

# 6 JOHN STREET

BLOOMSBURY

WC1N 2ES

16061

Listed Building Application  
Design & Access Statement  
14th June 2017



MAREK WOJCIECHOWSKI ARCHITECTS  
LONDON



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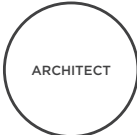
**SECTION FOUR:**  
EXISTING AND PROPOSED VISUALS







GFZ PROPERTIES LTD.

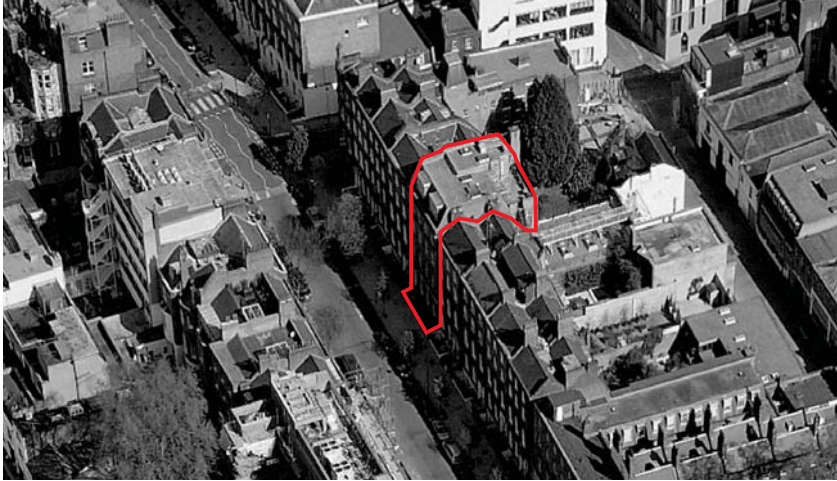


MAREK WOJCIECHOWSKI ARCHITECTS



AHP  
PROJECT CONSULTANT:  
NEIL BURTON





01 Aerial View looking North



02 Aerial View looking West



03 Aerial View looking East



04 Aerial View looking South







Site Location Plan  
Approx. 1:1000 @ A3

## 2.0 PROJECT INTRODUCTION

**2.1** Marek Wojciechowski Architects have been instructed to prepare a Listed building Consent application for the property at 6 John Street, WC1N 2ES. The site consists of a 5-storey property, arranged over lower ground to third floor levels, and is Grade II listed. The 2014/6795/P (amended 2015/3149/P) consent, converting the property from B1 office to C3 residential has been substantially implemented onsite. Works ceased on 15th July 2016 and the site has remained vacant until may 2017, when works recommenced under new ownership.

**2.2** The works proposed in the application are limited to internal changes across first to fourth floors as follows:

- Revised Bathroom layouts
- Proposed alterations to internal wall positions
- Revised Kitchen layouts
- Proposed thermal lining to party walls and existing front elevations.

**2.3** This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





1870s  
Ordnance Survey Map  
6 John Street  
& Surroundings  
(Current site boundary in red)



1890s  
Ordnance Survey Map  
6 John Street  
& Surroundings  
(Current site boundary in red)



1910s  
Ordnance Survey Map  
6 John Street  
& Surroundings  
(Current site boundary in red)





**1960s**  
Ordnance Survey Map  
6 John Street  
& Surroundings  
(Vacant)



**2015**  
Ordnance Survey Map  
6 John Street  
& Surroundings  
(Current site boundary in red)

**3.0 SITE HISTORY**

**3.1** The application property was Grade II listed in October 1951 as part of a whole terrace (nos.2-9 consecutively). The English Heritage listing states that:

*"Terrace of 8 houses, 1754-59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel. No.6 rebuilt in Neo-Georgian style, restored 1989. Multi-coloured stock brick with evidence of tuck pointing and later patching. Plain brick bands to 1st and 2nd floors except No.6...No.6: slightly projecting. Stone Greek Doric doorcase. Stone band and iron balconies at 1st floor level. Stone cyma bracketed cornice at 3rd floor."*

**3.2** The property falls within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Audit notes that:

*"The main streets include John Street which leads into Doughty Street and the stretch of Bedford Row running north to south, as well as the western part of Guilford Street and the west side of Gray's Inn Road south of Guilford Street which lie in the sub area. Most of the buildings on these streets are listed, reflecting the high quality of the built environment. The streets are wide and grand, comprising mainly three- and four-storey Georgian terraced houses. A number of the corner plots were refaced in the 19th century and these alterations provide greater architectural emphasis on the street junctions." pg 76*

**3.3** The ordnance survey maps shows that the footprint of the property and surrounding buildings have remained largely unchanged until the 1960s when the site was vacant due to bomb damage (See overleaf). The property was later rebuilt in keeping with the rest of the row.

