



4M GROUP

**Design & Access
Statement + Heritage
Statement**

Rev B

8 John Street
London
WC1N 2ES



1_INTRODUCTION

4M Group has been commissioned by our client the Kosovan Embassy to submit a Building Consent Application [Planning Portal ref no. PP-04106738] for 8 John Street, WC1N 2ES.

The application aims to obtain the necessary approval to create an opening for a double door on the Ground Floor between the two main rooms and to replace the existing projecting flagpole that erects the national flag of Kosova to the front facade of the building with a flagpole that is respectful to the conservation area and the architectural features of the front facade.

2_ARCHITECTURAL / HISTORICAL FEATURES

The existing building is located within the Camden Council, in the conservation area of Bloomsbury, The main roads leading to No. 8 John Street, WC1N 2ES are Northington Street , Doughty Street and Gray's Inn Street.

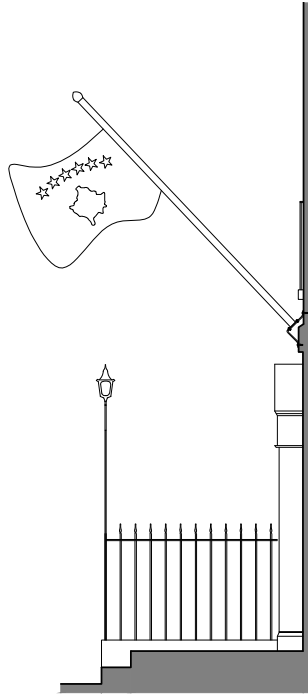
The building fits within a terrace of 8 houses, that were built around 1754-59 by J Blagrave with W Barlow, J Bosworth, S Room and R Meel. It is a 4 storey building with basement, built on multi-coloured stock brick and plain brick bands to the first and second floors. The front elevation has gauged red brick flat arches to the recessed sashes and cast-iron balconies on the 1st floor windows.

The main entrance has a wrought-iron overthrow with a lamp and a Doric wooden door case with triglyph frieze, dentil cornice, and open pediment, archivolt with keystone, radial fanlight and panelled door.

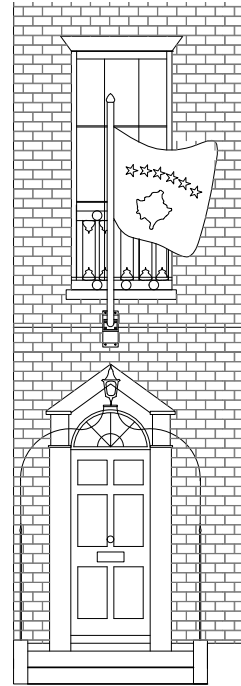
The ground floor has an elliptical arch on fluted ionic columns that will be retained. Other historical features that will be retained are a wooden fireplace on the first floor back room and the stairs with turned balusters and shaped ends.



