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DESIGN AND ACCESS & HERITAGE STATEMENT

21 John Street
Camden WC1N 2BF

Prepared by Jaspar Management Ltd.

Revision rev: A

Date: 19/05/2014

RICS

Contents

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 plus gate. The terraces will provide amenity space for the adjacent flats.

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 7th 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).

Site Plan

2.0 Site

2.1 21 John Street is a Grade II Listed Building located within the London Borough of Camden.

2.2 The whole of the building comprises basement, ground and seven upper floors and provide office accommodation of between 1,081ft^2 (100m^2) to 2,428ft^2 (225.6m^2) per floor. 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 7th floor.

2.3 The building was constructed in the 1930's and comprised brick elevations, with a Portland stone plinth around the perimeter between first and second floor.

2.4 This application specifically relates to the first floor of 21 John Street within the building, with some minor works at ground level, plus the windows to all external elevations.

2.5 This pre-application submission follows Full Planning Permission (ref: 2013/5486/P) and Listed Building Consent (ref: 2012/5504/L), for 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 (southwest 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.

View from upper floors of 21 John St

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 14th 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 The Architectural and Historic Significance of the Building

4.1 From the Approved Design & Access Statement by Metropolis (application ref: 2012/5486/P), the following features were presented as 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

4.2 In order to fully assess the impact of the proposals on the listed building, an impact matrix has been created to weigh up the proposals against their potential impact to the buildings fabric, architectural interest and the surrounding area.

4.3 For clarity, the proposals have been divided into;

As existing; the area of the building as existing

As approved; the specific area works as approved under application ref: 2012/5486/P

As proposed; the works as proposed to this specific area

Building Impact Matrix

Location	As Existing	As - Approved	As - Proposed	Impact / Comments on Fabric	Impact / Comments on Architectural Interest	Impact / Comments on Surrounds
Flat roof at third floor level / over second floor	Concrete flat roof with rigid PIR board type insulation over, asphalt covering and lead flashings	New green roof covering (details to be submitted as part of condition 3 of planning permission 2012/5486/P)	Timber decking and associated guarding and screening	The proposed timber decked area will provide amenity space to the adjacent flat. A structural assessment from WT&L Structural Engineers demonstrates that the existing concrete roof is not suitable for use to support the anticiapted load imposed by a new green roof structure. The proposed decking is of significantly reduced size and is less of a substantial stucture so will impose a reduced load on the existing concrete roof. Fixings to the existing flat roof will be minimal and will be fewer than when compared to the green roof proposal. This will also be in addition to the existing insulation and roof covering, which post-date the construction of the building and are of no architectural significance. The screening planting around the edge of the existing parapet wall will be fixed via troughs with brackets anchor bolted into the parapet wall and resin-fixed to avoid any splitting or cracking of the existing masonry.	The main area of consideration will be the use of flat roof. The existing flat roof is not currently directly accessible to the occupants. The proposed scheme will then allow access to occupants. The circulation within the building is not noted as being of particular significance and the proposals should be taken in the wider context of a change of use of the wider building and provision of amenity space to the occupants. On this basis, the proposals decking at this will not have any adverse impact on the architectural interest or character of the building	The proposed decking is set back of the existing parapet wall by distances between 400mm - 1400mm (decked path) to 1050mm - 3000mm (main decked area) in order to minimise any overlooking. In addition, privacy screening is proposed through the use of troughs fixed to the existing parapet. The troughs will be set below the existing coping stones so will not be visible externally, but screening will be provided by planting extending above this level.
Insertion of a door to access to West elevation / third floor level (to replace existing window)	Steel-framed window	new double-glazed Crittall window	new double-glazed Crittall door	The proposed new door will replace an existing window. The fabric of the window is to be replaced in any instance under the approved scheme. The significant proposed change is the removal of the existing brickwork beneath the existing window cill to create an enlarged opening for the new door. The principle of reconfiguring the existing openings and associated brickwork has already been established with the approved scheme, whereby existing openings to the rear elevation are to be reconfigured to provide uniformity to the courtyard elevation of the building.	The proposed door will match the replacement windows and doors as approved throughout the remainder of the building. A window in this position has no specific architectural interest or significance and its removal and replacement has already been approved under application reference: 2014/2191/P	The proposed door opening is sited in an inconspicuous location facing the rear of the building, and is obscured by the existing parapet wall. Therefore the alteration of this opening is undetectable from anywhere below third storey level in siurrounds and will have no adverse impact on the surrounding area
Flat roof at main roof level / over seventh floor	Concrete flat roof with rigid PIR board type insulation over, asphalt covering and lead flashings Part luxcrete glass blocks (to cantilevered section over balcony)	All repair works to match the existing in material, colour, texture and profile	Timber decking and associated guarding, screening and gates	The proposed decking will be on top of existing insulation and roof covering, which post-date the construction of the building and are of no architectural significance. No additional works are proposed to the area around the cantilevered roof / luxcrete blocks. The screening planting around the edge of the existing parapet wall will be fixed via troughs with brackets anchor bolted into the parapet wall and resin-fixed to avoid any splitting or cracking of the existing masonry. New access gates are proposed to the existing external staircase. Currently, no security arrangements have been provided to restrict access to the flat roof from the existing external stair. Given that minimal guarding has been provided to the main flat roof, this poses a significant trespass and safety risk. Therefore, in any scenario, a secure gate to the main flat roof should be considered a priority, regardless of how this flat roof is used; but particularly considering the change of use of the building.	The main area of consideration will be how the flat roof is used. The existing flat roof is currently directly accessible only via the existing external staircase. The proposed scheme will not change these access arrangements. The circulation within the building is not noted as being of particular significance and the proposals should be taken in the wider context of a change of use of the wider building and provision of amenity space to the occupants. On this basis, the proposed decking at this will not have any adverse impact on the architectural interest or character of the building. The proposed new gate will only be fixed directly to the existing steel staircase and will be similar to the existing staircase and guarding in both appearance and materials.	The proposed gate is set at high level on the existing steel staircase, within the enclosed rear courtyard of the building. The gate will only be visible to from the uppermost flights of the staircase. These proposed works will be undetectable from surrounds and will have no adverse impact on the surrounding area

