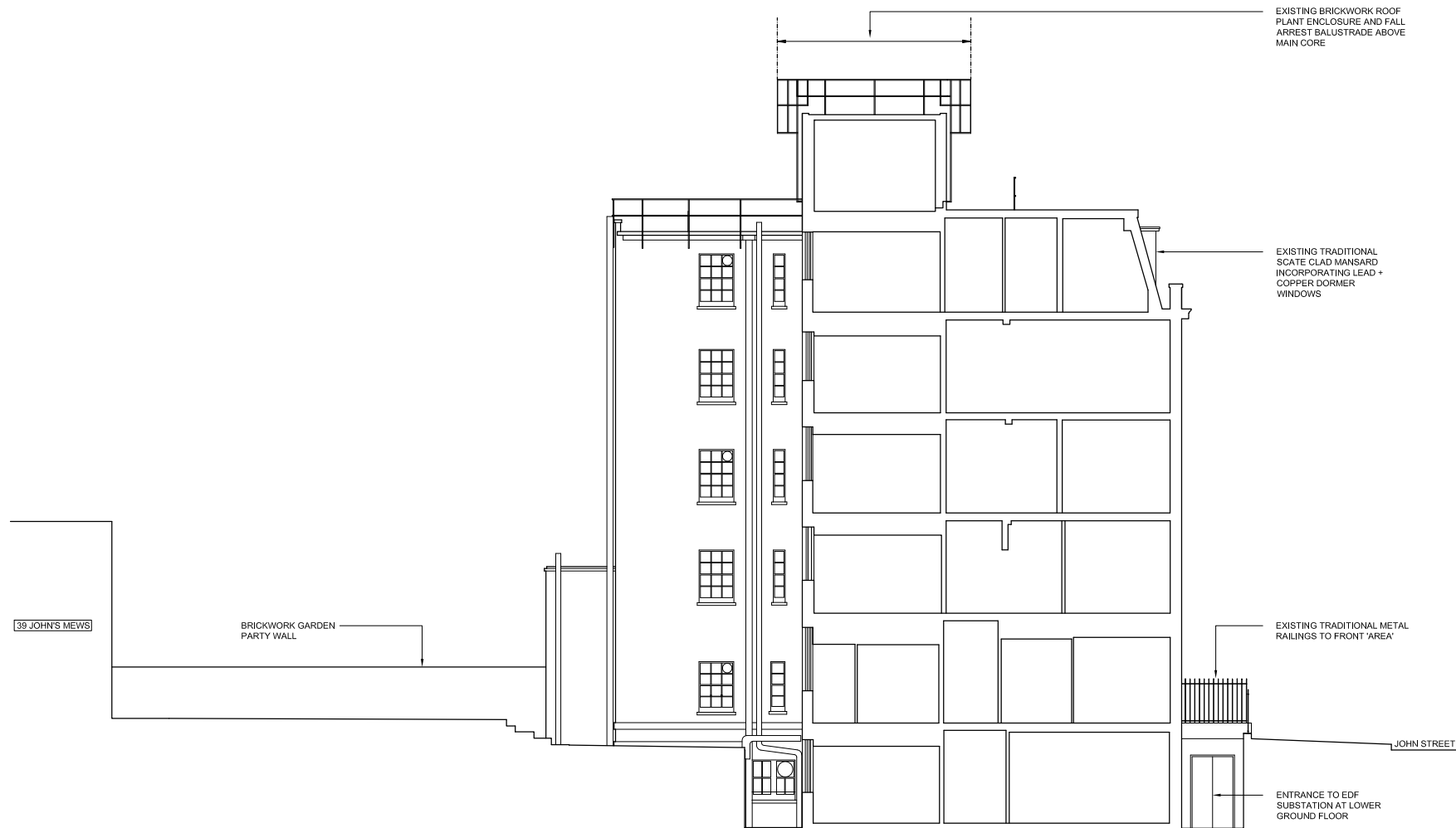
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PL - BALCONIES APPLICATION					
Existing Fourth Floor Plan					
JOB NO.	DWG NO.	SCALE	DATE	DRAWN BY	CHECKED BY
0729	0729-PL-124	1:100	23.03.09	JF	GE
REV	STATUS	DATE	DATE	DATE	DATE
P01	PLANNING	23.03.09	23.03.09	23.03.09	23.03.09

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NORTH COURTYARD ELEVATION / SECTION AA