Existing front facade

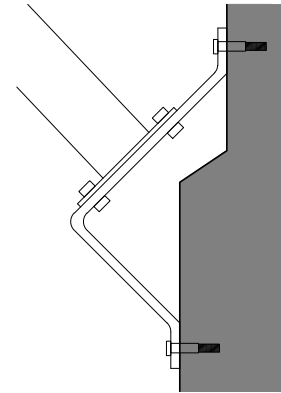


Existing facade section

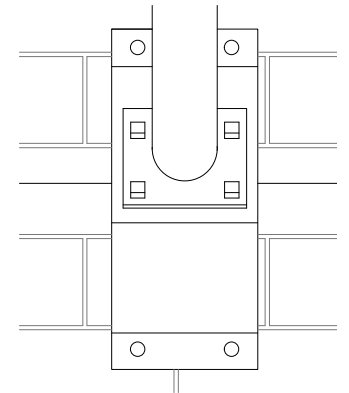


Existing elevation

Existing flag pole section detail



Existing flag pole elevation detail



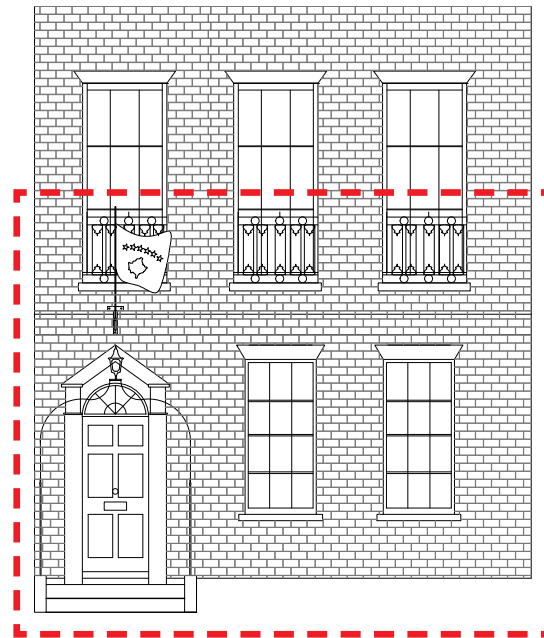


3_PROPOSAL

The proposal is to create a double door opening to the Ground Floor partition wall between the garden and reception room, to provide a healthier working environment and functional office space. The aim is to improve the utility, flexibility and efficiency of the Ground floor.

The proposal will achieve a healthier working and visiting environment for its staff and service users as it exploits benefits of: 1) natural light which will penetrate from the front and rear windows and 2) cross ventilation. As a consequence both features aid in making the property more efficient by reducing the need for artificial light and integrating passive cooling systems.

Additional benefits of the aforementioned proposal will be allowing the building to “breathe” as it will control moisture and potentially minimising long – term decay problems, whilst complying with Part L Building Regulations.



Proposed front facade

The proposal also consists of improving the existing conditions of the projecting flagpole to the front facade of the building, that currently holds the national flag of Kosovo to visually indicate the country’s administrative location in London. The flagpole will be reduced in size so that it does not impair the overall visual appearance of the site or hinder the interpretation of official road scape.

4_U S E

The use of the property will not change it will remain an office.

5_A C C E S S

Access to the property is not altered.

6_L A Y O U T

The main layout of the property is not altered. The only alteration is to the ground floor where the proposal is to create an opening with a timber double door, to



merge the reception and garden room, and to create a fluid office space.

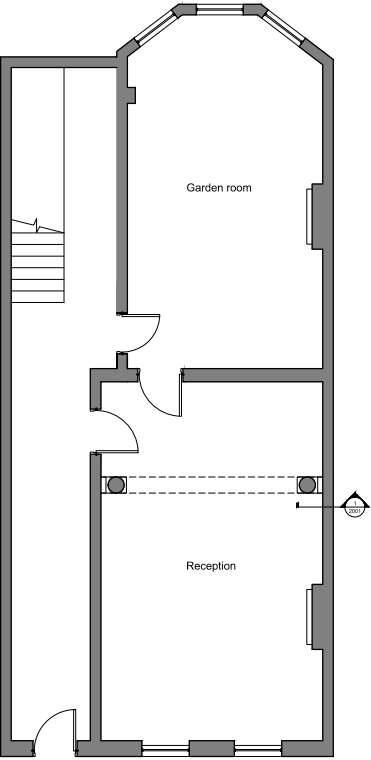
7_SCALE / APPEARANCE

The proposal does not alter the scale and appearance of the existing building. It is respectful to the original exterior facade.

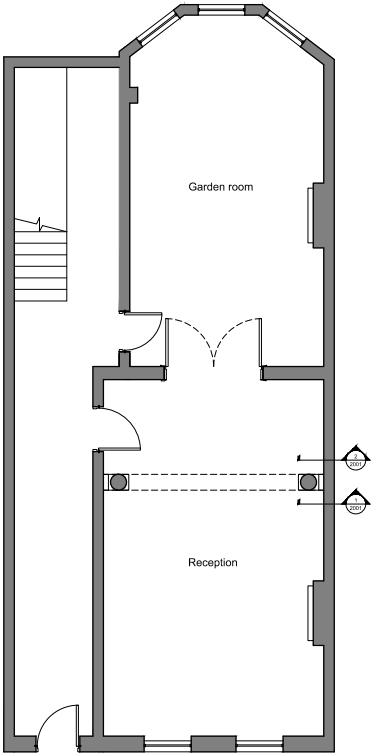
8_HERITAGE STRATEGY

To minimize the possible negative effects of creating the proposed opening to the historic fabric, the following strategies will be implemented.

