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5 John Street, London, WC1

HERITAGE STATEMENT

PREPARED BY: Garnett + Partners
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ON BEHALF OF: Mr & Mrs Perrin
5 John Street
London

Application Ref TBC
STATUS For Planning
REVISION A

PREAMBLE:

This Design & Access Statement shall be read in conjunction with the drawings and statements prepared by Garnett + Partners LLP (G+P) detailed elsewhere.

DESIGN:

Historic Fabric

No.5 John Street forms part of a terrace of 8 houses built between 1754-59. The terrace is characterised by stock brickwork facades with pedimented doorcases to the main entrances and decorative cast iron railings with finials to the street. Fenestration follows a typical pattern of 6-over-6 sashes to ground and first floor with 3-over-3 sashes to the top floors. A secondary stair to the front lightwell provides access to the basement entrance and pavement vaults.

Internally the building retains many of its original features at ground and first floor levels, including heavily moulded doors, architraves and skirtings and decorative plasterwork to ceilings and walls. The staircase from ground to second floor retains its original Chinese style balustrade and scroll mouldings. The front room at second floor retains original cornicing, architraves, doors and linen cupboards either side of the chimneybreast. No original features are present in the rear rooms at second floor and the entirety of third floor, these having been remodelled previously.

Proposed Design

The proposals aim to provide a convenient link between the ground floor kitchen and the rear courtyard to provide access to the swimming pool within the adjoining rear extension. The works have been designed to have a minimal impact on the layout and fabric of the existing building.

Ground Floor

A new staircase is proposed in the rear room concealed behind an existing freestanding kitchen unit. The unit is currently fixed back to the wall and covers the decorative plasterwork wall panelling. This would be relocated to sit goomm in front of the wall and a new staircase formed behind, with the panelling revealed.

Two existing joists would be carefully removed and refixed within the floor structure to trim the hole required for the new staircase. Investigation from below has confirmed that the joists run from front to back resulting in minimal works to form the opening. An existing steel beam spans between party walls in the basement providing support to the kitchen unit and would provide support to the stair at ground floor.

Second Floor

The front room at second floor is used as an en-suite bathroom accessed through the master bedroom. Our clients wish to change the bath to a shower enclosure and relocate the WC to a separate room. This would be achieved by extending the existing freestanding wall to shower height as indicated on the drawings. The freestanding shower and washbasin structure avoids interfering with the original proportions of the room and has no impact on the decorative elements present.

Other works at second floor involve the rationalisation of the existing built in joinery and the removal of partitions to return the rear room closer to its original proportions.

SUMMARY

The proposal aims to improve the quality of the house by rationalising access and servicing arrangements. The improvements to the existing building have been considered in a way to minimise the impact on the historic character and period features of the existing building.