

11 John Street, London WC1N 2EB

Design statement in support of a Listed Building Consent application and registered planning application 2016/0992/P

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General background:

Planning permission and Listed Building consent were issued by Camden Council on 22 July 2014 for the excavation of basement extension to the rear and side, demolition of part of the existing rear extension at ground floor level to create two courtyards.

Replacement of existing fenestration at ground and second floor level to front elevation.

Installation of new door at rear first floor. Removal of existing roof and replacement with dummy mansard roof to accommodate a green roof terrace all in connection with existing dwelling house (Class C3).

Planning application Ref – 2013/7230/P and 2015/0298/L

Listed Building consent application Ref – 2013/7231/L

The current application proposes several minor changes to the design from the one granted above (Listed Building Consent 2015/0298/L. These changes can be summarised as follow:

Basement

	Conservation Officer Requirements	Actions
1	<p>Must retain at least nibs and downstands Partition should be at line of original rear elevation rather than a room 'floating' across this line</p> <p>Previously, plans reintroduced a clear break between the historic house and new part which has now been lost. Alterations within newer (far end) part are acceptable</p>	<p>Nibs and downstands retained.</p> <p>Structure of the original wall retained as existing.</p> <p>Bedroom 1 divided into wardrobe area and sleeping area to highlight the break between the historic part and the new house.</p> <p>(Drawing A1100_Rev 01)</p>

Ground Floor

	Conservation Officer Requirements	Actions
1	<p>Kitchen needs to be separated from the corridor</p> <p>Any glazing on new rear wall needs to be set within masonry (i.e. downstand and walls to side), as per previously approved scheme so that a sense of the original layout at this level of the building is retained</p>	<p>Kitchen separated from the corridor.</p> <p>Previously approved scheme was full glazed façade with a room (lounge) leaning against the rear elevation.</p> <p>At ground level the original brickwork façade has been demolished in the 80's when the building has been turned into offices.</p> <p>The downstanding beam of the original wall is retained. (see dashed line in the kitchen in drawing A1100_rev 02)</p>

		<p>The rear façade at ground level will be rendered.</p> <p>Drawing A1100_Rev 02 Drawing A1203_Rev 02 (See Section G-G) Drawing A1101_Rev01</p>
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1st Floor

	Conservation Officer Requirements	Actions
1	<p>Retain nibs</p> <p>Enclose stair landing (retaining joinery as per previously approved scheme)</p>	<p>Existing nibs retained.</p> <p>Landing and existing doors retained.</p> <p>Drawing A1102_Rev 01</p>

2nd Floor

	Conservation Officer Requirements	Actions
1	<p>Enclose stair landing.</p> <p>Put door to master/bedroom in similar position to previously approved (not pocket door)</p>	<p>Landing enclosed</p> <p>Hinged door placed to access the master bedroom area.</p> <p>Drawing A1103_Rev 01 Drawing D1100</p>

3rd Floor

	Conservation Officer Requirements	Actions
1	<p>We would prefer the bathroom to be enlarged so that the stair landing becomes more conventional in size</p> <p>Happy with other partitions at this level</p>	<p>Bathroom enlarged and landing size reduced</p> <p>Drawing A1103_Rev 01</p>

4th Floor

	Conservation Officer Requirements	Actions
1	<p>Proposal is acceptable</p>	<p>Drawing A1103_Rev 01</p>

Conclusion

In conclusion, the new design aims to reduce the amount of works on the original listed building, that was proposed by the previously approved planning permission.

The new planning application proposal, will be principally confined to the heavily altered rear addition of the building.

The character and appearance of front and rear façade will be preserved.

A comparison between the existing, previously approved and proposed planning application, is included in Appendix 1.