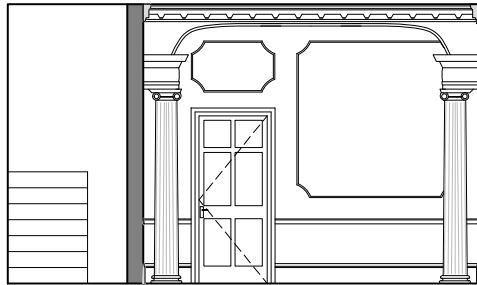
- * The proposed frame of the door opening will mimic the proportions and detailing of the existing architraves.
- * The existing skirting detail will be retained throughout the perimeter of the rooms as shown in the proposed elevation.
- * In the reception room, wall panelling/moulding will be



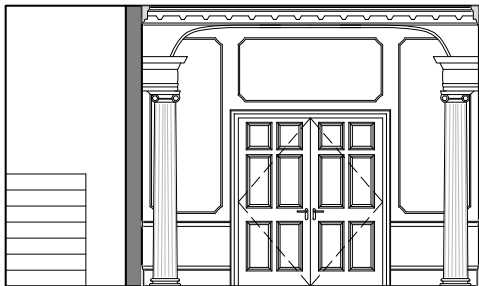
Existing plan



Proposed plan



Existing elevation



Proposed elevation

fit on both sides of the proposed double door opening, to give continuity to the historical character of the room.

* The existing cornices will not be altered in any way and the existing elliptical arch on fluted ionic columns that is considered of historical value (located on the Reception room) will be retained.

* The proposed double door opening will enhance the proportions of the rooms, simultaneously exploiting the historical character of the property. The proposed side wall panelling of the Reception room will follow the rhythm of the existing wall panelling in the room, creating a rich composition that will blend both spaces in a grand way.

* The proposed flag pole on the front elevation will not overlap or block any of the windows and its projection will not cause any nuisance to the existing surroundings. This will be bolted to the existing wall and its weight will not generate any damage to the structure of the property. Its size and final finish/colour will be respectful and blend with the overall façade.

9_SELECTED LOCAL POLICY

This section elaborates on the key policies taken into consideration during the design phase of the proposal.

Camden Development Policies
Policy DP25- Conserving Camden's heritage:

The creation of the double door opening on the ground floor level generates a positive contribution to the users and represents only a minor alteration to the overall. This alteration will not cause harm to the existing structure, as the traditional features of the building will be retained and the historic quality.

The reduction to the dimensions of the existing flagpole of the Kosovan embassy will enable the facade to not be obstructed. This will enable the streetscape to maintain its historic value.

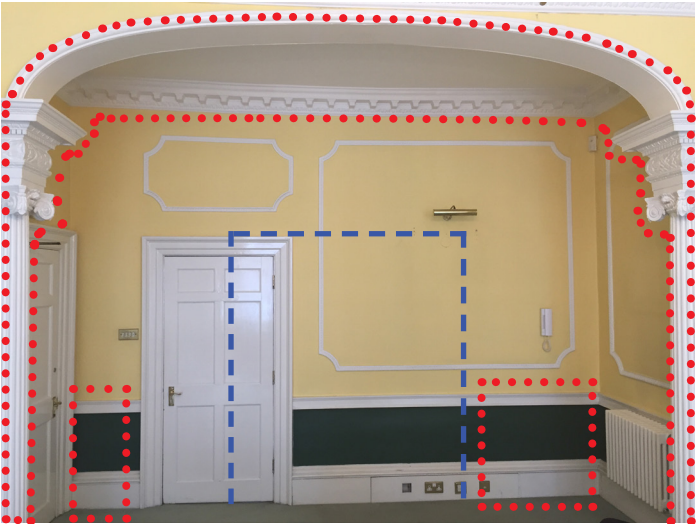
Planning Policy Statement 5 - PPS5
Policy HE9:

