

February 2015

**5 John Street, London, WC1**

**DESIGN & ACCESS 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** B

**PREAMBLE:**

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

- **802(01)100 Rev- Location Plan**
- **802(01)113 Rev- Second Floor Plan – As Existing**
- **802(01)310 Rev- Section – As Existing**
- **802(01)603 Rev- Second Floor Plan – As Proposed**
- **802(01)800 Rev- Section – As Proposed**

**DESCRIPTION OF PROPOSED WORKS:**

This application is for the proposed internal modification of a family home involving minor alterations to the second floor layout to improve the bathroom and bedroom accommodation.

The works will involve the following:

1. Alterations to the layout at second floor to install a shower within the bathroom and reconfigure existing built in wardrobes within the main bedroom.

**LAND USE:**

The existing accommodation is residential, there is no change of use proposed within this application.

**DESIGN:**

**Existing Condition**

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.

#### Entrance and Access Statement

No change is proposed to the existing entrance. The new stair to be inserted between basement and ground provides access to the rear courtyard and would comply with Part K of the Building Regulations. Full compliance with Part M of the Building Regulations is not possible, since to do so would compromise the architectural quality of the listed building.

#### Proposed Design

The works have been designed to have a minimal impact on the layout and fabric of the existing building.

#### 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 forming a new glass shower enclosure 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 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.