5.0 Planning Policy Considerations

5.1 In accordance with Section 5.23 – 5.24 of Camden Planning Guidance CPG 1 (roofs, terraces and balconies), both of the proposed terraces provide amenity space for flats with little or no private exterior space. However, the terraces provide no additional overlooking issues and have no adverse impact on daylight and light spillage. The schemes also enhance security.

5.2 Further to guidance within Section 5.25, the decked areas are set back from the existing parapet walls and are proportionate to the size of the existing flat roofs.

5.3 The principles of roof terraces are also encouraged under Camden Development Policies 2010, Section 24.23 *Providing amenity space* and 26.12 *Standards of accommodation*.

5.4 The impact of the proposals with respect to Policy DP25 Conserving Camden's heritage, are set out within the impact assessment matrix within Section 4

6.0 Summary & Conclusion

6.1 The works, as proposed, are line with the relevant development policies and have been designed to have minimal impact on the building fabric, it's historical significance and the surrounding area.

6.2 After breaking down and examining the impact of the proposed works into its various components, the benefits of a more secure, flexible and occupant-friendly spaces significantly outweigh the minimal adverse effects.

Appendix A

Building Listing Description

Listed building details

Location: No.21
Street: John Street
Grade: II
Reference No: 798-1-50789891
Date of listing: Sep 17 2010

Legacy System: LBS

UID: 507898

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

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

History

Legacy Record - This information may be included in the List Entry Details.

Details

798/0/10236 JOHN STREET 17-SEP-10 Holborn No. 21 John Street, the Duke of York p ublic house on Roger Street, and Nos. 1-4 Mytre Court on John Mews

II Offices, flats and the Duke (of York) Public House, designed in 1937 by Denis Edmund Harrington and completed by 1938. Minor later alterations.

EXTERIOR: The complex is located at the northernmost end of the block bound by John Street, Roger Street and John Mews. On the corner of John Street and Roger Street is the eight-storey office block. This is a steel-framed building with artificial stone facing to the ground and first floor, red brick above, and metal casement windows. The third floor is accentuated by stone banding which forms a continuous sill and lintel to the windows which are separated by panels of fluted brickwork. The set-back top storey has banded rustication in the brickwork between the windows and an artificial stone cornice. The set-back is particularly deep on the John Street elevation and here the cornice forms a projecting canopy, inset with glass blocks. The offices are entered from John Street where the original glazed hardwood door is flanked by two tall, engaged pylons with sculpted tops. Each depicts a woman, in the stylised fashion of the 1930s and reminiscent of the work of Eric Gill.