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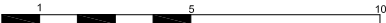
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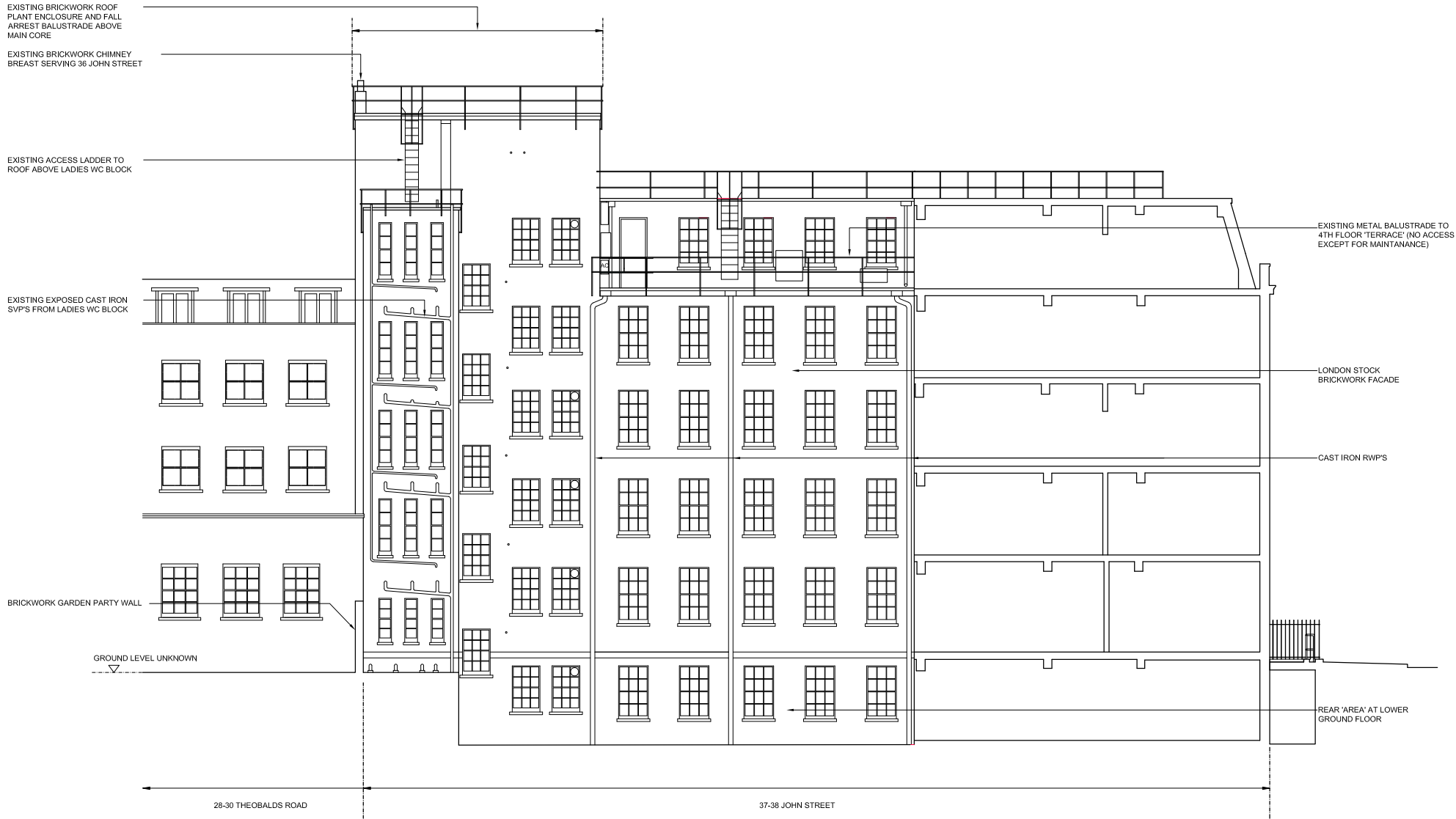
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8-12 Long Lane
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DWG PL - BALCONIES APPLICATION					
Existing Elevation North Courtyard / Section AA					
DATE NO.	0729	DWG NO.	0729-PL-125	SCALE @ A1	1:100
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EAST COURTYARD ELEVATION / SECTION CC

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CAP House
8-12 Long Lane
London
EC1A 9HA
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DWG PL - BALCONIES APPLICATION					
Existing Elevation East Courtyard / Section CC					
JOB NO. 0729	DWG NO. 0729-PL-126	SCALE @ A1 1:100	DRAWN BY JF		
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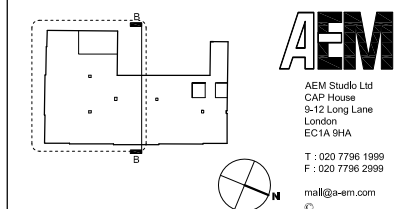
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TITLE CONQUEST HOUSE
37 - 38 JOHN STREET WC1N 2AT

PL - BALCONIES APPLICATION

Existing Elevation
South Courtyard / Section BB

JOB NO.	0729	DWG NO.	0729-PL-127	SCALE	1:100	DRAWN BY	JF
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Photo 1 - View from corner of Theobalds Road and John Street



Photo 2 - View main stair core, currently used as toilet accomodation



Photo 3 - View from courtyard of central section of rear elevation



Photo 4 - View showing side of main stair block.

2008/4007/P

The building has been granted permission 2008/4007/P (Subject to conditions including a Section 106) and this application builds on that permission and seeks permission for 3 no balconies, one on the Second, Third and Fourth floors respectively.

2006/0296/P

The building next door at 28-30 Theobald’s Road was granted permission in 2006 and has just finished construction on site

Planning Permission 2006/0296/P

At the rear of the property permission has been granted to create a deck and balcony at roof level and Juliet balconies at each level below with a total of 23 being installed.

SCHEME DESIGN AND CONSERVATION AREA APPROACH

3.01 Balconies Design and Visual Impact

Proposed Balconies

In order to provided breakout space on a floor by floor basis 3 no. balconies are proposed for the Second , Third and Fourth floors.

