

14.0 IDENTIFYING NEED / CHANGE OF USE

14.1 This section is to be read in conjunction with The Loss of Employment Supporting Statement by Montagu Evans.

14.2 Although set out in the accompanying report, the need for the change of use comes from the general under utilisation of the site, the low standard of office accommodation and high cost associated with refurbishment to office space (which would then expect to yield a low rent).

An extract from Camden Planning Guidance 5 as follows:

*“Camden’s Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.”*

The site at No. 19 John Street identifies with a number of these considerations. It is an old premises which would have been built originally as a single family dwelling, and this application proposes to return the property to its original residential use.

14.3 The building is severely constrained in terms of its ability to provide suitable accommodation for B1 uses and is entirely unsuited to other business uses other than office. The building suffers from poor layout and lacks an open office floor plan. Given the significant refurbishment works needed and the listed status of the property, the standard of B1 accommodation that could be achieved through refurbishment is extremely limited.

14.4 Furthermore the framework places emphasis on the need for residential accommodation and states:

*“Local planning authorities should ... approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes)”*

The demand for housing in the United Kingdom and, in particular, in London is exceptionally high. As noted in Camden’s core strategy, any opportunity to reuse existing buildings to increase the availability of sustainable quality homes should be regarded as beneficial, particularly when it returns a character building to its original use.



15.0 DESIGN STRATEGY

15.1 General Strategy

The scheme was designed following an in-depth site and context analysis, careful consideration of the planning guidance and policies and the Grade II Listed Building status of the property. It was further refined in accordance with pre-application advice received from the council following a pre-planning submission and the comments made in the delegated report from our recently consented Full Planning and Listed Building Application (Consented 2016/2867/P & 2016/3326/L). Our aim is not only to provide an exemplary high standard of accommodation but also to enhance the character of the Bloomsbury Conservation area and the listed building itself through a careful restoration and return to its original residential use.

15.2 Proposal Summary

- The main proposals of this application are as follows:
- Proposed change of use from B1 office to C3 residential with the provision of 5 no. market housing units, 1 x 2B4P, 1 x 2B3P, 3 x 1B2P. (Principle of change of use Consented 2016/2867/P & 2016/3326/L).
  - Internal reconfigurations
  - Proposed infill extension to the rear at ground floor level (Consented 2016/2867/P & 2016/3326/L);
  - Lowering of front vaults floor slab (Consented 2016/2867/P & 2016/3326/L);
  - Proposed First Floor rear roof terrace (Consented 2016/2867/P & 2016/3326/L);5.
  - Proposed demolition and rebuilding of existing closet wing (Consented 2016/2867/P & 2016/3326/L);
  - Proposed roof terrace above third floor level (Consented 2016/2867/P & 2016/3326/L);

15.3 Change of use from B1 to C3

As outlined in the Loss of Employment supporting statement, the need for change of use comes from the general under utilisation of the site, the low standard of office accommodation and high cost associated with refurbishment to office space (which would then expect to yield a low rent).

Furthermore the framework places emphasis on the need for residential accommodation and states:

*“Local planning authorities should ... approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes)”*

The demand for housing in the United Kingdom and, in particular, in London is exceptionally high. As noted in Camden’s core strategy, Any opportunity to reuse existing buildings to increase the availability of sustainable quality homes should be regarded as beneficial, particularly when it returns a character building to its original use class.

15.4 Deconstruction and rebuilding of existing rear closet wing

It is proposed to carefully deconstruct and rebuild the rear closet wing.

Originally the proposal in the pre-application clashed with an arched window to rear elevation - a feature of merit that the council would like to protect - the proposal for the closet wing was scaled down. The arched window is already encroached upon by the existing closet wing and any further obstruction would not be acceptable from the conservation perspective. Furthermore, the current proposal will see the closet wing stand approximately 1 metre lower than existing and will allow to restore the window to its original tall and thin proportion.

15.5 Ground floor rear infill extension

At the rear of ground floor a glazed infill extension is proposed which would improve the amenity of the property. This would add an area of approximately 10sq.m. and would be directly linked to the existing ground floor rear extension, which, as outlined in the pre application response contains fabric of some historic and architectural interest and would have to largely be retained. A glass infill extension is proposed as a lightweight transparent structure, which would be subservient to the existing extension both by its materiality and physical size, as the glass roof is proposed to be approximately 650mm lower than the parapet of the existing rear extension. As a completely glazed structure is proposed for the new infill extension, solar gain is an issue that would have to be addressed to protect the space from overheating in the summer. This is done through proposed fixed louvers above the glazed roof.

15.6 First floor roof terrace

A roof terrace is proposed above the existing rear extension at ground floor level to provide an external amenity space to one of the housing units. Access to the terrace would be accommodated by inserting a new staircase at ground floor with a hinged roof light at the top of the stairs providing an opening. This has not been commented on during pre application stage suggesting that it is not an item of concern, mainly because the property directly adjacent to the proposed terrace 20 John Street contains a 2 storey mews house at the rear, parapet of which sits approximately 2.4 metres above the proposed floor finish of the terrace, therefore negating any overlooking issues associated with the proposal. Furthermore, the adjacent property on the other side - 18 John Street already has a roof terrace at that level spanning the full width of the property, which is double the width of the one proposed with this application.

