

**13-15 JOHN'S MEWS**  
**BLOOMSBURY**  
WC1N 2PA

Design and Access Statement

16020



MAREK WOJCIECHOWSKI ARCHITECTS  
LONDON

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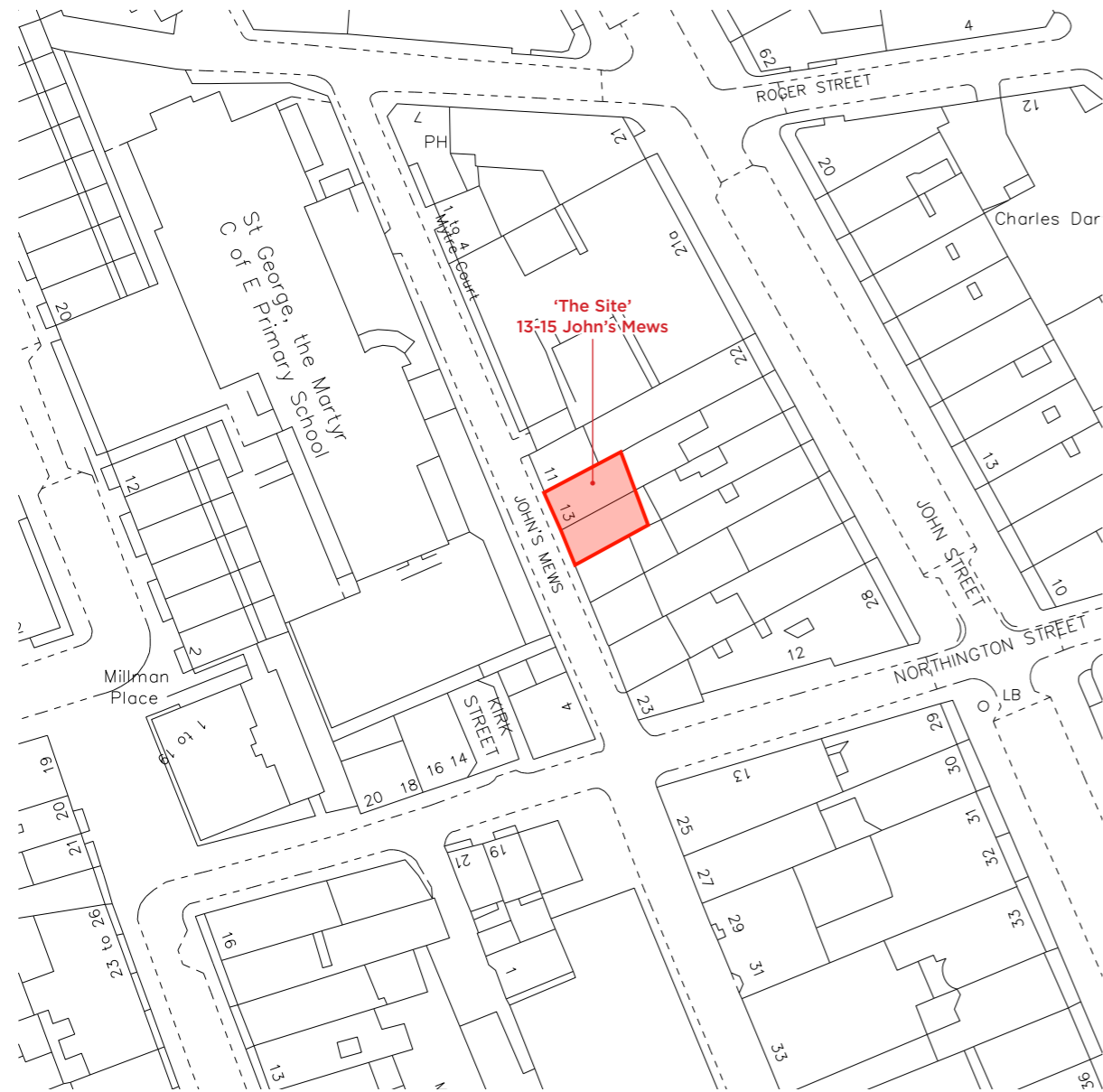
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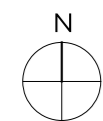
SECTION ONE:

