

IF_DO

1508_17 John Street.

Design and Access Statement
for alterations to the ground
floor and lower ground floor,
and installation of a roof light,
at 17 John Street, London
WC1N 2DE.

Use

The existing building is a residential building, and the proposed works will not alter the use class.

Amount

The proposal does not include any extension to the property, and the Gross Internal Area (GIA) remains unchanged.

Layout

The proposal includes changes to the lower ground floor and ground floor levels - including the strip out of the existing (non-original) kitchen to the lower ground floor, and the installation of a new kitchen at ground floor level.

Scale

The proposed renovation does not alter the scale of the project and does not have any impact on neighbouring amenities.

Landscape

The proposed renovation does not alter the landscape.

Appearance

The only amendment to the exterior of the building is a proposed roof light. This roof light is situated away from the street elevation (on a section of the 'M' shaped roof which faces the rear on the inward valley gutter) and would be to match the existing roof-light.

Access

Access to 17 John Street remains unchanged.

NOTE: Please refer to accompanying Heritage Statement (1508_Heritage_Statement) for more details regarding the proposed works and justification for alterations to the listed building.