15.7 Roof terrace above existing 3rd floor

It is proposed to insert a roof terrace in the valley of the double gable roof at the top of the property. This would be done by appointing an inverted dormer approach and sacrificing some of the loft space to create a flat surface for the terrace along the middle of the property spanning between the two party walls. A key issue from the planning point of view would be the visibility of such proposals from the long views down John Street, which is tackled by not proposing any additions to the existing line of the roof. On the contrary, existing roof line is being cut back to accommodate level space for the terrace and it completely disappears behind the chimney stacks, as well as being

visually obstructed by the mansard extension of 20 John Street.

15.8 Lowering of existing front vaults

At the front of the property it is proposed to lower the slab to the existing vaults to provide sufficient floor to ceiling heights. This proposal will create a usable space for utility for 1 housing unit and plant for the whole property.

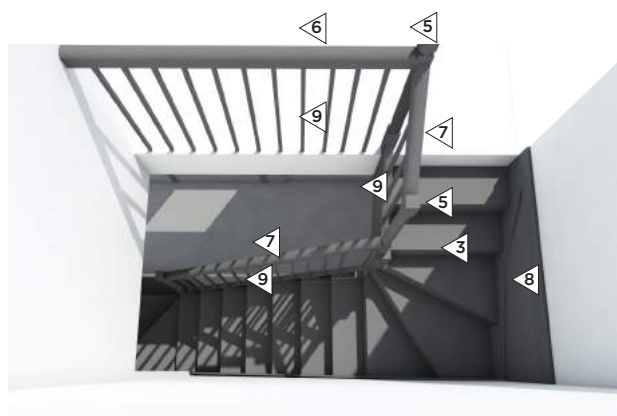
15.9 Reconfiguration of existing staircase

It is proposed to carefully remove and set aside the existing staircase between second and third floor. This includes associated handrail, balustrade and spindles. The staircase will then be reinstated in its mirrored arrangement. This will provide restricted access to the staircase, to the duplex apartment on second and third floor.