In keeping with the scale of the back streets and mews, the building height drops to three storeys half way along Roger Street. The elevations are treated in the same way as the office block, with the ground and first floor in artificial stone and the third floor in brick. On the canted corner of the building between Roger Street and John Mews is the entrance to the Duke PH which occupies the ground floor, with a restaurant with separate entrance further along John Mews. The pub windows have marginal glazing bars and painted lettering giving the name of the brewery IND COOPE. The pub's double entrance doors are original as is the restaurant door with its surround of tiles laid end-on. Also facing John Mews is the four-storey block of flats. The frontage is symmetrical with curved brick balconies with concrete bases and coping either side of a canted bay window. The ground floor has banded brick rustication and a central door under a concrete canopy. The flat roof is bounded by iron railings.

INTERIOR: In the OFFICES, the entrance lobby has fluted pilasters, a slender decorative frieze and a coved cornice to the ceiling, which has stepped shallow mouldings. The main stair wraps around a central

lift shaft and has terrazzo treads and skirting, now largely covered by carpet; the lift is modern. The arrangement of rooms on each floor varies, some are open plan, some have partitioned offices, but all the features and finishes are recent in date. The fire escape stairs and doors are original.

The PUBLIC HOUSE has a strong period character and it is very likely that most of its fabric is original. A basic floor plan of the pub interior was published as part of the architects' designs for the building and shows the two main rooms, labelled 'Saloon Bar' (now the restaurant) and 'Public Bar' (now the main bar), with a small 'Private Bar' partitioned off from the public bar in between the two. A door now closed off by the booths in the main bar indicates where this private bar was originally located. The bar counter in the basic plan curves sinously in the main bar, and differs from the current arrangement. It is not unlikely that that the inclusion of a bar counter in the plan was intended to give an indication of the room's function, however, rather than being a detailed design. Indeed, the fabric evidence in the public house suggests a different arrangement was created when the pub was fitted out, perhaps under the direction of the first landlord. The jazzy pink, white and black-patterned lino is in a design and condition that suggests it is original to the building. The lino follows the profile of the current bar counter in both rooms, suggesting it too is original. The joinery of the bar counter and bar front in both parts of the pub is also consistent with a 1930s date. Booths and panelling in the saloon bar are likely to be original too: they are in a design of the period (stained timber with darker raised bands) and form a coherent ensemble that appears purpose-fitted in this room. One partition has a fluted glass transom, another convincing period detail. The saloon bar also has an original fireplace, shown on the architects' plan, with a brick surround and timber mantelpiece. The booths in the public bar are known to be late-C20 sympathetic additions, but the panelling here matches that in the saloon bar and so may be original. The fabric evidence of the interior strongly suggests the current fixtures and fittings are original to the building.

The interior of the FLATS were not inspected.

HISTORY: Mytre House was built speculatively and among the first tenants of the offices were Linotype & Machinery Ltd, a printing engineering company, whose large advertising board can be seen on a 1950s photograph of the building; also in the building, according to 1946 Directory was a chartered surveyors and a trade association. The first landlord of the Duke was one Hyman Lipman. Denis Edmund Harrington was an Associate of the RIBA from 1928 and a Fellow from 1941. Having studied at the School of Architecture, Northern Polytechnic in London he was assistant to Mewes and Davis for two years and then Chief Assistant at TP Bennett and Sons for nine. Both were major early C0 commercial practices, the former the designers of the Ritz Hotel in London the latter renowned for sleek, Moderne blocks of mansion flats. Harrington established his own practice in December 1936 and Mytre House was one of his first independent commissions. After the Second World War, Harrington continued to design mainly offices and flats, but was also architect of the rebuilt Painters Hall for the Painter Stainers Company at Little Trinity Lane, City of London in 1961.

