

DESIGN AND ACCESS STATEMENT v.1
for
THE FORMATION OF A NEW ENTRANCE FROM THE EXISTING THIRD FLOOR
APARTMENT ONTO THE EXISTING THIRD FLOOR TERRACE
at
21 JOHN STREET, LONDON, WC1N 2BF

Introduction

This application seeks to seek permission for alterations to the external facade of the third floor apartment to provide a direct access from the lounge area onto the existing terrace. Current access is relatively restricted in size and only via the master bedroom.

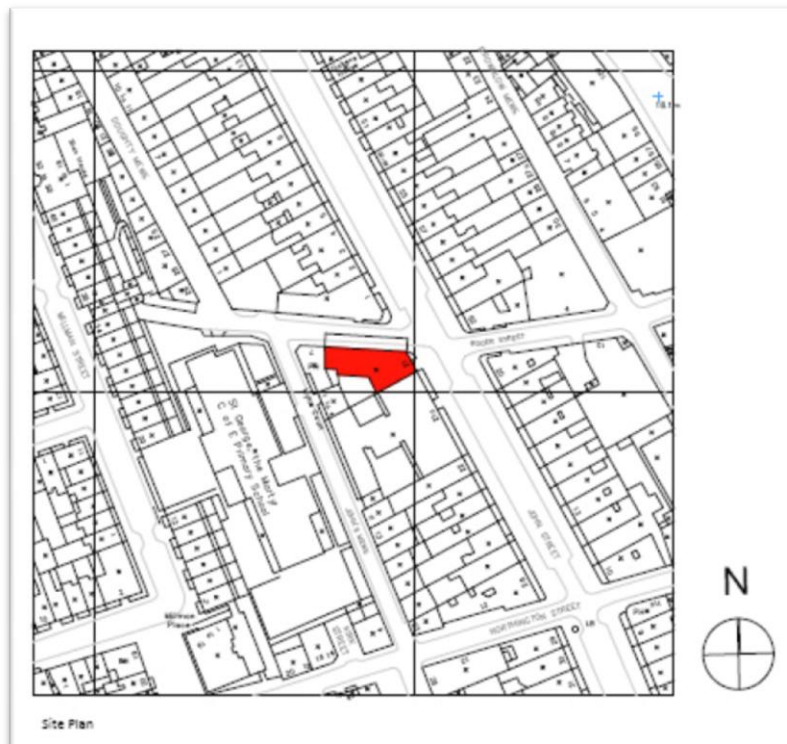
The building was constructed in the 1930's and is Grade II Listed. The whole of the building comprises basement, ground and seven upper floors. The first and second floors extend over The Duke Public House (7 Roger Street) at Ground Floor level and are the larger floors, with the smaller floor plates located in the taller element of the building which extends from the 3rd to the 7th floor.

The building has recently undergone extensive refurbishment and conversion to form ground and first floor B1 Use offices and 8no.residential flats. These works were implemented under planning and listed building consents approved in January 2013. (ref: 2012/5486/P and 2012/5504/L).

Site

The site area measures 0.02 hectares and is situated within the London Borough of Camden on the boundaries of Clerkenwell and Bloomsbury, midway between the West End and the site of London.

The surrounding area comprises a mix of residential and office accommodation. The site lies within a close proximity of Russell Square (Piccadilly line) and Farringdon (District, Bakerloo, Metropolitan and Mainline) underground stations as well as Chancery Lane (Central line) and Holborn (Central & Piccadilly lines). In addition the stations of King's Cross & London St Pancras International lie a short walk to the north. Numerous bus routes run along Theobalds Road to the south and Gray's Inn Road to the West.



Proposals and Design Considerations

- The direct access from the lounge area will provide a more practical and beneficial access to the terrace for the occupier. The current access is relatively small and which is considered impractical for everyday use.
- The opening will be larger than that currently provided and entry will be level. It will therefore be building regulation part M compliant, which the current entrance isn't.
- The design and finish of the doors will complement the existing reproduction period windows and doors already installed and supplied by the same manufacturer, Crittal.
- This application maintains the listed aspects of the building, with minimal effect on the appearance of the external elevations.

Summary and Conclusion

The scheme proposed here seeks to modify the approved application in a way that is both sensitive to the building's fabric and history, but which also enhances the usability and functionality of the existing building. The approved scheme involves minimum intrusion to the building's fabric and enhances the amenity for future occupiers.

The design does not increase overlooking in any way and retains the existing privacy for the building and the occupiers of neighbouring buildings.