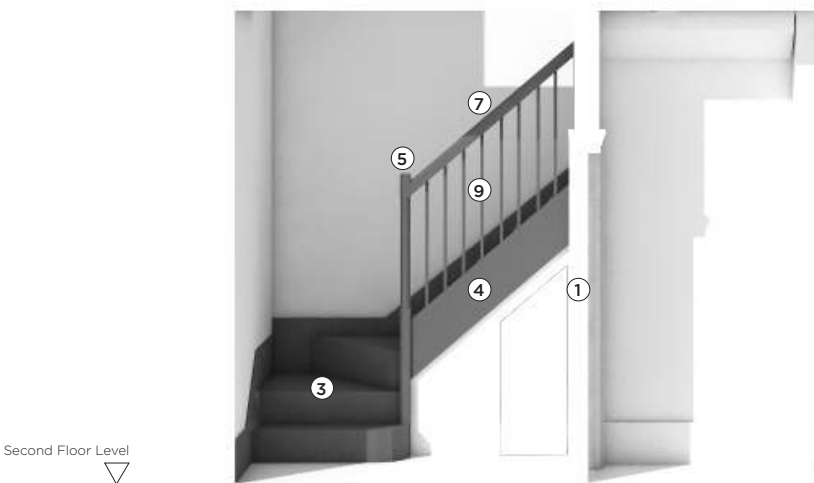




**As Existing**  
Section Cut Isometric



**As Existing**  
Plan Isometric



**As Proposed**  
Section Cut Isometric