Objectives

- Preserve and enhance the appearance and setting of the conservation area.
- Provided break out space at all levels of the building
- Produce a high quality design sympathetic to the surroundings.
- Increase the amount of light entering the lift lobby

Proposals

- It is proposed to add steel framed cantilevered balconies that are unfilled with timber joists and finished with hardwood planks to match the first floor deck. The balustrades are formed from dark grey metal cassettes and glazed to minimise their visual impact.

Reasoning

- The proposed alterations make a positive contribution to the rear frontage and are set back and are well within the line of the buildings footprint.
- The proposals are not visible from the public realm.
- The addition of a single balcony to each the floors noted above give the occupants floor by floor access to fresh air and out door amenity space, which in the light of recent legislation changes makes provision for smokers.
- The proposed balconies are small scale affairs (under 10m² each) set well back from the boundaries and will not result in an increase in the extent of overlooking already available from the existing windows. In addition a large London Plane tree in the courtyard blocks their view for the bulk of the year.

Impact on Strategic Views

The proposals don't have any impact on strategic views and the interventions are deemed to be minimus when compared to the facade as a whole and are executed in a sensitive manner.

Conclusions

This proposal adds to the appeal and use of a prominent building in central location. The scheme is sustainable in its approach and it represents a considered response. It complies with local objectives for reuse of previously developed land and the statutory requirement to preserve or enhance the character or appearance of conservation areas and to have regard to the setting of listed buildings.



ALL EXISTING TIMBER SASH
WINDOWS TO REAR ELEVATION TO
BE REPLACED WITH ALUMINIUM
FRAMED CASEMENTS GRANTED
PERMISSION SUBJECT
TO CONDITIONS (2008/4007/P)

EXISTING SERVICES LIFT TO BE
REMOVED

c V

28-30 THEOBALDS ROAD

B

V

C

NEW IN-SITU CONCRETE
STAIRCASE

NEW CANTILEVERED STEEL
FRAMED BALCONIES WITH
TIMBER INFILL AND GLASS
BALUSTRADES

CLEANERS CUPBOARD

NEW BUILD CORE
INCORPORATING 2 NO. 13
PERSON LIFTS, 4 NO. UNISEX
WC'S AND 1 NO. DISABLED WC
GRANTED PERMISSION
SUBJECT TO CONDITIONS
(2008/4007/P)

36 JOHN STREET

B

V



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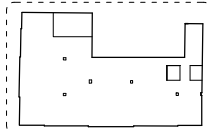
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CAP House
9-12 Long Lane
London
EC1A 9HA

T : 020 7796 1999
F : 020 7796 2999
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PL - BALCONIES APPLICATION

Proposed Second Floor Plan

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0729	0729-PL-128				JF
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FRAMED CASEMENTS GRANTED
PERMISSION SUBJECT
TO CONDITIONS (2008/4007/P)

EXISTING SERVICES LIFT TO BE
REMOVED

28-30 THEOBALDS ROAD

36 JOHN STREET

NEW IN-SITU CONCRETE
STAIRCASE

NEW CANTILEVERED STEEL
FRAMED BALCONIES WITH
TIMBER INFILL AND GLASS
BALUSTRADES

CLEANERS CUPBOARD

NEW BUILD CORE
INCORPORATING 2 NO. 13
PERSON LIFTS, 4 NO. UNISEX
WC'S AND 1 NO. DISABLED WC
GRANTED PERMISSION
SUBJECT TO CONDITIONS
(2008/4007/P)

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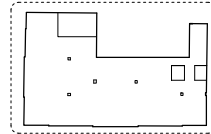
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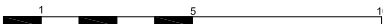
PL - BALCONIES APPLICATION