# INTRODUCTION & SITE HISTORY

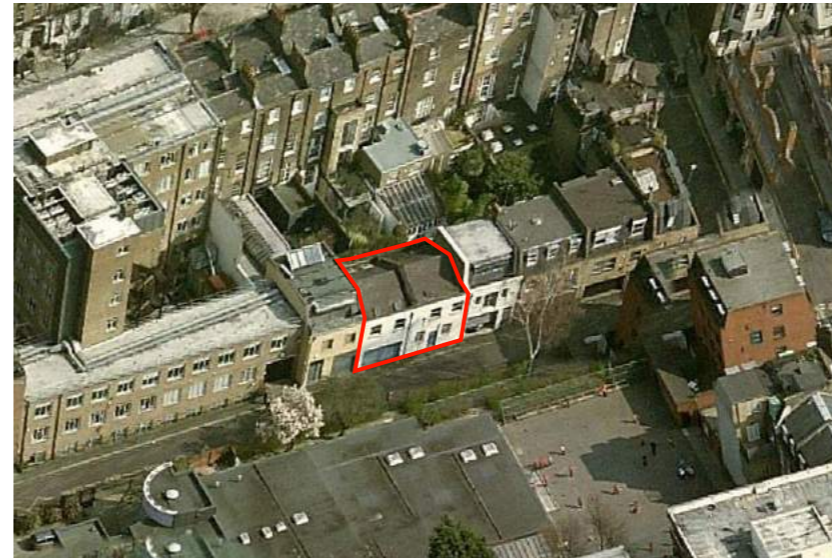




Site Location Plan  
Approx. 1:1000 @ A3



**Key:**  
— Denotes Site Boundary



John's Mews  
Aerial View looking East  
(Site outlined in red)



John's Mews  
Aerial View looking West  
(Site outlined in red)

**1.1 PROJECT INTRODUCTION**

i. Marek Wojciechowski Architects have been instructed to prepare a planning application for the property at 13-15 John's Mews, WC1N 2PA. The site consists of a 2-storey mews property, arranged over ground and first floor levels, and is a purpose-built workshop, providing garage space at ground floor level and offices above (B1 use), all of which are currently vacant. The property is not listed, however falls into the Bloomsbury Conservation Area.

ii. This application relates to the proposed change of use of the property, as outlined in the plans and visuals in Section 2.0 and 3.0 of this report. Works related to the above change of use include (but are not limited to):

- Conversion from vacant office/garage (B1 use) to residential (C3 use) to provide 4x self-contained units (4x 2-bed flats);
- Proposed mansard roof extension with traditionally-detailed dormers to create residential accommodation at second floor level;
- Excavation of new basement level below footprint of property to create residential accommodation;
- Proposed lightwell to the rear to provide natural ventilation and daylight to serve accommodation at basement level;
- Proposed reinstatement of large opening at ground floor level (15 John's Mews), which creates the formal street frontage to the building whilst retaining the character of the existing building and coach style doors;
- Proposed refuse store at ground floor level.

iii. 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.