**As Proposed**  
Plan Isometric

Legend

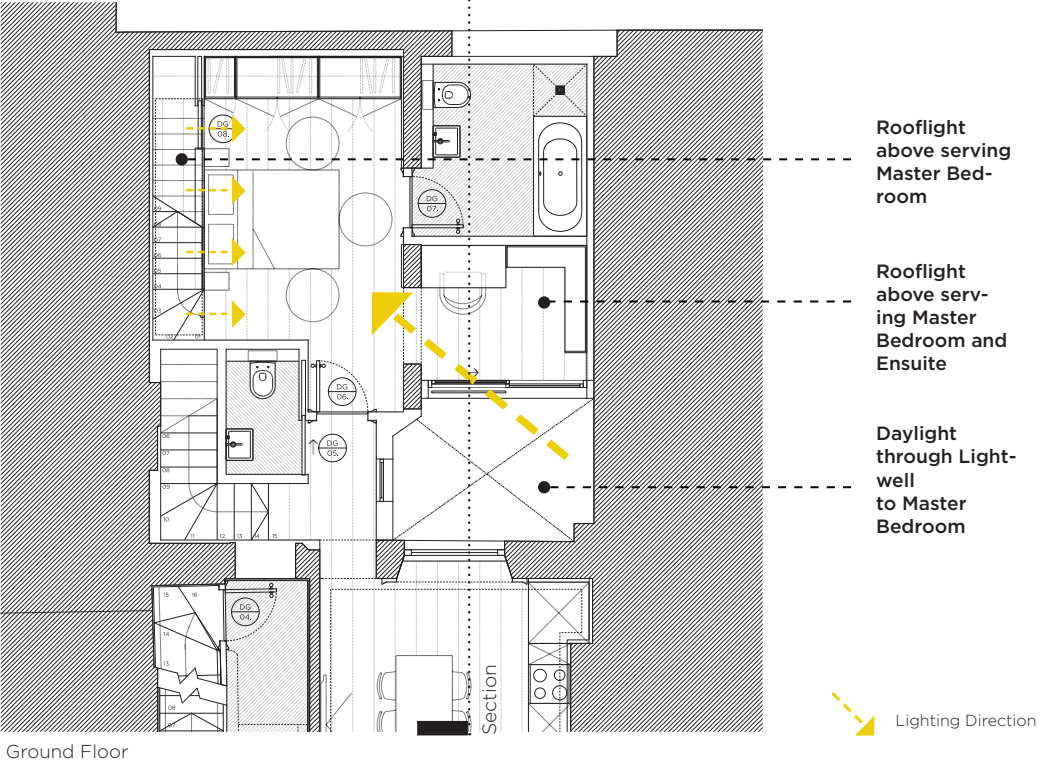
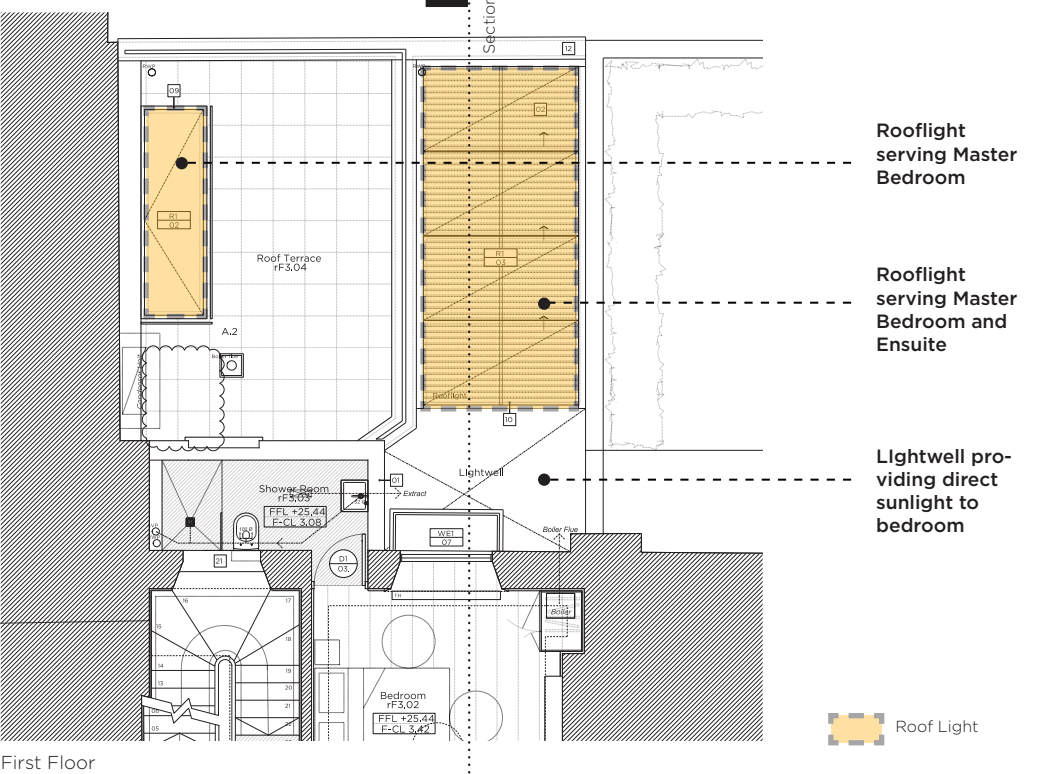
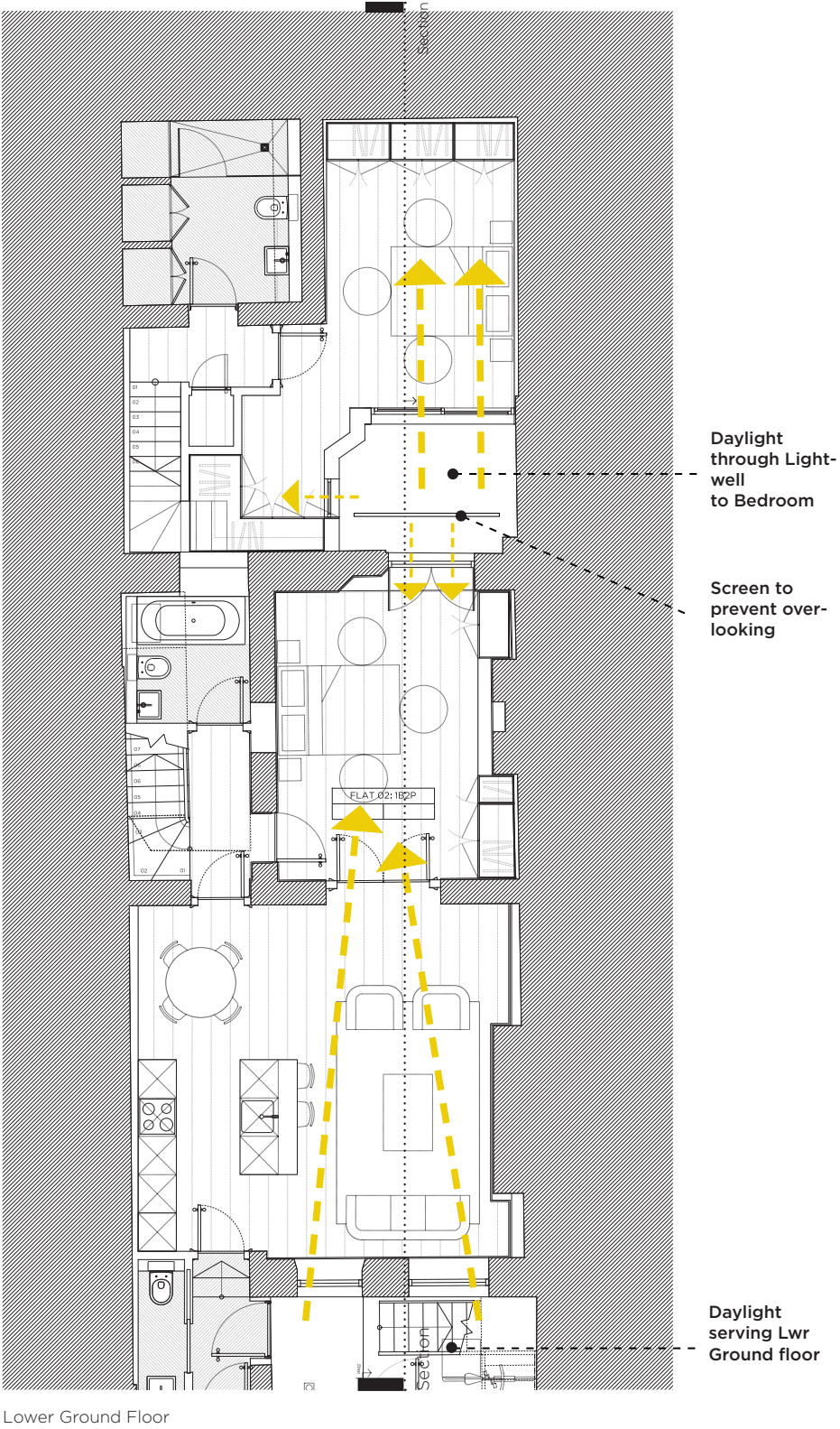
Demolition Notes