Proposed Third Floor Plan

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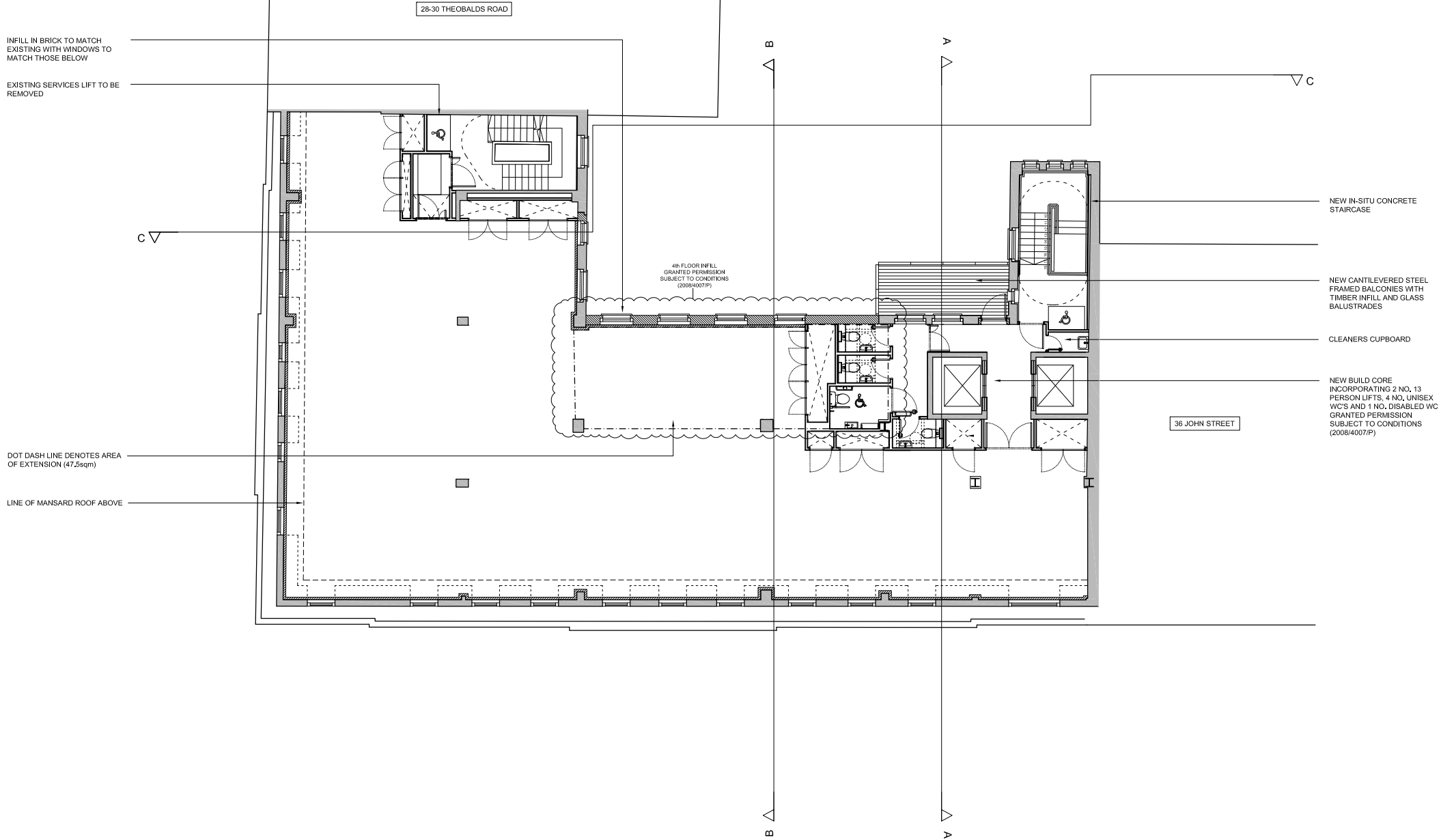
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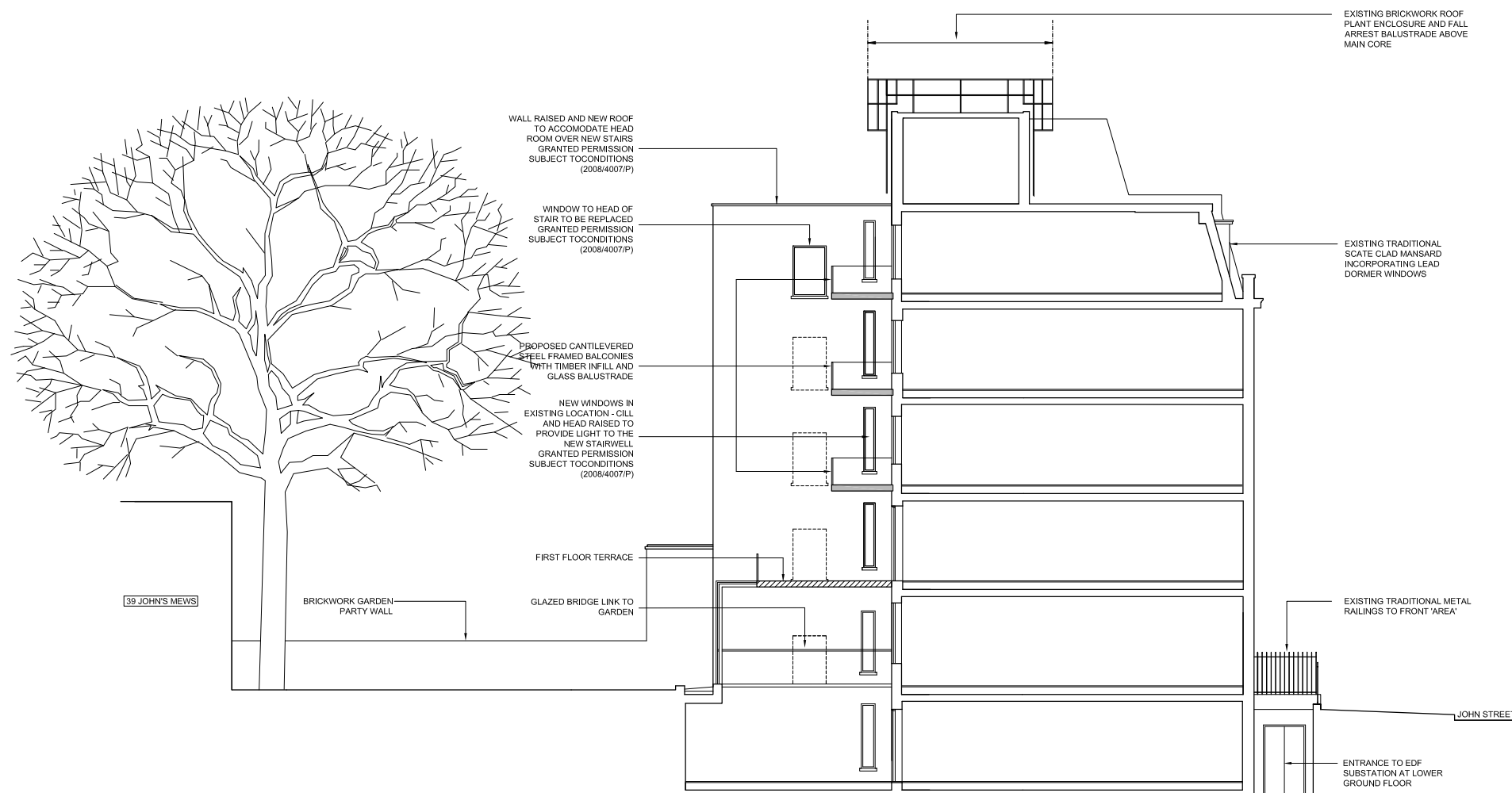
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TITLE	
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DRAWING	
PL - BALCONIES APPLICATION	
Proposed Fourth Floor Plan	
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SCALE @ A1	DRAWN BY
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NORTH COURTYARD ELEVATION / SEC AA