REASONS FOR DESIGNATION: Mytre House, the Duke of York Public House and Mytre Court, a development of 1937 by DE Harrington, is 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

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30782 82105

Appendix B

Structural Assessment

WT&L Consulting Limited

Chartered Civil & Structural Engineers

STRUCTURAL ASSESSMENT

on

EXISTING FLAT ROOFS

21 JOHN STREET

WC1N 2BF

Client:	Jaspar Management Ltd. 15 - 19 Church Road Stanmore, HA7 4AR
Report Reference:	WTL 2014 - 125
Date:	May 2014

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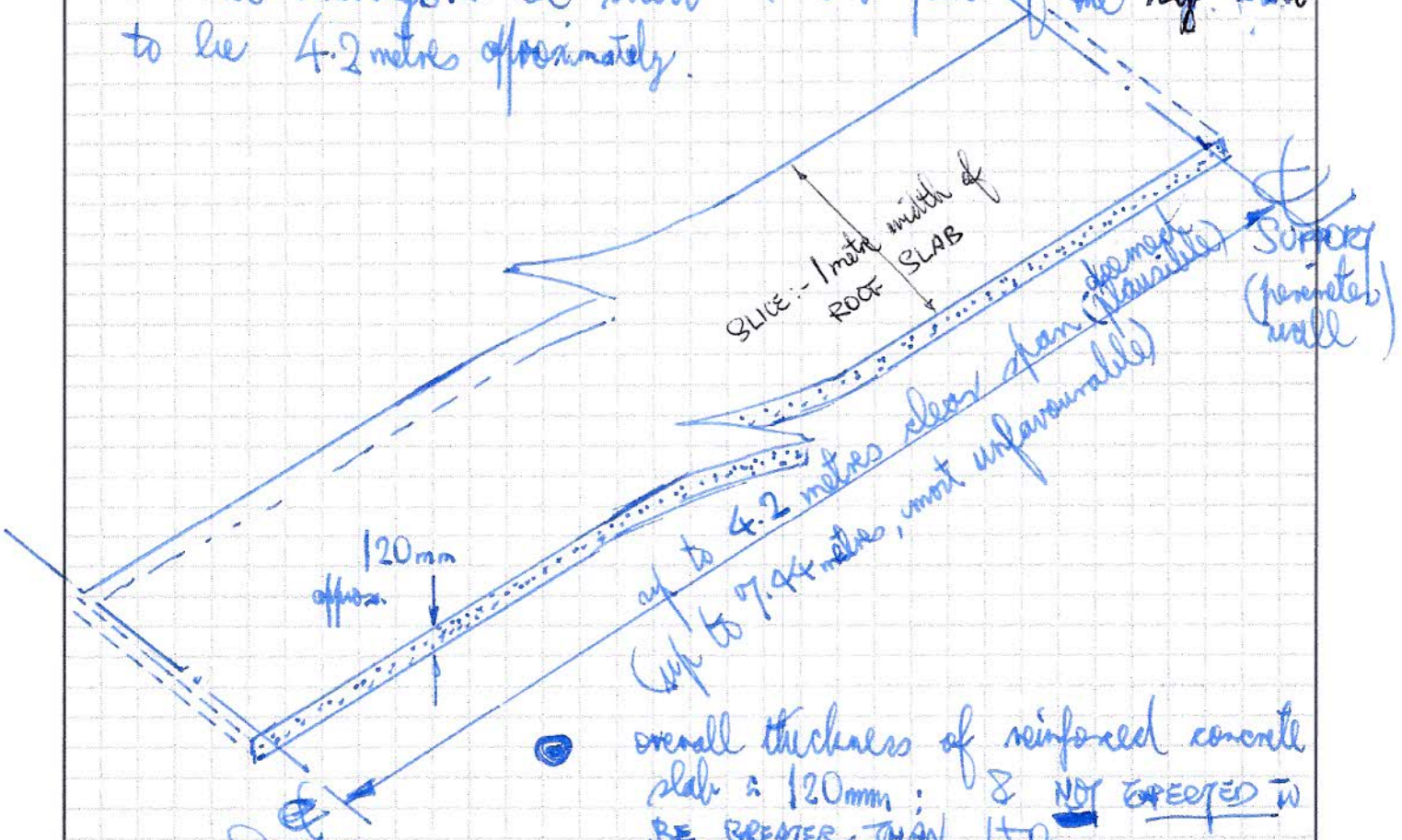
Calculations

