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Design and Access Statement for
24 John Street, London WC1N 2BH

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Introduction

This Design and Access Statement has been prepared and submitted in accordance with the requirements for alterations to Listed Buildings.

The address of the property is 24 John Street, London WC1N 2BH.

Site History and design proposals

The property was converted from office (B1) to dwelling in 1998 by our client. The Planning Application reference is [PS9804684R2](#) and Listed Building Consent's one LS9804685R2 .

The current proposal aims to separate the first floor roof terrace from the rear garden area. This would give more space in the rear garden and would give better lighting in the ground floor rear extension.

The re-arrangement of the garden layout aims to establish a central symmetry, providing an appropriate sitting area, which is not present in the current garden layout

The replacement of the existing timber trellises is due to its decay and the new replacements would provide better privacy for our client's property.

Entry List Description for the Property

CAMDEN

TQ3082SE JOHN STREET 798-1/96/944 (West side) 24/10/51 Nos.22-28 (Consecutive) and attached railings

GV II

Terrace of 7 houses. c1800-19. Yellow and multi-coloured stock brick with stucco bands at 1st floor levels. Nos 27 & 28 with slated mansard roofs and dormers. 4 storeys and basements; Nos 27 & 28 with attics. 2 windows each; Nos 26 & 27, 3 windows each; No.28 double fronted with 5 windows. Gauged brick flat arches to recessed sashes, most with glazing bars; 1st floors with cast-iron balconies, except No.28. Parapets. No.22: square-headed, architraved doorway with patterned rectangular fanlight and panelled door. INTERIOR: noted to retain reeded marble fireplaces on ground and 1st floors. Stairs with square balusters. No.23: similar doorway to No.22. INTERIOR: noted to retain reeded marble fireplaces on 1st and 2nd floors (original centres covered in). No.24: similar doorway to No.22. INTERIOR: noted to retain marble fireplaces with original centres on ground floor. No.25: similar doorway to No.22. INTERIOR: noted to retain marble fireplaces on ground floor. Good marble fireplace 1st floor front room with bas relief on front panel, reeded and with rosettes; original iron centre. Nos 26 & 27: round-arched doorways with reeded doorframes, lion mask stops, mutule cornice-heads, patterned radial fanlights and panelled doors. No.27 with lamp-holder incorporated in fanlight. No.26 with fluted lead rainwater head. No.28: round-arched doorway with attached Doric columns carrying entablature; patterned radial fanlight and panelled door. Cornice and blocking course. Wrought-iron overthrow lamp-holder. Return to Northington Street with 1 window and mid C19 entrance with stucco surround and console-bracketed cornice. Dentilled cornices. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Conclusion

The proposal for the removal of the concrete staircase and freestanding walls will have no impact on the character of the listed building and the new garden layout provides a better use of space. We therefore submit the proposal in the belief that it maintains and preserves the character of the Listed Building.