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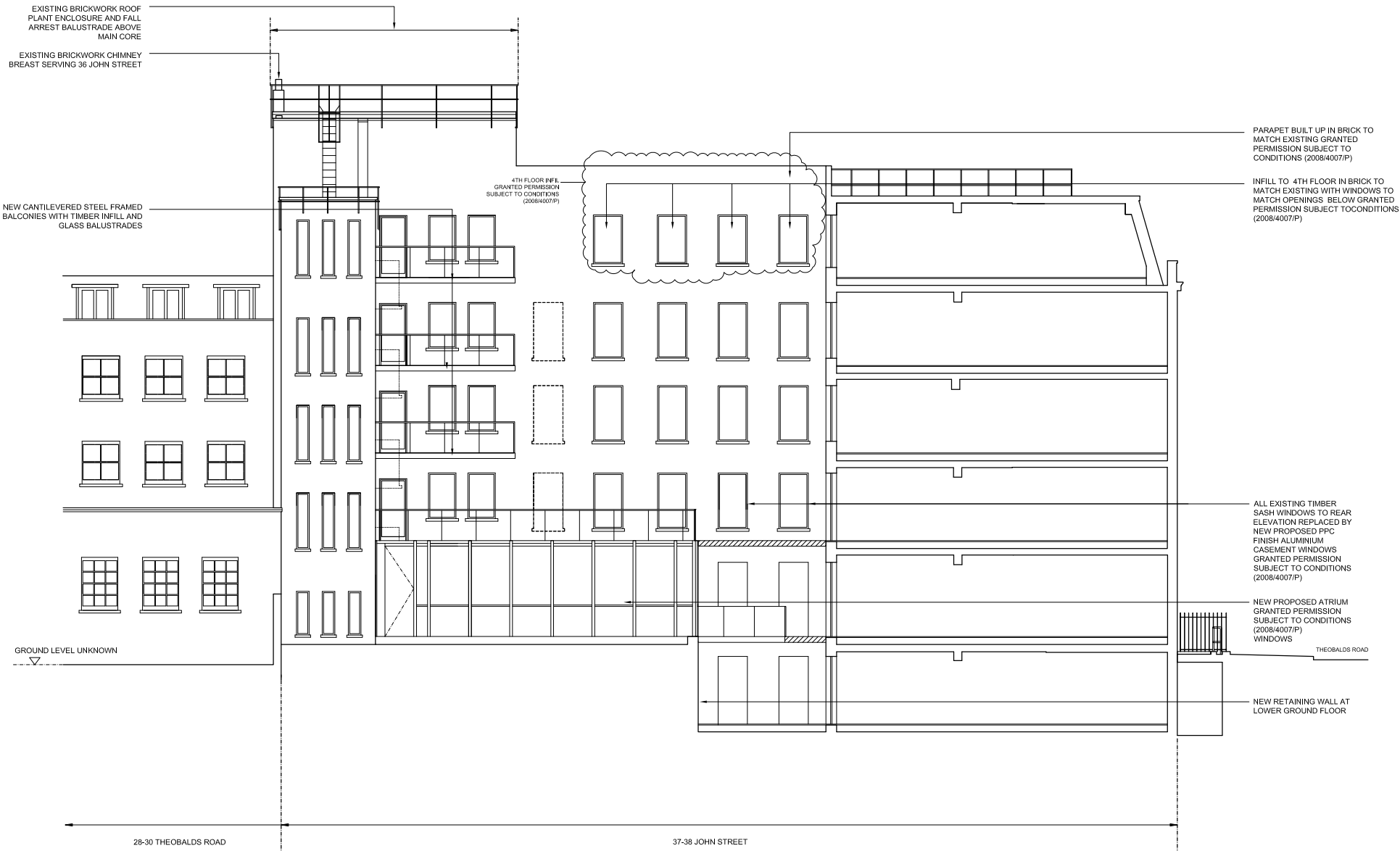
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PL - BALCONIES APPLICATION