Due to the public character of the building, it is important to improve the interior environment of

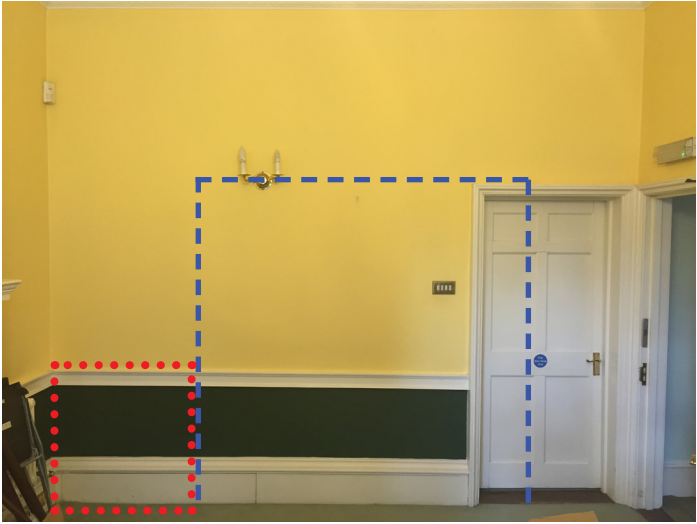


the ground floor. The creation of the double door opening on the ground floor allows better ventilation and illumination levels for the occupants of the office space, preventing overheating.

Further, the proposed layout will generate a better environment for the workspace. It will take advantage of the double aspect windows which would allow morning and evening sun during the working hours. This strategy will reduce the energy consumption during daytime and provide a healthier environment.



Existing elevation from Reception room



Existing elevation from Garden room

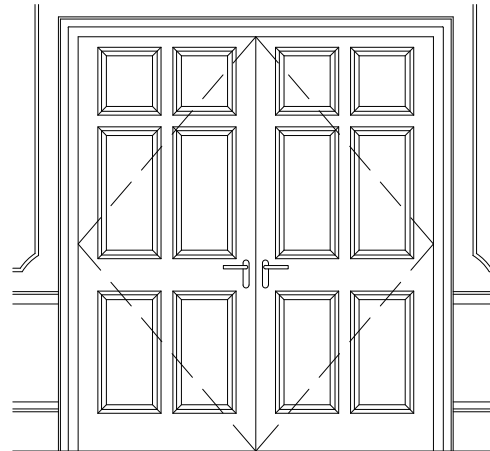
- Retained Features
- - - Proposed opening



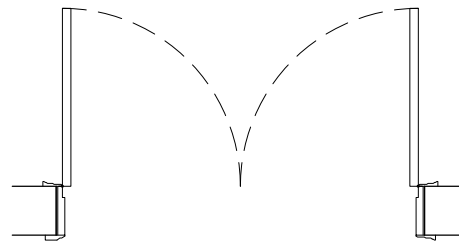
10_PLANNING APPLICATION HISTORY

Research on the previous planning applications in regards to No. 8 John Street allowed us to confirm that alterations have been carried out at the property and have obtained approval as the changes proposed in these application have retained the architectural heritage of the terrace houses.

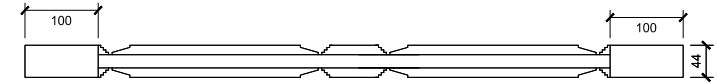
Similarly the proposed works will not have an impact on the exterior facades. The existing structure remains almost as existing, not altering the staircase and the main configuration of spaces. The proposal will contribute to enhance the historical quality of the property, by upgrading the finishes and architectural decorations.