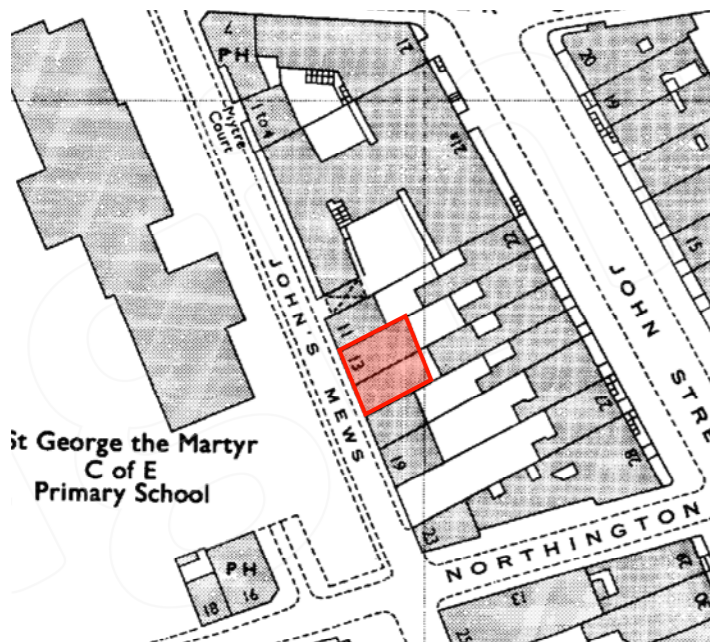
**1890's**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)



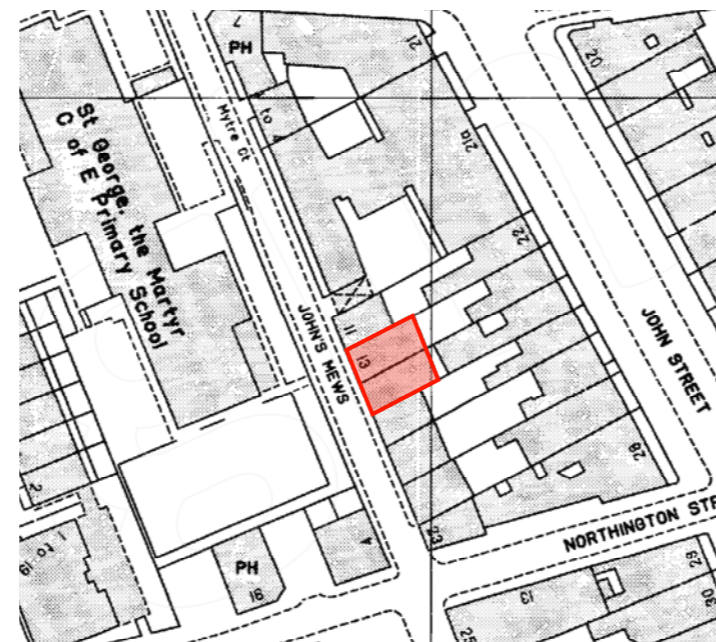
**1950's**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)



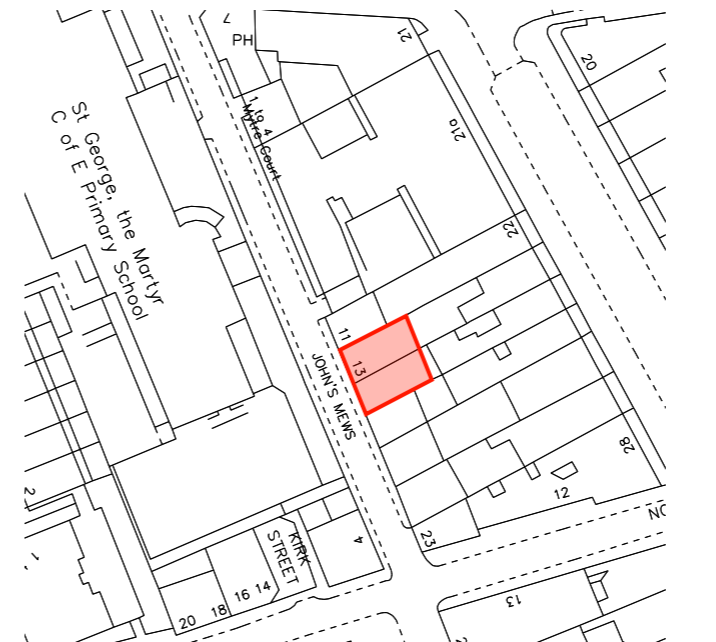
**1960's**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)