Proposed Elevation
North Courtyard / Section AA

OBJ NO.	0729	0729-PL-131	SCALE @ A1	1:100	DRAWN BY	JF	
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EAST COURTYARD ELEVATION / SECTION CC

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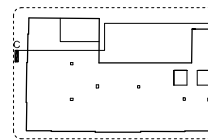
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CONQUEST HOUSE
37 - 38 JOHN STREET WC1N 2AT

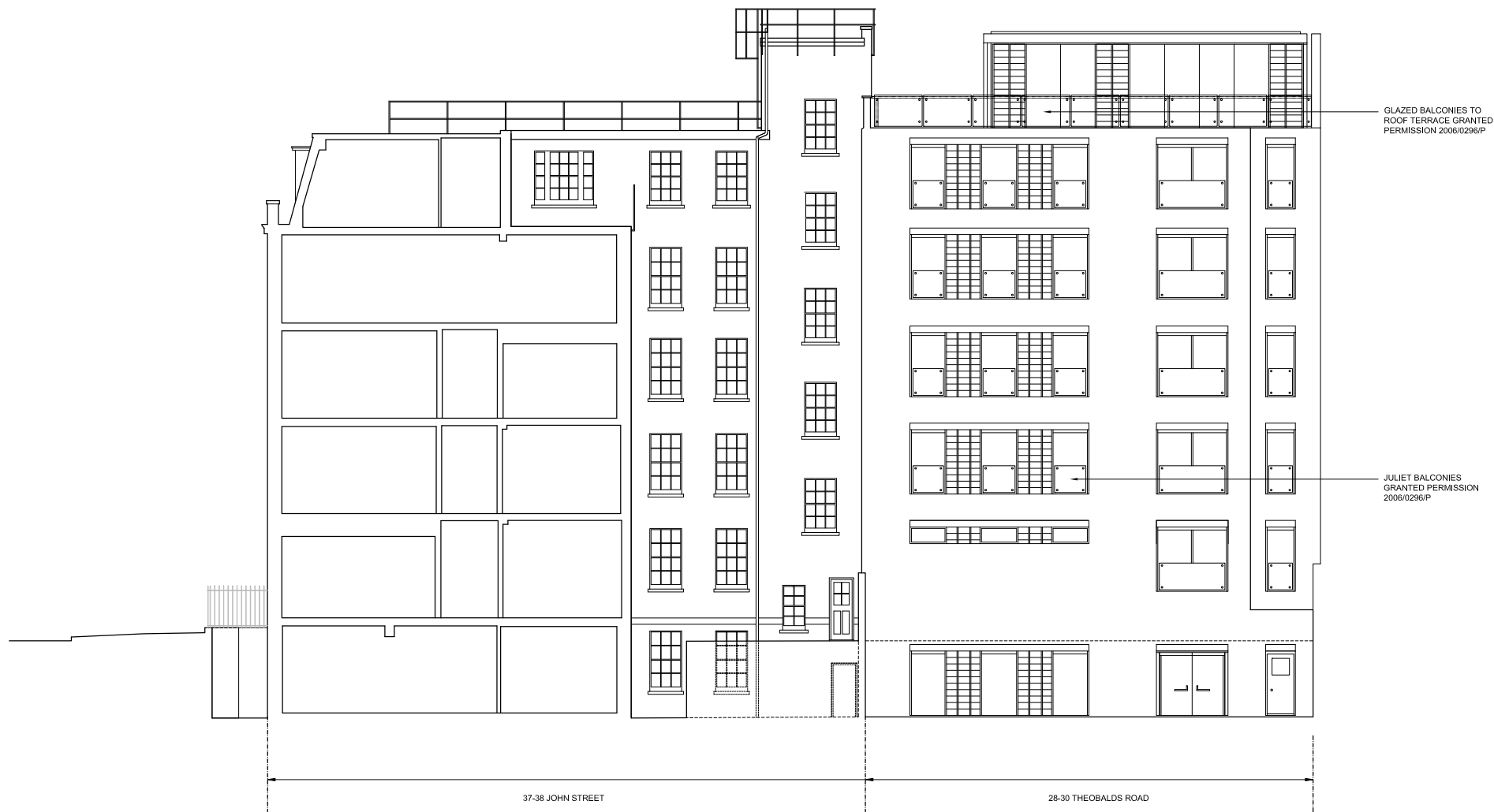
PL - BALCONIES APPLICATION

Proposed Elevation
East Courtyard / Section CC

REV	DATE	STATUS	PLANNING	DATE	23.03.09	CHECKED BY	GE
0729	0729-PL-132	SCALE @ A1	1:100	JF			

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SOUTH FACING COURTYARD GARDEN ELEVATION & SECTION B-B

NOTES:

- Drawing based upon the formal survey information issued by Premier Surveys, dated 06.11.2007
- Information to read in conjunction with Structural Engineer and MEP Engineer package information
- All levels indicated as height above Ordnance Survey Datum
- All dimensions subject to a tolerance of +/-5mm.