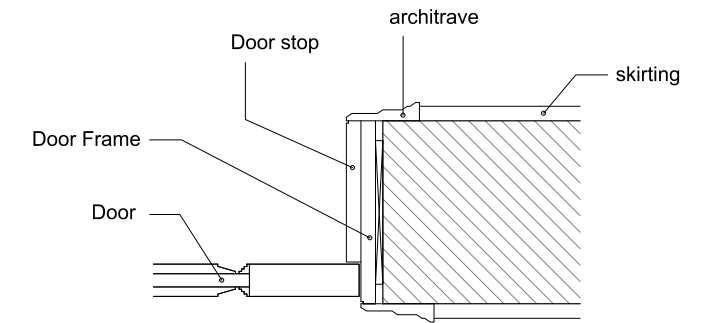
Proposed double door elevation



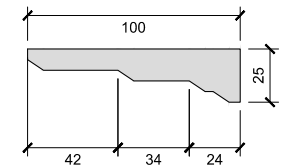
Proposed double door plan



Proposed timber door leaf



Proposed door detail



Proposed architrave detail

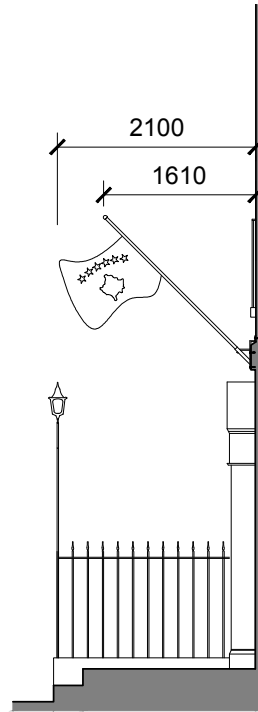


A history of planning application made for No.8 John Street, which have been reviewed during the design phase have been included below.

Application Number: TC9906076
Application Registered: 04-02-1999
Application Type: Notification of Intended Works to Tree(s) in a Conservation Area
Decision: No objection to works-TCA-Council spec 02-03-1999

Application Number: 9101027
Application Registered: 17-09-1991
Application Type: Full planning inc Councils Own
Proposal: The demolition of the existing WC building at the rear of No.7 and the erection of a similar single storey building at the rear of No.8 as shown on drawing
Decision: Grant Full or Outline Perm. with Condit. 12-12-1991

Application Number: 9170171
Application Registered: 17-09-1991
Application Type: Listed Building Consent
Proposal: Demolition of existing single storey block at the rear of No.7 and erection of a similar building

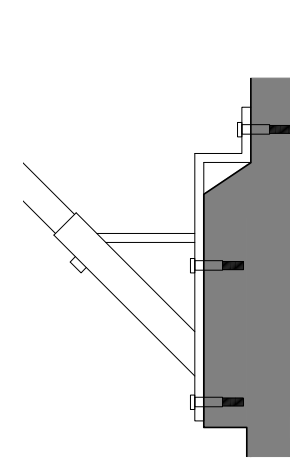


Proposed facade section

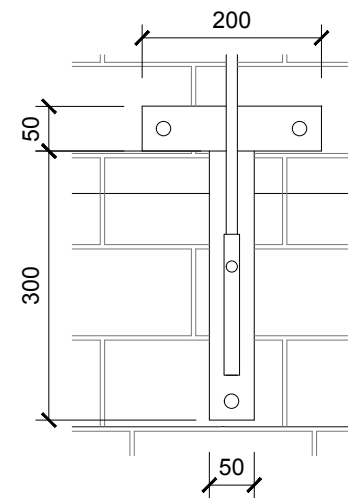


Proposed elevation

Proposed flag pole section detail



Proposed flag pole elevation detail



Colour:
Dark stone from
Dulux Heritage



at the rear of No.8; internal alterations including party wall openings and new WCs as shown on drawing
Decision: Grant List.Build. or Cons.Area Consent 12-12-1991

Application Number: HB1469
Application Registered: 24-06-1976
Application Type: Historic Planning Application
Proposal: Internal alterations to 8 John Street, WC1
Decision: Listed Conditional 30-09-1976

11_C O N C L U S I O N

The proposed scheme has been carefully designed to address the client's brief and will retain the existing exterior facade and main interior layout of the property. Despite of the minor alterations on the ground floor, the existing elliptical arch on fluted ionic columns and the existing cornicing, as shown on the images above are still present in the proposed layout.

The proposed refurbishment will improve the quality of finishes and add architectural decorations that will contribute to the interior historical character of the property.

It is therefore requested that Listed Building Consent is granted in relation to this application, as it will provide a healthier environment for the Embassy delegates and its service user.