WT&L CHARTERED ENGINEERS BUILDING DESIGN CONSULTANTS

Job Ref: 2014-125			
Calc.By	Checked WT	Date MAY, 2014	Project 21 JOHN STREET, LONDON WC1N 2BF	Page No 1 of

THIS "STRENGTH ASSESSMENT" CALCULATION, IS BASED ON INFORMATION SHOWN ON "RECORD DRAWING" ON "ARCHIVE" (EXTRACT ATTACHED), GENERALLY APPLICABLE LOAD-CARRYING REQUIREMENTS, RESPONSIBLE BUILDING DESIGN / STRENGTH PROVISION .... etc.

Very limited quantity of archive drawings on the above structure (multi-storey reinforced concrete residential building). archived drawings would show "short span" of the FLAT ~~roof~~ slab to be 4.2 metres approximately.



- overall thickness of reinforced concrete slab = 120mm; & NOT EXPECTED TO BE GREATER THAN 150mm.
- TRADITIONALLY CP 3 : CHAPTER 5 & BS 6399 : Part 1 require roof slab to have safe load-carrying capacity to be not less than 0.75 kN/m².

Calculations

WT&L CHARTERED ENGINEERS BUILDING DESIGN CONSULTANTS

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REINFORCED CONCRETE

- DESIGN DOCUMENTS APPLICABLE AT THE TIME OF DESIGN OF THE BUILDING (CP114, CP110, BS8110:Part1) REQUIRED MINIMUM AMOUNT OF REINFORCEMENT TO BE 0.13% of AREA OF CONCRETE

TAKE MINIMUM AMOUNT OF REINFORCEMENT PROVIDED TO BE 0.15%

$$\frac{0.15}{100} \times (120 - 20 - 8) \times 1000 = 138\ mm^2 \text{ per metre width.}$$

(120 = overall thickness; 20 = cover; 8 = bar radius)

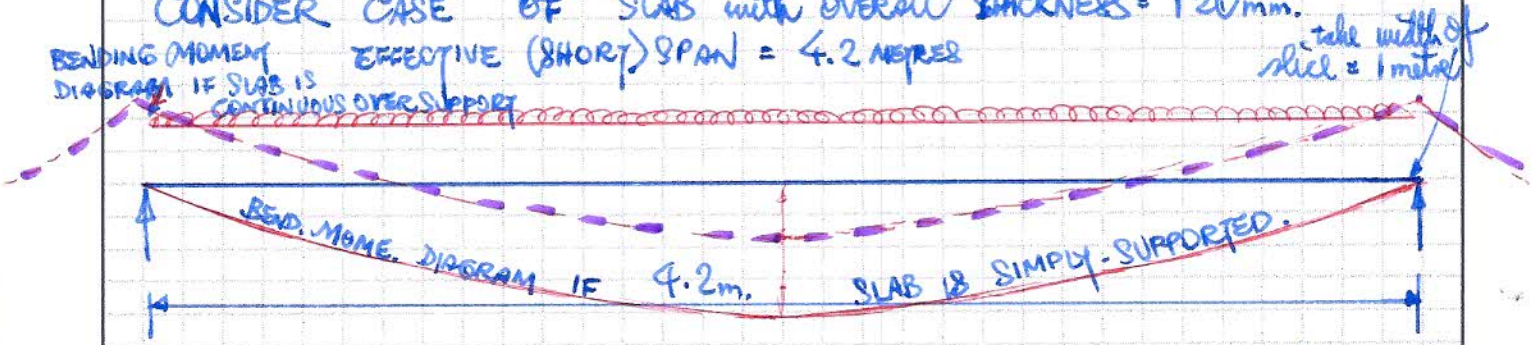
that is less than 6ϕ bars at 150 mm c/c ($188\ mm^2$)

- TRADITIONALLY, PRUDENT PRACTICE WOULD HAVE PROVIDED REINFORCEMENT OF THE ORDER : 10 mm ϕ or 12 mm ϕ at 150 c/c.

1:25

CONSIDER CASE OF SLAB with OVERALL THICKNESS = 120mm.

