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**DESIGN AND ACCESS STATEMENT**  
**for**  
**THE USE OF EXISTING THIRD AND SEVENTH FLOOR FLAT ROOFS AS**  
**TERRACES TO SERVE FLATS THREE AND SEVEN**  
**at**  
**21 JOHN STREET, LONDON, WC1N 2BF**

**Prepared By: Jaspar Management Ltd.**

**Revision : x**

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## 1.0 Introduction

- 1.1 These planning and listed building applications are submitted by Jaspar Management Ltd on behalf of Jaspar Homes Ltd.
- 1.2 This application seeks to seek permission for alterations to the proposed use of the existing flat roofs to the third and seventh floors to form 2no. roof terraces including associated privacy screening, decking and landscaping. The terraces will provide amenity space for flats three and seven.
- 1.3 The building was constructed in the 1930's and is Grade II Listed. The whole of the building comprises basement, ground and seven upper floors. The first and second floors extend over The Duke Public House (7 Roger Street) at Ground Floor level and are the larger floors, with the smaller floor plates located in the taller element of the building which extends from the 3rd to the 7<sup>th</sup> floor.
- 1.4 The building is undergoing conversion to form ground and first floor B1 Use offices and 8no. residential flats. These works implemented the most recent planning and listed building consents approved in January 2013. (ref: 2012/5486/P and 2012/5504/L).

## 2.0 Site

- 1.1 The site area measures 0.02 hectares and is situated within the London Borough of Camden on the boundaries of Clerkenwell and Bloomsbury, midway between the West End and the site of London.
- 1.2 The surrounding area comprises a mix of residential and office accommodation.
- 2.3 The site lies within a close proximity of Russell Square (Piccadilly line) and Farringdon (District, Bakerloo, Metropolitan and Mainline) underground stations as well as Chancery Lane (Central line) and Holborn (Central & Piccadilly lines). In addition the stations of King's Cross & London St Pancras International lie a short walk to the north. Numerous bus routes run along Theobalds Road to the south and Gray's Inn Road to the West.



Site Plan

### 3.0 Recent Planning History

- 3.1 The buildings pre-existing use was a Public House and B1 Use Offices to all floors.
- 3.2 Planning and Listed Building Consents were approved on 14<sup>th</sup> January 2013 subject to a Section 106 Legal Agreement. The description reads as follows:

**Planning: 2012/5486/P**

*'Change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to 8 (1x1, 6x2 and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, John's Mews and associated works.'*

**Listed Building Consent: 2012/5504/L**

*'Internal and external alterations in association with the change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to 8 (1x1, 6x2 and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, John's Mews and associated works.'*

- 3.3 Records show that there is no other relevant planning history associated with this building site.

#### **4.0 Proposals and Design Considerations**

- 4.1 This application seeks approval for the use of the existing flats roofs as terraces to serve flat numbers 3 and 7.
- 4.2 These terraces will provide amenity space for the future occupiers.
- 4.3 Both flat roof areas are lined with a face brickwork parapet wall capped with a coping stone. They are finished in asphalt and are currently used for access and maintenance only.
- 4.4 These proposals proposed new lightweight planting sets to be fixed to the inner face of the parapet walls to allow the plants to grow just above the parapet to form an additional privacy screen. To the third floor we propose to use lightweight blue rubber chippings around new timber decking so as to restrict access to the edge of the roof and further minimise overlooking. Planting pots are proposed to perimeter of the decking.
- 4.5 The seventh floor is set much higher than the immediate surrounding building and subsequently the existing asphalt finish will be retained and all areas of the roof will be accessible.

## 5.0 Listed Building Considerations

- 5.1 The Building Listing for 21 John Street is listed under a series of buildings (UID 597898) as follows:

*'Mytre House, the Duke of York Public House and Mytre Court, a development of 1937 by DE Harrington, should be listed at Grade II for the following principal reasons: \* architectural: a stylish design characteristic of the 1930s, which responds in scale and materials to the existing streetscape of Georgian Bloomsbury \* sculptural embellishment: two engaged pylons with sculpted tops flanking the main entrance \* materials and detailing: good brickwork and careful detailing on the pub and flats \* intactness: an unusual degree of surviving original fabric in the Duke of York public house \* planning interest: a mixed use development combining commercial offices with a block of flats and a public house, and therefore particularly forward looking for its time'*

A full copy of the building listed and with further details is enclosed within Appendix A for your reference.

- 3.2 Following pre-application discussion meetings and looking at previous submissions it appears that the following features were deemed to be of particular interest

- *architectural*: a stylish design characteristic of the 1930s, which responds in *scale* and materials to the existing streetscape of Georgian Bloomsbury.
- *sculptural embellishment*: two engaged pylons with sculpted tops flanking the main entrance *materials and detailing*: good brickwork and careful detailing on the pub and flats.
- *intactness*: an unusual degree of surviving original fabric in the Duke of York public house.
- *planning interest*: a mixed use development combining commercial offices with a block of flats and a public house, and therefore particularly forward-looking for its time.

- 3.3 This application maintains these aspects of the building, with minimal effect on the appearance of the external elevations.

## **6.0 Summary & Conclusion**

- 6.1 The scheme proposed here seeks to modify the approved application in a way that is both sensitive to the building's fabric and history, but which also enhances the usability and functionality of the existing building. The approved scheme involves minimum intrusion to the building's fabric and enhances the amenity for future occupiers.
- 6.2 Although the design includes provisions to minimise overlooking and retain privacy for the building and the occupiers of neighbouring buildings.



## **Appendix A**

### **Building Listing Description**