THIS DRAWING IS FOR REFERENCE ONLY AND HAS BEEN SUBMITTED AS A SEPERATE SHEET AT THE REQUESTED SCALE.

REVISED
P01 Planning
DATE 23.03.09

AEM Studio Ltd
CAP House
8-12 Long Lane
London
EC1A 9HA
T : 020 7796 1999
F : 020 7796 2999
mail@a-em.com
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TITLE CONQUEST HOUSE 37 - 38 JOHN STREET WC1N 2AT					
DWC PL - BALCONIES APPLICATION					
Proposed Elevation South Courtyard / Section BB					
JOB NO.	0729	DWC NO.	0729-PL-133	SCALE @ A1	1:100
REV	P01	STATUS	PLANNING	DATE	23.03.09
				CHECKED BY	GE
				DRAWN BY	JF



Proposed view of rear elevation

Mr J Fraher
A-EM Studio Ltd
CAP House
9-12 Long Lane
LONDON EC1A 9HA

8 August 2008

Dear Mr Fraher

Re: Tree issues at 37-38 John Street, London WC1N 2AT

I write to confirm my recent visit to the above address to discuss tree issues relating to the proposed modifications to the rear elevation of the building. You requested that I inspect the tree in the rear patio area to advise on the impact of the proposed development on it and appropriate protective measures. You provided me with your drawing 0729/0200/AL/001-PO3 dated 25 June 2008 showing the development footprint and the tree.

I visited the site on 8 February 2008, accompanied by you. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. The weather at the time of inspection was clear, still and dry, with good visibility. During my visit, I took photographs to illustrate specific points in this letter. Whilst on site, you described the proposed development and showed me where it would be on the ground. Following that visit, I advised you on the constraints that the tree would impose on development and your most recent plan has accounted for that advice.

John Street is a north/south orientated mixed residential and commercial road off Theobold's Road, opposite Gray's Inn Gardens, in central London. Conquest House (numbers 37-38) is one of a terrace of mansions at the southern end of the road, on the western side. There is a walled courtyard extending about 15m beyond the rear of the building, that backs on to John's Mews, a cul-de-sac of two-storey terraced residential houses to the west of the property. There are various below-ground extensions beneath the rear garden area, but it is was not possible to explore or map their extent. There is a single tree in the rear corner of the paved courtyard, about 1m off the rear boundary (photo 1). It is a mature plane (*Platanus x hispanica*) well in excess of 100 years old. It is about 20m in height and has a measured trunk diameter of 120cm at 1.5m above ground level. It has been heavily pollarded right back to the trunk in the distant past. However, more recently, its upper crown has been less drastically reduced to an average crown radius of about 5m, but is still well-formed and balanced (photo 2). On the ground, it is surrounded by various small garden areas immediately adjacent to its trunk, with the more distant buildings confining its rooting area. The tree appears healthy with no obvious structural defects. Tall buildings screen it from all public viewpoints outside the property, except those in John's Mews, where it can be seen over the tops of the smaller houses (photo 3).

Our Ref: **8060-Let2-JB**



Photo 1: View from the rear of Conquest House looking across the rear courtyard to the terraced houses in John's Mews to the west. The rear garden is paved with the tree in the right-hand corner.



Photo 2: The upper crown of the plane with the original pollard points close to the trunk, and the more recent pruning at the ends of the branches forming a balanced crown



Photo 3: The tree viewed from John's Mews, over the top of the two-storey residential houses

I have carefully studied the plans and have produced my own composite plan of the ground floor to show where the tree is in relation to the proposed excavations. I attach this as plan BT2; it is not to scale, although the approximate distance of the tree from the closest point of the new extension is annotated on it. The location of the proposed new extension is highlighted in blue.

In terms of assessing what the impact of the proposal will be on the tree, the most appropriate reference is BS 5837 *Trees in relation to construction* (2005). It recommends that the starting point is to identify the root protection area (RPA) radius by multiplying the trunk diameter by 12, which in this case comes to 12 x 1.2m or 14.4m. However, the BS provides no specific guidance on how to account for obstructions to root growth or how to deal with trees that have been pollarded. Instead, it recommends that each case is assessed by an arboriculturist, taking into account all the relevant issues when making a subjective judgement.

I have assessed this tree as BS category B because of its pollarding history. This means that it is a tree worthy of special precautions to minimise any adverse impact on it through development proposals. In this situation, the tree clearly has numerous barriers to an even spread of roots below ground and so it is difficult to reliably predict where the roots will be. Furthermore, the tree is so close to the adjacent residential properties that it cannot realistically be allowed to significantly exceed its present size and will always have to be pruned to contain its growth. In the past, this was with heavy pollarding, although the most recent pruning is a lot less severe. These considerations indicate that the tree will require a significantly smaller RPA than an open grown tree with a similar trunk diameter. Whilst there is no reliable means of calculating how much of a reduced RPA it could tolerate, my subjective assessment is that it would have to be in the region of 25–50% less than a similar open grown tree. Other factors that would also need to be considered in any assessment of impact on the tree are the tolerance of plane to severe pruning of branches and roots, the strong capacity of the species to recover and the proportion of its surroundings that will remain undisturbed.