EFFECTIVE (SHORT) SPAN = 4.2 METRES



Item of load	Characteristic load magnitude	Characteristic Magnitude LOAD EFFECT.
Self-wt. of R.C. slab	$0.12 \times 24\ kN/m^3 = 2.88\ kN/m^2$	
FELT, INSULATION WATERPROOFING.	$0.1\ kN/m^2 + 0.2\ kN/m^2 = 0.3\ kN/m^2$	
CEILING PLASTER SUSPENDED SERVICES	allow $0.3\ kN/m^2$	
PROVISION FOR IMPOSED LOAD SNOW, MAINTEN	$0.75\ kN/m^2$ MINIMUM (LIVE or IMPOSED) REQUIRED CP3, ch.V = BS6399: Part 1	
		PEAK SAGGING B.M. HOGG. $4.23 \times 4.2^2 \div 8 = 9.33\ kNm$.
SUM	$4.23\ kN/m^2$	

$$\frac{M}{bd^2} = \frac{9.33 \times 10^6}{1000 \times 92^2} = 1.1$$

Prudent provision of reinforcement would be

$0.007 \times 1000 \times 92$ or more

$= 644\ mm^2$ per metre width.

(10ϕ at 150 c/c gives $523\ mm^2/m$

12ϕ at 150 c/c gives $753\ mm^2/m$).

Calculations

WT&L CHARTERED ENGINEERS BUILDING DESIGN CONSULTANTS

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- IF TIMBER DECKING IS ADDED TO THE EXISTING ROOF THE SELF-WEIGHT COMPRISES (0.15 kN/m² BOARDING + 0.15 kN/m² JOISTS) = 0.3 kN/m².

SUM OF CHARACTERISTIC LOAD MAGNITUDE, INCLUDING TIMBER DECKING & LIVE LOAD (or SNOW LOAD)

4.23 kN/m² + 0.3 kN/m² = 4.53 kN/m².

Peak SAGGING or HOGGING B.M. $4.53 \times 4.2^2 \div 8 = 9.98$ kNm per metre width.

$\frac{M}{bd^2} = \frac{9.98 \times 10^6}{1000 \times 92^2} = 1.18$; corresponding prudent provision of reinforcement would be

$0.0078 \times 1000 \times 92 = 718$ mm² per metre width.

THE ABOVE REQUIREMENT IS JUST ADEQUATELY PROVIDED FOR, IF EXISTING REINFORCEMENT IN THE ROOF SLAB COMPRISES

H12 bars at 150 mm c/c

- IF A ROOF GARDEN IS ADDED TO THE EXISTING ROOF.

THE WEIGHT COMPRISES:- 0.080 (THICKNESS OF GROW. MEDIUM) × 20 (UNIT WEIGHT) = 1.6 kN/m² OF GROWING MEDIUM /SOIL.

PLUS

0.66 kN/m² OF BOARD WHICH HOLDS 25 LITRES OF WATER /m²

2.26 kN/m²

SUM OF CHARACTERISTIC LOAD MAGNITUDE, INCLUDING GARDEN SOIL + BOARD

4.23 kN/m² + 2.26 kN/m² = 6.49 kN/m².

Peak SAGGING or HOGGING B.M. = $6.49 \times 4.2^2 \div 8 = 14.3$ kNm / metre width.

$\frac{M}{bd^2} = \frac{14.3 \times 10^6}{1000 \times 92^2} = 1.69$; corresponding prudent provision of reinforcement would be