**1970's**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)



**1980's**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)



**2016**  
Ordnance Survey Map  
John's Mews & Surroundings  
(Approx. site outlined in red)

**1.2 SITE HISTORY**

i. The Application property is not listed, however falls within the Bloomsbury Conservation Area. The Application property is highlighted in the Bloomsbury Conservation Area Audit as a 'Positive Contributor'.

ii. It is noted in the Bloomsbury Conservation Area Audit that,

*"The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area." (p.2)*

iii. The historic Ordnance Survey maps describe the development of the area since the late 19th Century. The mews property was originally built in the early 1800s to serve the Grade II Listed houses on John Street. As the OS Map 1950 shows, the mews properties were separated from the John Street properties, allowing the enlargement of the mews property footprint. It is unclear whether the mews properties were also rebuilt prior to this and following WWII bomb damage.

iv. As the OS Map 1960 and 1970 shows, the area surrounding the Application site witnessed wide spread redevelopment, changing the urban grain to a much larger scale and plot size, typified by the St. George the Martyr C of E Primary School adjacent to the Application site.

v. With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the site and Bloomsbury Conservation Area, providing an exemplary residential development, whilst maintaining the streetscape.

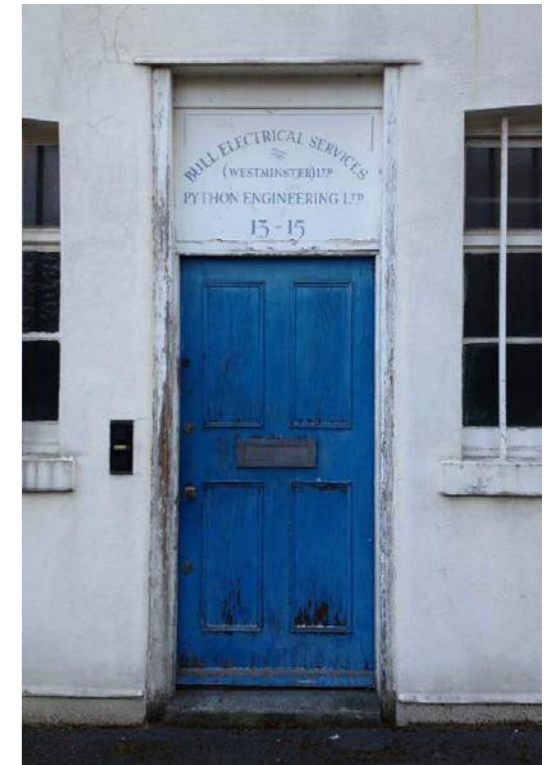




01 - Front elevation looking North on John's Mews



02 - Front elevation looking South on John's Mews



03 - Front entrance



04 - 15 John's Mews



05 - Garage - 13 John's Mews



06 - Rear view looking towards 21-24 John's Mews



07 - Rear view looking towards 21-24 John's Mews





Fig.01 - Leving House/Jamie Forbert Architects

- 1A Doughty Mews
- LB Camden
- Bloomsbury Conservation Area
- Completed



Fig.02 - London Mews/William Smalley Architects

- 1 Doughty Mews
- LB Camden
- Bloomsbury Conservation Area
- Completed



Fig.03 - Johns Mews/Urban Mesh Architects

- 23 John's Mews
- LB Camden
- Bloomsbury Conservation Area
- Completed



Fig.04 - Doughty Mews/Roz Barr Architects

- 19 Doughty Mews
- LB Camden
- Bloomsbury Conservation Area
- Completed

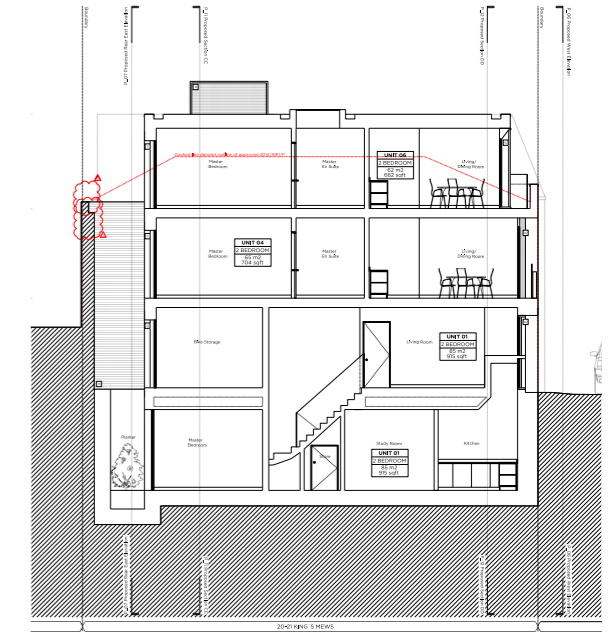
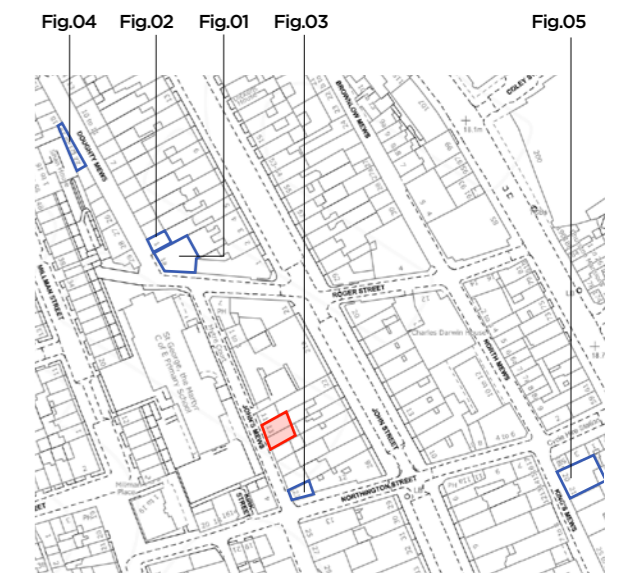
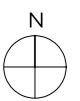


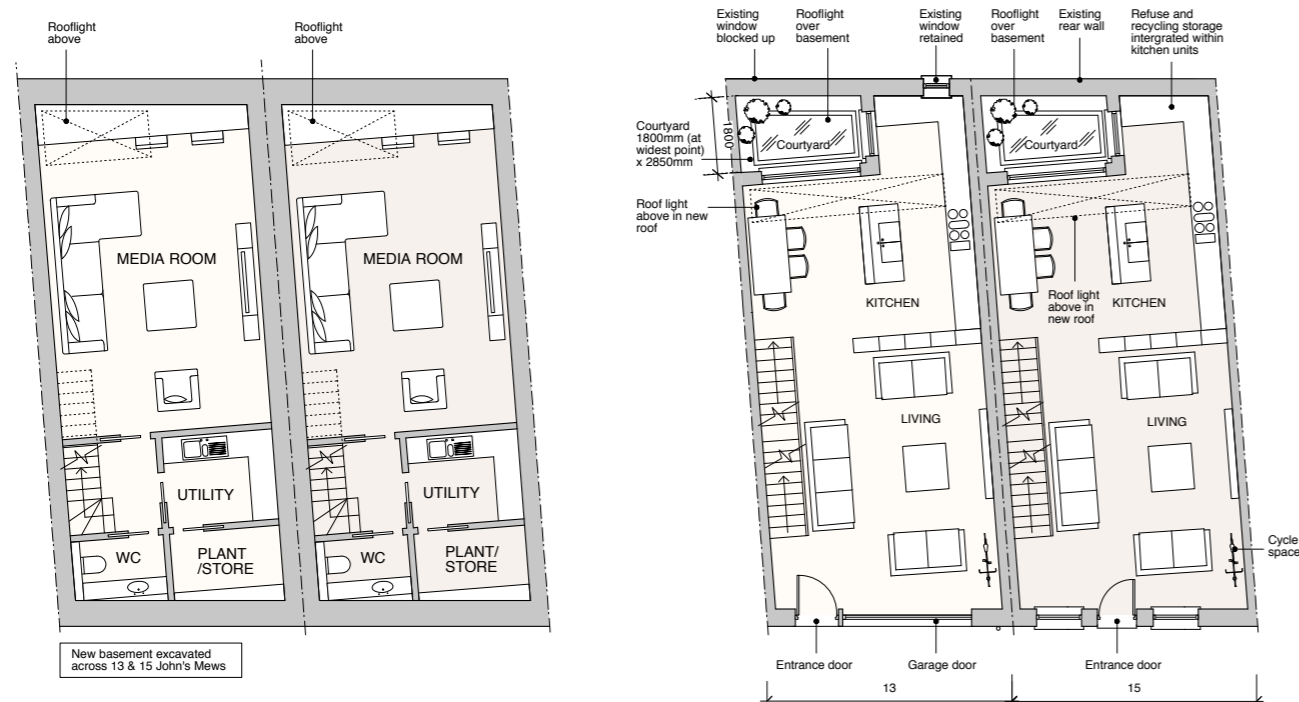
Fig.05 - Kings Mews/Marek Wojciechowski Architects

