

**Design & Access Statement – 27 John Street and 21 John Mews, WC1N 2BX**

**1.0 Property and historical significance:**

1.1. 27 John Street was built in circa 1812 as single house, the building is Grade 2 listed and forms part of a terrace of Georgian buildings in the Bloomsbury Conservation Area. The building was converted into the offices in the 1970's and a mansard roof and rear extension was added and much of the interior, especially on the upper floors, was extensively altered and rebuilt.

21 John Mews was originally built around the same time as 27 John Street, however, it was demolished and re-built in the 1970s when the main house was converted. See Historic Building Report for further information.

1.2. 27 John Street is currently used as publisher's office. Full planning permission was granted for Change of Use from office to original residential use on 22 April 2013 (your ref: 2012/2735/P).

1.3. It is proposed that 21 John Street will remain as dwelling. The applicant owns the freehold of both 27 John Street and 21 Johns Mews.

**2.0 Design Process:**

2.1. This application is for the necessary repairs and work to reverse the inappropriate alterations made to the property and to reinstate it to its original residential use.

2.2. Considerable internal and external work was carried out in the 1970s when the building was converted into the offices. It is proposed to retain as much of the original features which survive in the house; including the floor layouts on the floors up to first floor and staircase. The modern extension to the rear of 27 John Street is proposed to be demolished and replaced with new extension which is more sympathetic to the original fabric.

2.3. It is proposed to extend the existing lower ground floor at 27 John Street, under 21 John Mews, and connect the two houses together at the basement level with a new gym, media room and garage facilities.

2.4. The roof of 27 John Street will be renewed, all external joinery repainted and redecorated, brickwork repairs carried out and the interior structure of the floors and staircase repaired as necessary.

2.5. Historic Building Report has informed the design process, as has the results of the historical research which analyses the previous alternations. (See section 1.4)

**3.0 Appearance:**

3.1. The appearance of the front façade to 27 John Street will not be altered other than minor repairs.

3.2. The rear elevation of 27 John Street will largely remain as existing except minor alterations to window openings at first and second floor level. Demolition of the

modern extension at 27 John Street and building the new extension in more sympathetic materials and design will improve the appearance of the rear elevation as a whole.

- 3.3. It is proposed that the appearance of the front façade to 21 John Mews will remain as existing, except that all existing modern metal windows are to be replaced with traditionally detailed new painted timber sash windows (double glazed) and existing timber boarding above dormers will be replaced with lead. The new extension will be built with brickworks to match the existing rear façade with traditionally detailed painted timber French windows (double glazed).
- 3.4. It is proposed to carry out all alterations and repairs on a like-for-like basis where necessary using matching materials.

## **2.0 Landscaping:**

- 4.1. The existing courtyard will be marginally reduced in its size due to the enlarged extension for 27 John Street and new extension to the 21 John Mews. It is proposed that a root zone will be provided for neighbouring magnolia tree in the garden of no 26.

## **3.0 Access:**

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

## **4.0 Alterations impact assessment:**

- 6.1. Please refer to section 1.4 in the attached Historic Building Report.

## **5.0 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.