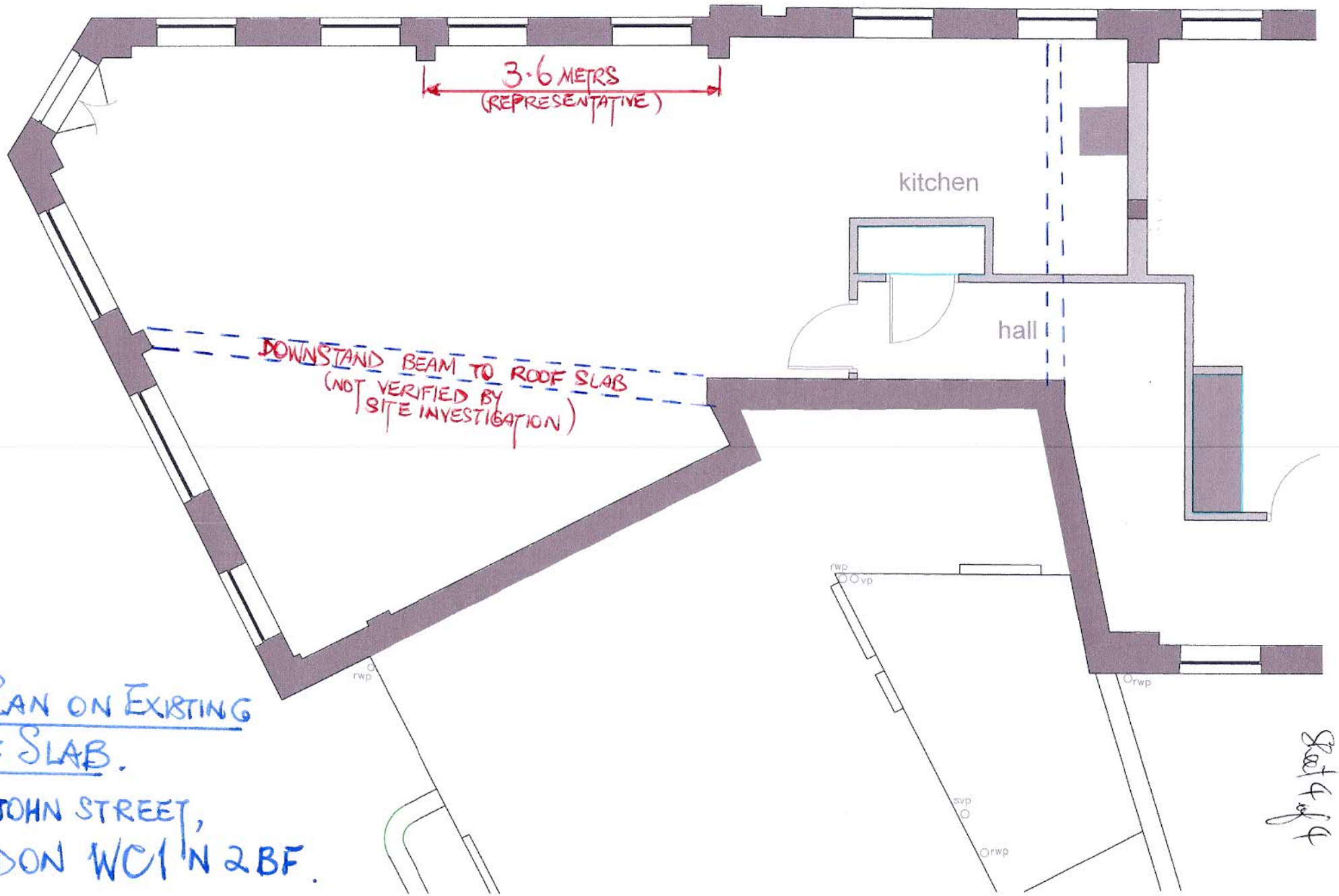
$0.011 \times 1000 \times 92 = 1012$ mm² per metre width.

TO SAFELY SUPPORT THE ADDITIONAL WEIGHT OF THE "GARDEN → GROWING MEDIUM + BOARD" THE SLAB WILL NEED TO HAVE REINFORCEMENT MORE THAN H12 at 150mm c/c (753 mm²/metre width); THE MINIMUM REQUIRED REINFORCEMENT IS H16 at 175 mm c/c (1148 mm²/m width). THAT WOULD REQUIRE VERIFICATION OF SUCH AREA OF REINFORCEMENT (e.g. BREAKING CONCRETE REINFORCEMENT COVER ON SITE; ACCURATE MEASUREMENT OF BAR DIAMETER & SPACING & EXTENSION CONCRETE REPAIR TO EXPOSED AREAS.

dfwn.
1:62

WT & C ENGINEERS. Job Ref:- 2014-125 May, 2014

21 JOHN STREET : PART PLAN ON EXISTING ROOF SLAB.



PART PLAN ON EXISTING ROOF SLAB.

21 JOHN STREET,
LONDON WC1N 2BF.

Rev 4