- 20-21 Kings Mews
- LB Camden
- Bloomsbury Conservation Area
- Planning approval on 18th August 2016 (2016/1093/P)

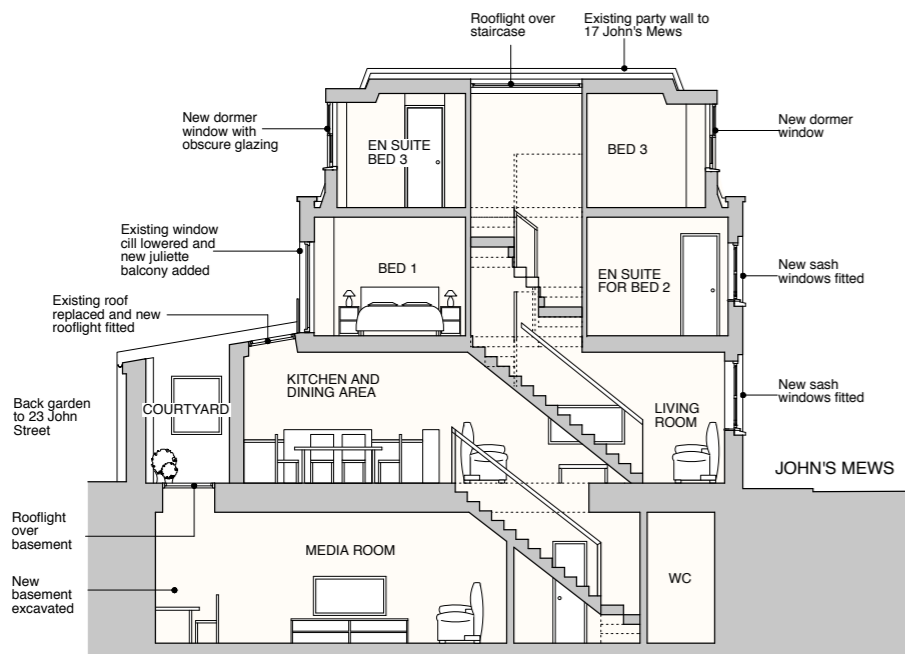


Key Plan - Not to scale  
(Site outlined in red)