- ① Existing door to be removed
- ② Existing projecting service riser to be removed
- ③ Existing stair treads to be carefully removed and set aside
- ④ Existing stringer to be carefully removed and set aside
- ⑤ Existing newel post to be carefully removed and set aside
- ⑥ Existing balustrade to be carefully removed and set aside
- ⑦ Existing handrail to be carefully removed and set aside
- ⑧ Existing panelling to be carefully removed and set aside
- ⑨ Existing spindles to be carefully removed and set aside

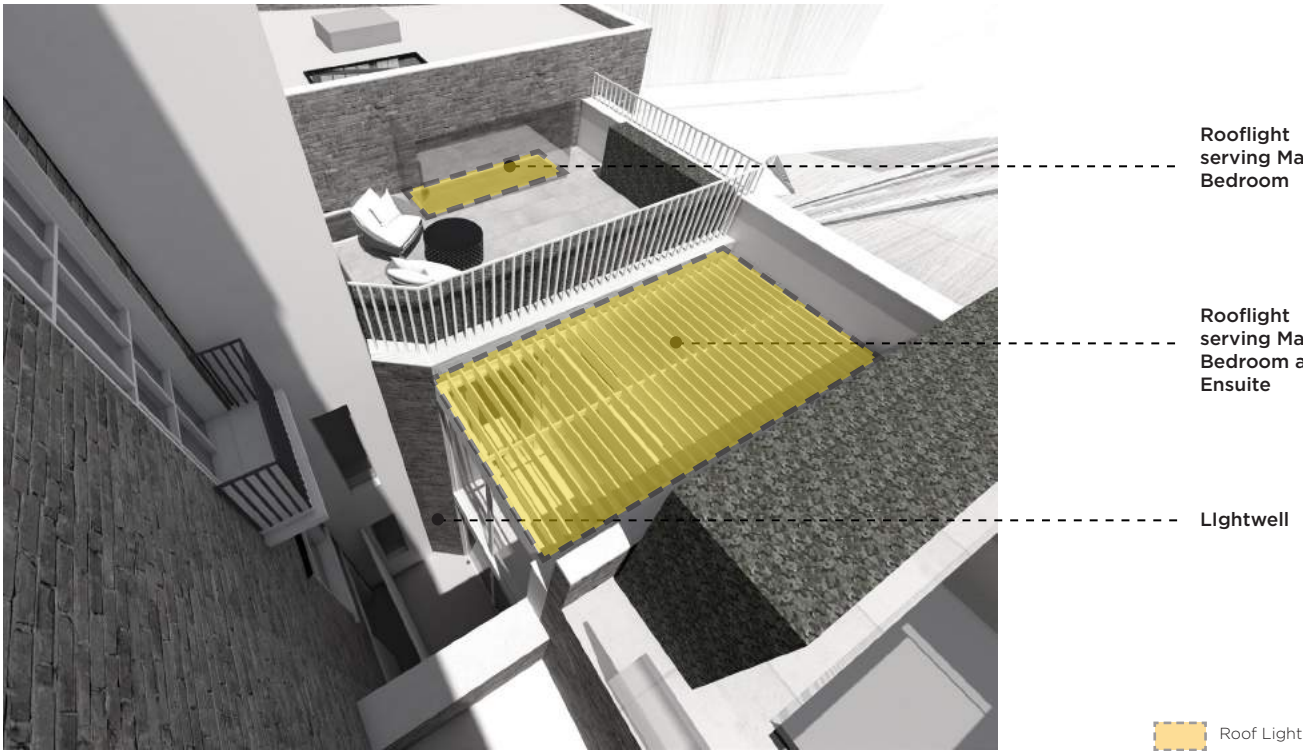
Proposed Notes

- ① Proposed entrance door and partition to flat 05, door and architrave to be traditionally detailed
- ② Partition to communal area
- ③ Existing stair treads to be reinstated in proposed arrangement
- ④ Existing stringer to be reinstated in proposed position
- ⑤ Existing newel post to be reinstated in proposed position
- ⑥ Existing balustrade to be reinstated in proposed position
- ⑦ Existing handrail to be reinstated in proposed position
- ⑧ Existing panelling to be reinstated in proposed position
- ⑨ Existing spindles to be reinstated in proposed position









18.0 DAYLIGHT ANALYSIS

18.1 This section is to be read in conjunction with Daylight / Sunlight Report from Malcolm Hollis.

19 John Street is a listed building with formal front and rear facades. Works proposed to these facades is refurbishment in nature only.

Due to these restrictions and because of the existing orientation of the building, not all rooms can meet the BRE target values and this should be given due consideration when reviewing the results of the above report.

The BRE guide states that the aim should be for all main living rooms to receive a reasonable amount of sunlight, all of which do in this scenario. As such, the overall effects in terms of sunlight are in accordance with the BRE guidance.

Flat 01

Flat 01 (Ground Floor 2 Bed duplex) The ground floor master bedroom is served by windows from the rear lightwell, the roof terrace and the glazed extension. The study adjacent to the master bedroom is not separated from the bedroom and allows daylight to flow through the existing panelled wall to the bedrooms space.

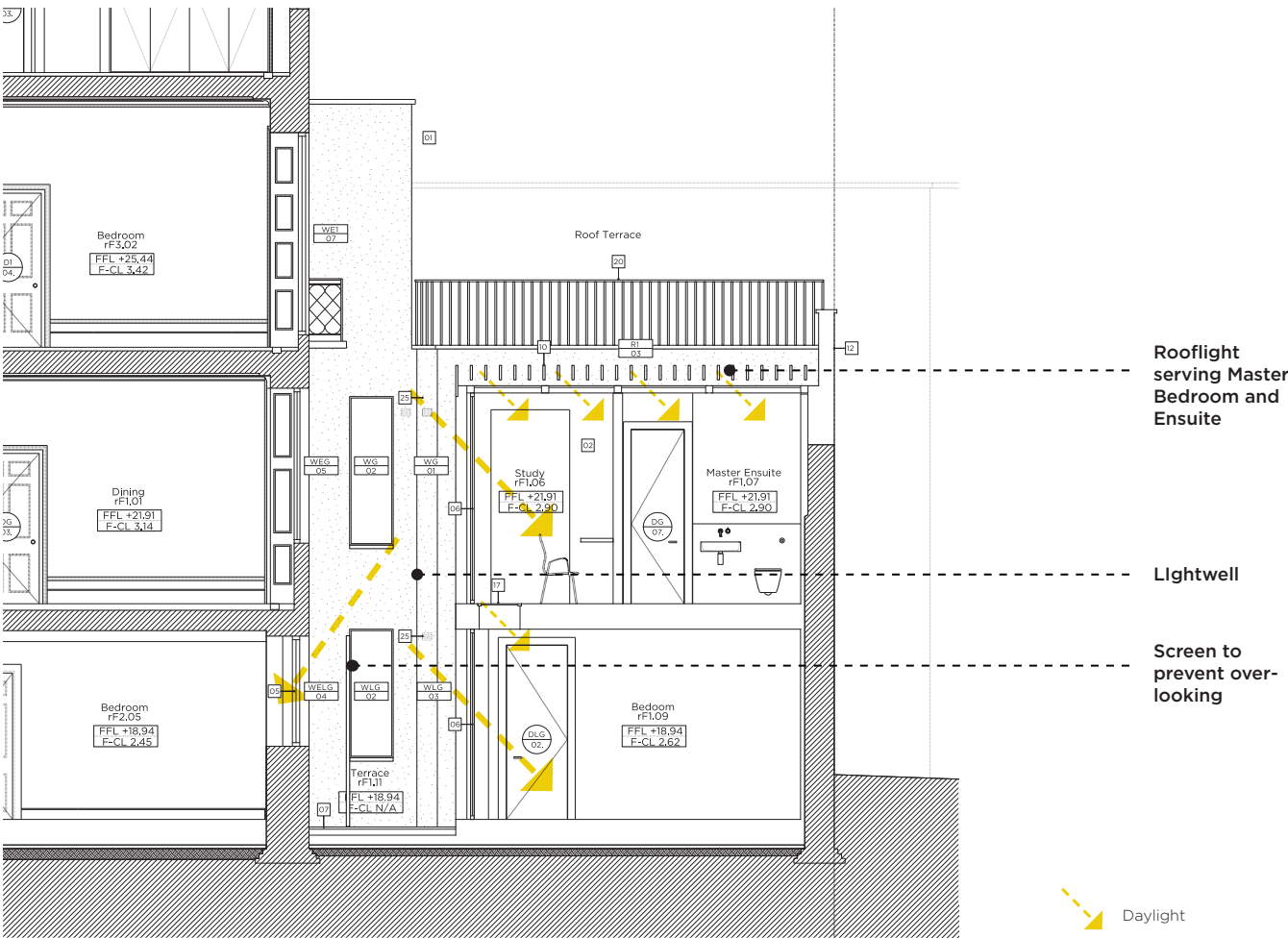
In addition to this, there is a rooflight providing access to the roof terrace which allows additional daylight into the master bedroom