Turning to the proposal, the only part that could affect the tree is the extension to the rear of the building above what are mostly existing below-ground structures. The affected area is identified as the blue shading on plan BT2. The excavations will be at least 11m from the tree and there are already below-ground structures for part, if not the whole, of this area. This disturbance is so remote from the tree that I do not think there is any realistic chance of the works adversely affecting it.

In terms of protective measures during the construction, it would be necessary to carefully review the results of exploratory investigation as the existing below-ground structures are removed. Any roots that encroach into the proposed building footprint would need to be carefully cut back. Construction activities would need to be closely controlled within the courtyard area through a formal arboricultural method statement. The area already has a paved surface and so would not need to be fenced, but care would need to be taken to make sure that there was no damage to the rooting environment beneath from spillages and excavation/compaction.

In summary, I have carefully considered the proposal in the context of the tree and its surroundings, and conclude that, if the appropriate protective measures are set in place through an arboricultural method statement, the development proposal will have no significant adverse impact on the tree.

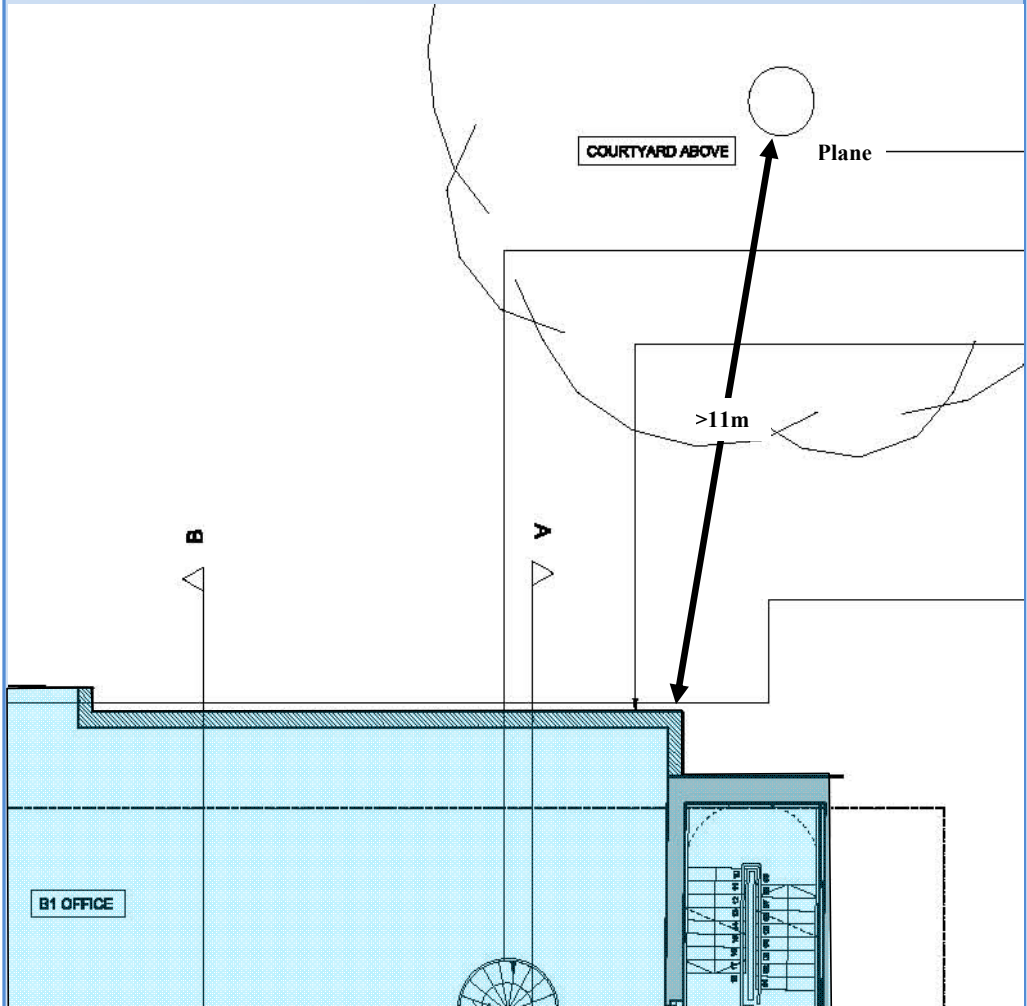
Please call me if you need any further clarification on any of these points.

Yours sincerely

Jeremy Barrell **BSc FArborA DipArb CBiol FICFor FRICS**

Enclosure: 1: Plan BT2

Plan 8060-BT2: Proposed development at Conquest House, John Street, London (Not to scale) taken from AEM plan 0729-0200-AL-001-PO3



Key



Proposed rear elevation extension

DRAWING ISSUE SHEETS

6.01 PL Issue Sheets

Drawing issue sheet for this application can be found opposite. All of the drawings in this document have also been submitted at the requested scale with the application.

A-EM STUDIO LTD

CAP House
9-12 Long Lane
LONDON
EC1A 9HA
T: (020) 7796 1999
F: (020) 7796 2999

DRAWING ISSUE SHEET: PLANNING BALCONIES
0729-PL-DIS-007

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