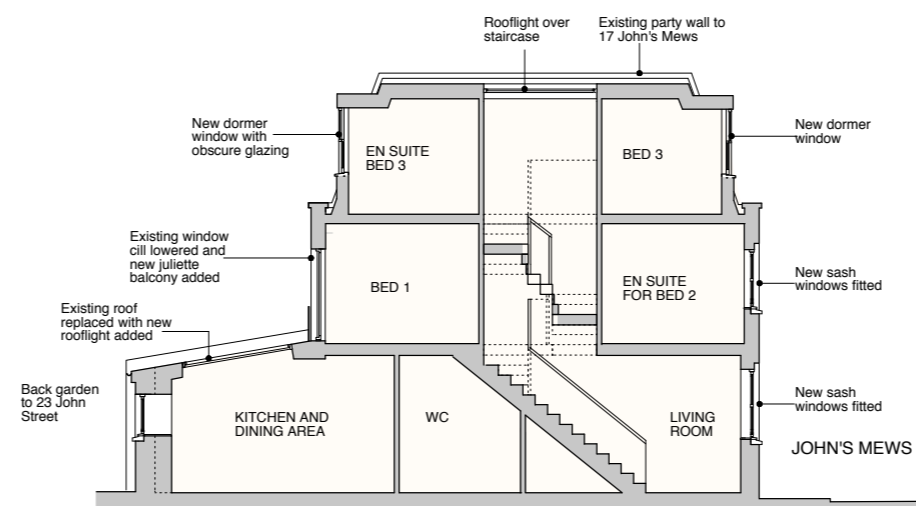




13-15 John's Mews  
Consented Basement & Ground Floor Plans (Ref: 2014/3330/P)



13-15 John's Mews (2016)  
Consented Section AA (Ref: 2014/3330/P)



13-15 John's Mews (2013)  
Consented Section AA (Ref: 2013/4967/P)

1.5 PLANNING HISTORY

i. All relevant planning history at the property address available online is listed below:

**Ref: 2014/3330/P (Drawing shown)**  
**Decision - 29/09/2016**

Consent granted for the change of use from garage/workshop/offices (Class B1) to residential use (Class C3) to provide 2 dwellinghouses, including excavation works to create a new basement floor level, creation of 2 new courtyards, mansard roof extensions and elevational alterations to front and rear.

**Ref: 2013/4967/P (Drawings shown)**  
**Decision - 05/03/2014**

Consent granted for the change of use from garage/workshop/offices (Class B1) to residential use (Class C3) to provide 2 dwellinghouses, including mansard roof extensions and elevational alterations to front and rear. (Expires 05.03.2017)