Flat 02

Flat 02 (Lwr Ground Floor 1 Bed) is set out in arrangement to allow the bedroom to benefit from daylight from the rear lightwell and in addition to this via daylight from the main living space (double doors)

The arrangement of this flat protects the historic arrangement of the lower ground floor (primary front room and secondary room to the rear)

Overlooking is prevented between Flat 01 and Flat 02 through the use of screening in the rear lightwell.



Section Through Rear Lightwell



17.0 SUSTAINABILITY AND M&E SERVICES

**17.1 Servicing Strategy**  
Please refer to Appendix B - Mechanical and Electrical Servicing Report for full details of the servicing strategy.

**17.2 Heating**  
Individual boilers will be installed to each apartment to provide wet under floor heating throughout with temperature/time control and fan assisted trench heaters underneath the windows. The bathrooms and shower rooms are to be heated by electric under floor heating and thermostatically controlled towel rail.

**17.3 Cooling**  
2 no. AC condensors are proposed, which would not be visible from the street. One positioned on the first floor terrace and one on the roof.

Refer to Appendix C - Acoustic Report

**17.4 Ventilation**  
The apartments will be naturally ventilated throughout.

**17.5 Water**  
Booster tank and pump located at the lower ground floor and distrubuted throughout the apartments.

**17.6 Incoming services/Plant**  
All incoming services are into the vault below the pavement level. These services will then be delivered to the lower ground floor level meter cupboards and then distributed around the building through vertical risers located alongside the party wall with no. 20.

Please refer to the corresponding Mechanical and Electrical Servicing Report for full details of the servicing strategy.



Existing & Proposed Gross Internal Areas (GIA)

|                    | Existing GIA* |         | Proposed GIA* |         |
|--------------------|---------------|---------|---------------|---------|
|                    | (sqm)         | (sqft)  | (sqm)         | (sqft)  |
| Lower Ground Floor | 126.1         | 1,357.3 | 124.5         | 1,340.1 |
| Ground Floor       | 92.4          | 994.6   | 105.6         | 1,136.2 |
| First Floor        | 72.2          | 777.2   | 72.4          | 778.9   |
| Second Floor       | 73.4          | 790.1   | 68.2          | 734.5   |
| Third Floor        | 68.0          | 732.0   | 68.1          | 732.9   |
| Loft**             | 38.2          | 411.2   | 28.8          | 310.0   |
| TOTAL              | 470           | 5,062   | 468           | 5,033   |

Proposed Unit Breakdown (NIA)

| Unit             | Floor               | No. Beds | Proposed NIA* |        | Amenity |        |
|------------------|---------------------|----------|---------------|--------|---------|--------|
|                  |                     |          | (sqm)         | (sqft) | (sqm)   | (sqft) |
| FLAT 01 (Duplex) | Grd & Lwr Ground    | 2        | 117.7         | 1,267  | 20.7    | 222.8  |
| FLAT 02          | Lwr Ground          | 1        | 77.4          | 833    | -       | -      |
| FLAT 03          | 1st Floor           | 1        | 60.7          | 653    | 2.8     | 29.8   |
| FLAT 04          | 2nd Floor           | 1        | 51.8          | 558    | -       | -      |
| FLAT 05 (Duplex) | 2nd & 3rd Floors ** | 2        | 102.6         | 1,104  | 14.4    | 155.4  |
|                  |                     |          | 410.2         | 4,415  |         |        |

|       |     |
|-------|-----|
| 1-Bed | 60% |
| 2-Bed | 40% |

\* All areas are based on measured survey information by Mobile CAD Surveying Ltd. Areas are approximate only and subject to the site measure.  
\*\* Loft includes area below 1.5m

18.0 PROPOSED USE, UNIT SIZE AND DENSITY

18.1 Proposed Use

As outlined in the Marketing Report, appended to this planning application, the need for the change of use comes from the general under-utilisation of the site.