**3.4** A full historic building assessment, 'Statement of Significance' has been undertaken by The Architectural History Practice (AHP) and has been appended to this application. -





Refer to image shown to the right for enlarged map



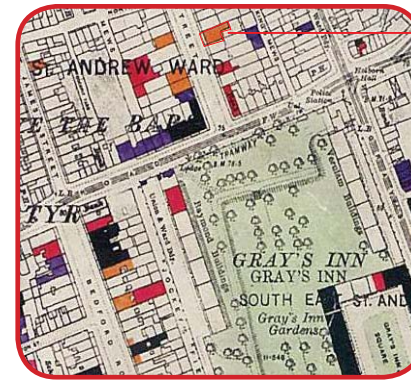
Bomb Damage Map  
Bloomsbury Area

**Bomb Damage Map Key**

- Total Destruction
- Damage Beyond Repair
- Seriously Damaged - Doubtful If Repairable
- Seriously Damaged - Repairable At Cost
- General Blast Damage - Not Structural
- Blast Damage - Minor In Nature
- Clearance Areas
- V1 flying bomb
- V2 long range rocket

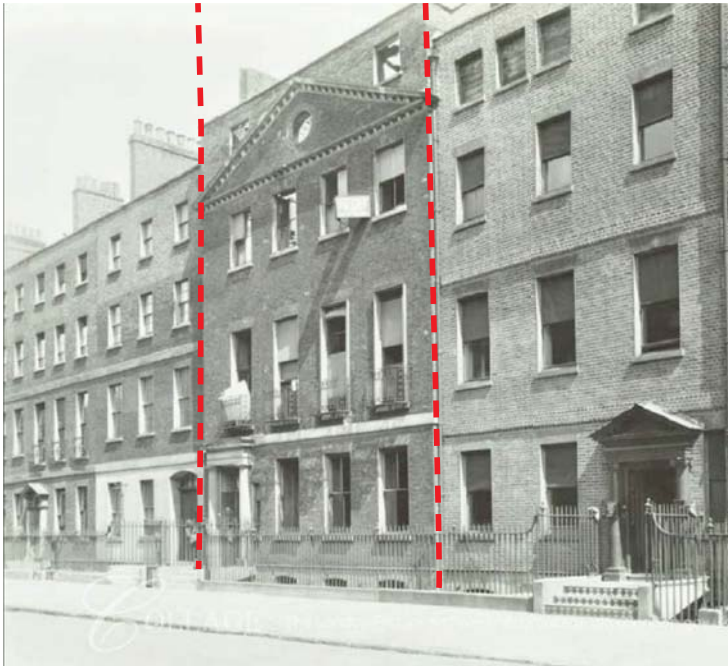
**4.0 BOMB DAMAGE**

4.1 The bomb damage map as documented by the architect's department of London County Council between 1939-1945 illustrates that the application site suffered extensive damage during WWII. This diagram suggests that the property suffered extensive structural damage and explains why it was not present on the 1960's OS Map.



Enlarged Map  
6 John Street





1942

Historic Photograph  
5-8 John Street



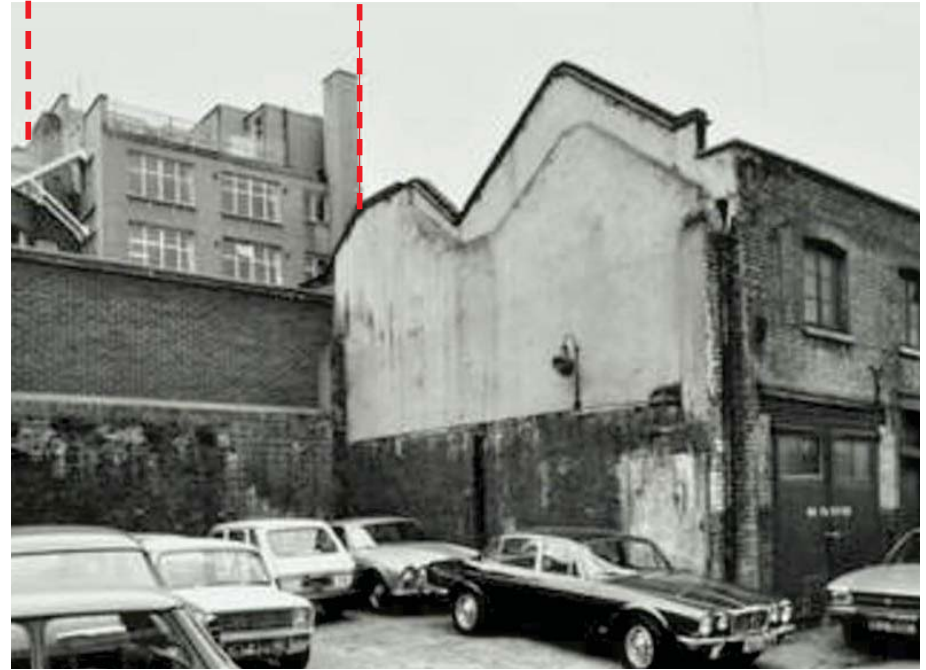
1965

Historic Photograph  
2-9 John Street





1965  
Historic Photograph  
6-9 John Street Rear Elevation



1974  
Historic Photograph  
6 John Street Rear Elevation