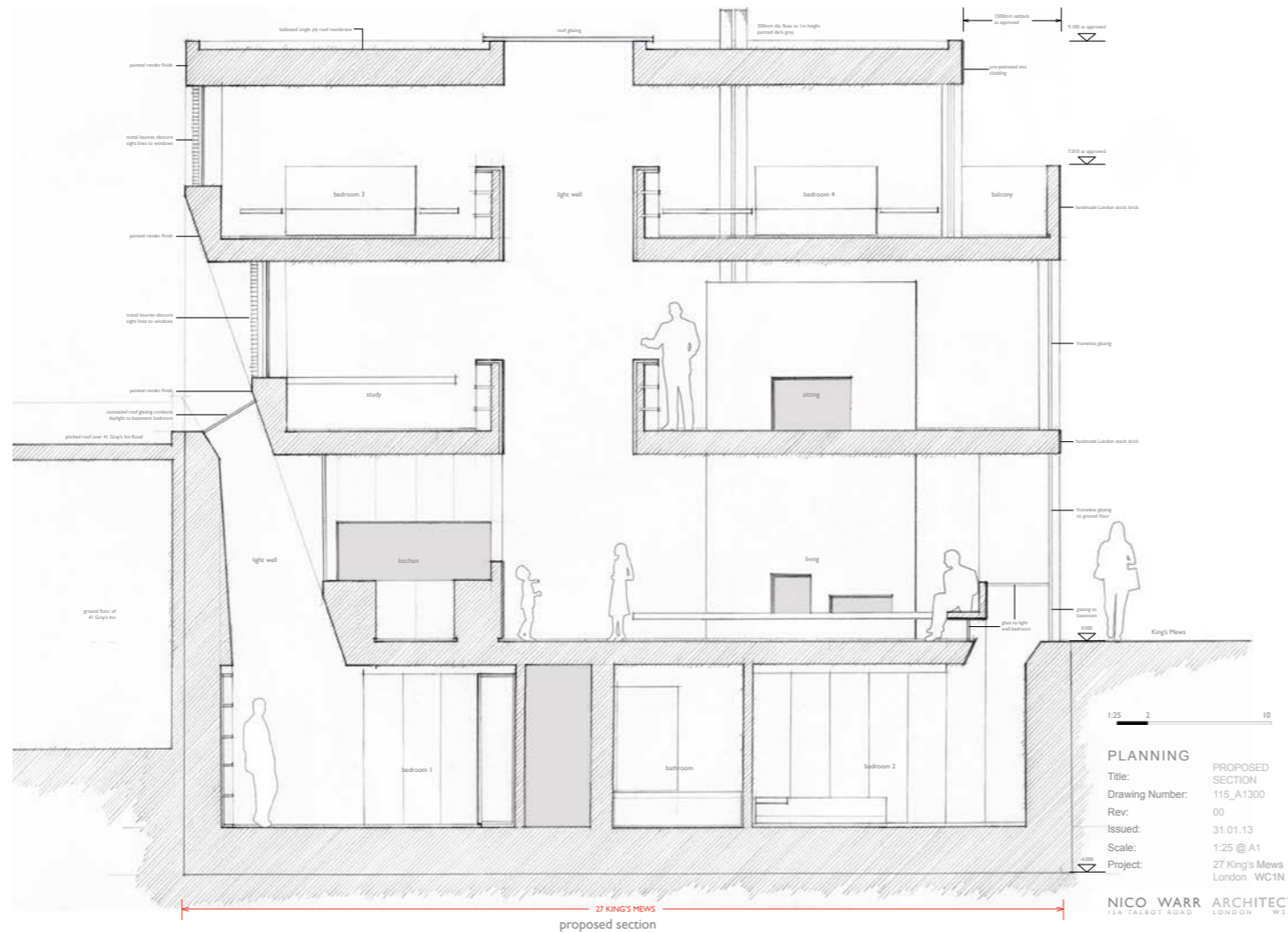
**11-15 John's Mews**

**Ref: 8970066 & 8900191**  
**Decision - 01/09/1990**

Consent granted for the demolition of the existing building and its reconstruction with an additional mansard storey to provide additional office (B1 Class) use as shown on drawing numbers 89010/01A 02A & 03A revised by letter dated 24th November 1989.







**27 King's Mews (2012)**  
Consented Section (Ref: 2013/1002/P)

**1.6 NEIGHBOURING PLANNING HISTORY**

i. A number of properties in the surrounding area have been granted similar developments in recent years, including:

**27 John Street & 21 John's Mews  
14/05/2015 (2013/5705/L)**

Consent granted for 'Erection of rear extension with associated terrace above and elevational alterations.'

**25 John's Mews (Grade II Listed)  
26/03/2013 (2012/4925/P)**

Consent granted for the 'Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwellinghouse (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration.'

**25 John's Mews (Grade II Listed)  
26/03/2013 (2012/5150/L)**

Listed Building Consent granted for 'Works associated with the change of use from office at ground floor and flat on first floor to a single dwellinghouse, including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration and associated internal alterations.'

**Flat 10, 29-31 John's Mews  
26/03/2013 (2012/0240/P)**

Consent granted for 'Extension of the existing roof terrace and installation of timber decking, a sedum roof, glass screens and metal balustrades in connection with the existing use as a roof terrace to existing flat (Class C3).'

**27 King's Mews  
11/04/2013 (2013/1002/P) (Drawing Shown)**

Consent granted for 'Erection of a three storey plus basement dwelling house with second floor terrace (Class C3) following partial demolition of existing office/warehouse (Class B1/B8).'

**23 John's Mews  
10/02/2006 (2005/5526/P)**

Erection of a mansard roof extension to form a second floor extension to an existing dwellinghouse (Class C3)