Following Camden's Core Strategy Policy CS8, it is acknowledged that there is a high concentration of commercial properties in the borough. While the Camden Employment Land Review 2008 forecasts that the demand for offices will increase between 2006 and 2026, the Council will be looking to direct new business development to other areas of the Borough, with the majority being in King's Cross. Consequently, the Council will favourably consider proposals for other uses of older office premises if they involve the provision of permanent housing.

18.2 Unit Mix

It is proposed that the property returns to its original residential use, providing 5 market housing units ( 1x2B4P, 1x2B3P & 3x1B2P). The units comply with the minimum space standards set out in the London Plan (July 2011).

18.3 Proposed Density

The proposed scheme provides a density of 930 Hr/Ha (habitable rooms per hectare). It is deemed that this is a suitable density given the central location of the site, as per The London Plan; Chapter 3; Table 3.2; Sustainable residential quality.



19.0 CYCLE STORAGE PROVISION

19.1 Access and Parking

John Street is a two way street with parking allocated on both sides and is a controlled parking zone.

Pre Application advice did not specify a requirement for the development to be car free, however this would be considered viable due to the high concentration of public transport in the vicinity. TFL's PTAL rating gives the site the best possible rating of 6b.

19.2 Cycle Storage

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Due to the listed nature of the building and the narrowness of the front lightwell, it is proposed that each flat is supplied with 2x Brompton bicycles with a corresponding £250 bicycle voucher for accessories. These can then be stored securely within joinery in the flat.

Cycle provisions have been provided on the basis of 2no. per apartment in line with our pre-application advice and the London Plan.

The Further Alterations to the London Plan supports the storage of bicycles within dwellings. However due to the listed nature of the dwelling it is unsuitable to manoeuvre bicycles from the communal entrance to each individual flat. There is not a lift to accommodate a full size bicycle and there are steps located at the main entrance.



Brompton Bicycle (2 per Flat)



£250 bicycle voucher for accessories





20.0 DAYLIGHT AND SUNLIGHT

20.1 Layout

All main rooms receive light conditions that are deemed acceptable and are in accordance with the BRE guide's criteria and the objectives of Camden Council. The opportunities for external architectural change on this site are limited, due to the listed nature of the building.

For further information on the effects of the proposals on the neighbours and the general daylight and sunlight analysis please refer the corresponding Daylight/Sunlight Report (Malcolm Hollis).



21.0 WASTE MANAGEMENT

21.1 Encouraging Recycling

Each apartment will be fitted with 2no. 80 litre, separate waste and recycling containers within the kitchen units. It is considered that this encourages occupants to separate their rubbish and recycling, regularly and reliably. See image below of the integrated bin storage.

21.2 Waste Collection/Management

Waste is collected from John Street on Monday of every week, with mixed recycling & food/garden waste collected once per week on the same day.

Refuse will periodically be taken by occupants from the kitchen to the kerb side when refuse collections take place. The collection point is immediately outside the property and is picked up before 7am, with waste being left outside the property on street the night before.



**Proposed waste / recycling waste storage unit**  
(to be located in kitchen; marked in Blue)  
80 Litre Capacity (2 x32L & 2 X 8L)  
Cabinet Size - 600mm



Part M Design Criteria

- Criterion 1**– Parking (width or widening capability)  
**Criterion 2** – Accessible approach to dwelling from parking (distance, gradients and widths)  
**Criterion 3** – Accessible approach to all entrances  
**Criterion 4** – All entrances should:  
a) Be illuminated  
b) Have level access over the threshold; and  
c) Have effective clear opening widths and nibs  
d) Have adequate weather protection\*  
e) Have a level external landing.\*  
**Criterion 5**– Accessible communal stairs and lifts  
**Criterion 5**– Accessible communal stairs and lifts

- Criterion 6** – Internal doorways and hallways enable convenient movement in hallways and through doorways.  
**Criterion 7** – Circulation Space enable convenient movement in rooms for as many people as possible.  
**Criterion 8** – Entrance level living space provide accessible socialising space for visitors less able to use stairs.  
**Criterion 9** – Potential for entrance level bed-space to provide space for a member of the household to sleep on the entrance level if they are temporarily unable to use stairs.  
**Criterion 10** – Entrance level WC and shower drainage to provide an accessible WC and potential showering facilities.  
**Criterion 11** - WC and bathroom walls ensure future provision of grab rails is possible, to assist with independent use of WC and bathroom facilities.

- Criterion 12** – Stairs and potential through-floor lift in dwellings enable access to storeys above the entrance level for the widest range of households.  
**Criterion 13** – Potential for fitting of hoists and bedroom / bathroom relationship to assist with independent living  
**Criterion 14** – Provide an accessible bathroom that has ease of access to its facilities from the outset.  
**Criterion 15** – Glazing and window handle heights to enable people to have a reasonable line of sight from a seated position in the living room and to use at least one window for ventilation in each room.  
**Criterion 16** – Locate regularly used service controls, or those needed in an emergency, so that they are usable by a wide range of household members

22.0 INCLUSIVE DESIGN STRATEGY

**22.1** The table to the left shows the inclusive design analysis for each apartment.

Given the restrictive nature of the listed building, it is not possible to meet all of the requirements due to the need to preserve the historic fabric of the building. These exceptions have been limited and are noted in the matrix.

