

## **BRIEF DESIGN & ACCESS STATEMENT**

### **12 JOHN STREET, LONDON WC1N 2EB**

### **CHANGE OF USE FROM OFFICE (B1) TO A RESIDENTIAL USE (C3).**

#### **The Premises:**

The property forms part of a terrace of 11 Grade II listed buildings built between 1799-1824 in John Street WC1N, as a part of the Bloomsbury conservation area.

The property is a large traditionally built mid-terrace house with solid brick walls and a part flat and part pitched roof construction surfaced in felt and natural slates. The property comprises six storeys with a good-sized single storey rear extension, which was added some years back. Access to the upper floors is via an internal staircase located within the entrance hall and landings.

#### **Purpose of Application:**

The project comprises a Change of Use from office (B1) to residential use (C3) to provide a family dwelling. This statement is submitted as part of the planning application for the above.

The purpose of this application is to establish permission for residential use prior to carrying out a detailed design which will be the subject of approval from English Heritage and Building Regulation requirements. Any issues regarding accessibility would be best dealt with at that stage. This statement is also best made in full at the detailed design stage.

#### **The scale of the proposed development as follows:**

- **Circulation Area:** There are certain restrictions on permissible internal changes due to Grade II listed building status. However, as shown on the floor plans, the property benefits from generously sized hallways, wide doorways and stairs.
- **Accessibility:** The spacious room sizes will provide free access for all age groups, including wheelchair users. At least one living room will be planned on the ground floor. Another example of the in-house management system is the provision of suitable sleeping accommodation on the ground floor if required.

Accessible bathroom & toilet facilities will be designed on the ground floor following consultation with English Heritage and Buildings Regulations Authority.

- **Lift Capability, Bedroom & Bathroom Layout and Fittings & Fixtures:**

All of these can easily be addressed in a new built scheme with relative ease. Due to Grade II listed status, all these matters will be the subject of discussions with English Heritage and Buildings Regulations Authority. Accordingly, an in-home management system it will be considered to address issues arising from The Lifetime Homes and Wheelchair Housing policy.

12<sup>th</sup> OCTOBER 2017

- **Car Parking:** The property does not have any designated parking facilities and will be a car-free house when the Change of Use is implemented.
- **External Approach and Entrance:** This matter will be the subject of discussions with English Heritage and the Building Regulations Authority. However, it may involve the use of temporary ramps to enable wheelchair access as and when required.

The proposed residential use will easily fit into a well-established residential neighbourhood and will provide valuable family accommodation within the heart of the central London area which is currently suffering from a housing shortage. The dwelling is within a few minutes reach of transport, shopping, hospital, school and work facilities.