| Matrix    |      |        |         |                                    |                                 |                   |                 |                           |                   |                             |                          |                                     |                            |   |                                 |          |         |                  |
|-----------|------|--------|---------|------------------------------------|---------------------------------|-------------------|-----------------|---------------------------|-------------------|-----------------------------|--------------------------|-------------------------------------|----------------------------|---|---------------------------------|----------|---------|------------------|
| Criterion |      |        | 1       | 2                                  | 3                               | 4                 | 5               | 6                         | 7                 | 8                           | 9                        | 10                                  | 11                         | 12  | 13                              | 14       | 15      | 16               |
| Flat      | Beds | Person | Parking | Approach to dwelling from parking. | Level approach to all entrances | External entrance | Communal stairs | Internal doors & hallways | Circulation space | Entrance level living space | Entrance level bed space | Entrance level WC & shower drainage | Bathroom / WC adaptability | Stairs and potential through floor lift in dwelling | Potential for fitting of hoists | Bathroom | Windows | Service Controls |
| Flat 1    | 2    | 4      | Note A  | Note A                             | Note B                          | ✓                 | Note D          | ✓                         | ✓                 | ✓                           | ✓                        | ✓                                   | ✓                          | ✓   | ✓                               | ✓        | ✓       | ✓                |
| Flat 2    | 1    | 2      | Note A  | Note A                             | Note B                          | ✓                 | Note D          | ✓                         | ✓                 | ✓                           | ✓                        | ✓                                   | ✓                          | N/A   | ✓                               | ✓        | ✓       | ✓                |
| Flat 3    | 1    | 2      | Note A  | Note A                             | Note B                          | ✓                 | Note D          | ✓                         | ✓                 | ✓                           | ✓                        | ✓                                   | Note E                     | N/A   | ✓                               | Note E   | ✓       | ✓                |
| Flat 4    | 1    | 2      | Note A  | Note A                             | Note B                          | ✓                 | Note D          | ✓                         | ✓                 | ✓                           | ✓                        | ✓                                   | ✓                          | N/A   | ✓                               | ✓        | ✓       | ✓                |
| Flat 5    | 1    | 3      | Note A  | Note A                             | Note B                          | ✓                 | Note D          | ✓                         | ✓                 | ✓                           | ✓                        | ✓                                   | ✓                          | ✓   | ✓                               | ✓        | ✓       | ✓                |

- Note A No car parking spaces to be provided as part of development.  
Note B No lift due to limitations of existing building  
Note C Existing entrance staircase to be retained  
Note D Existing internal staircase to be retained  
Note E Constrained by existing building



23.0 CONCLUSION

23.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to create an exemplary set of residential apartments without impacting the amenity or character of the surrounding area. Further, the return of the listed building to its original residential use represents an opportunity to greatly restore and enhance the character of a heritage asset.



SECTION THREE:  
EXISTING & PROPOSED VISUALS







As Existing  
Rear Isometric I

| Demolition Notes |                                  |
|------------------|----------------------------------|
| 1                | Existing roof to be demolished;  |
| 2                | Existing window to be removed;   |
| 3                | Existing AC units to be removed; |
| 4                | Existing downpipe to be removed; |



As Proposed  
Rear Isometric I

| Proposed Notes |   |
|----------------|---|
| 1              | Closet wing to be rebuilt to be approx. 1 m lower with render finish;                           |
| 2              | Roof terrace to Rear Extension;   |
| 3              | Proposed extension over existing courtyard structure with glass roof and 'brise soleil' canopy; |
| 4              | New sash window to existing opening under existing fanlight;                                    |
| 5              | Proposed new terrace with rooflight to access loft level;                                       |







As Existing  
Rear Isometric 2

| Demolition Notes |                                  |
|------------------|----------------------------------|
|                  | Existing roof to be demolished;  |
|                  | Existing window to be removed;   |
|                  | Existing AC units to be removed; |
|                  | Existing downpipe to be removed; |



As Proposed  
Rear Isometric 2

| Proposed Notes |   |
|----------------|---|
|                | Closet wing to be rebuilt to be approx. 1 m lower with render finish;                           |
|                | Roof terrace to Rear Extension;   |
|                | Proposed extension over existing courtyard structure with glass roof and 'brise soleil' canopy; |
|                | New sash window to existing opening under existing fanlight;                                    |
|                | Proposed new terrace with rooflight to access loft level;                                       |







As Existing  
Rear Elevation

| Demolition Notes |                                  |
|------------------|----------------------------------|
| 1                | Existing roof to be demolished;  |
| 2                | Existing window to be removed;   |
| 3                | Existing AC units to be removed; |
| 4                | Existing downpipe to be removed; |



As Proposed  
Rear Elevation

| Proposed Notes |   |
|----------------|---|
| 1              | Closet wing to be rebuilt to be approx. 1 m lower with render finish;                           |
| 2              | Roof terrace to Rear Extension;   |
| 3              | Proposed extension over existing courtyard structure with glass roof and 'brise soleil' canopy; |
| 4              | New sash window to existing opening under existing fanlight;                                    |
| 5              | Proposed new terrace with rooflight to access loft level;                                       |

