

10 John Street  
London  
WC1N 2EB

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External Repairs and Internal  
Alterations

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Design and Access Statement

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October 2017

D A N K S B A D N E L L

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## 1.0 INTRODUCTION

- 1.01 Danks Badnell Architects Ltd. has prepared this Statement in support of a Planning Application for repairs and internal alterations at 10 John Street.

The proposals consist of the following repairs and alterations:

- Insulating and re-surfacing/re-slating the rear lower flat roof and mansard and parapet gutter
- Reconstructing the head of the mansard roof to create a water barrier to divert rainwater from the mansard roof and the troublesome parapet gutter.
- Constructing a glazed lean-to roof to the inner stairwell
- Relocating/replacing the existing spiral staircase to form an improved means of escape.

## 2.0 OBJECTIVES

- 2.01 The Brief. The property was originally designed and built as a private residence between 1799 and 1813. The building was later converted to office use and has been used as such for many years, most recently by the current owners Oury Clark Accountants and Solicitors.

Prior to the purchase of the building by Oury Clark the building had fallen into poor repair which has led to poor working conditions for staff within the building. Oury Clark have asked Danks Badnell Architects Ltd. to organise works of repair and alteration, particularly to the rear lower building.

In particular:

- The building is very poorly insulated, in both summer and winter it is hard to keep the interior at a comfortable working temperature. The situation is extreme in the summer. A separate application has been submitted for the installation of air-conditioning.
- The lower roof and parapet gutter both leak, the construction of the mansard and gutter being poor and difficult to repair. The gutter itself becomes over-loaded in heavy rain conditions, there is only one rainwater outlet.
- Escape from the building is confused, particularly from the rear two storey part of the building.
- The external fire escape stair in the light-well is open to the elements and not beautiful seen from within the offices

2.02 Drawings and Heritage Statement

- This statement makes reference to the following application drawings:
  1. 14/37/06 Plans as Existing
  2. 14/37/07 Sections and Elevations as Existing
  3. 14/37/50 Plans as Proposed
  4. 14/37/51 Sections and Elevations Proposed
  5. 14/37/52 1:50 Plans Sections and Elevation as Proposed
  6. 14/37/53 Detail Glazed Stair-well Roof and Mansard Roof
  
- A Heritage Statement accompanies the application.

### 3.0 SITE AND SURROUNDINGS

3.01 Location. The site is 10 John Street, London, WC1N 2EB. This is on the junction of John Street and Northington Street.

3.02 Site Extents. Site location plan ref: 14/37/01 highlights the extent of the site in red.

3.03 Existing Building. The existing building consists of the original four storey frontage to John Street with the more recent two storey addition to the rear of the site. The building includes a full basement.

Substantial alterations were carried out to the building in 1981 including construction of the rear flat roof and mansard now under discussion. The standard of design and construction of the work was not of high quality.

3.04 Setting. The setting of the site is city urban.

3.05 Use of Site. The entire site is in private commercial use by Oury Clark Accountants and Solicitors.

3.06 Surrounding Properties. The application site forms the southern end of a long terrace heading north along John Street. The terrace is uniform in terms of appearance and massing. Similar terraces run north and south along both sides of John Street. The Lady Ottoline public house stands directly opposite the application site on the far side of Northington Street.

3.07 Views into the Site. 10 John Street is clearly visible from John Street and Northington Street.

#### 4.0 TOWN PLANNING CONSIDERATIONS

4.01 Heritage. The site forms part of a Grade II Listed terrace (ref: 1379156). The site is within the Bloomsbury Conservation Area. A detailed analysis of the site history is provided in the Heritage Statement submitted with this application.

4.02 Planning History. Apart from the current application to install air conditioning the Local Authority's online Planning records show two applications in recent years. These are:

|    |             |                 |                          |                |
|----|-------------|-----------------|--------------------------|----------------|
| 1. | 2007/2926/P | Planning        | Change of Use to C3      | GRANTED (S106) |
| 2. | 2009/1235/L | Listed Building | Repairs and redecoration | GRANTED        |
| 3. | 2015/2037/P | Planning        | Change of Use to C3      | GRANTED (S106) |

4.03 Pre-Application Advice. Pre-application advice has not been sought for this on account of i) the repair/minor alteration nature of the works, and ii) the current pre-application advice time scale involving the Conservation Department.

#### 5.0 CONTEXT

5.01 Physical Context. The site is in a city/urban area. The surroundings are relatively flat although the ground levels do fall away slightly along Northington Street.

5.02 Social Context. The neighbouring property at 11 John Street is a private residence. The majority of other properties along the terrace are in commercial use.

## 6.0 DESIGN PROPOSALS

6.01 Proposals. The application seeks consent for the following repairs and improvements:

- Repairing and insulating the mansard roof including reforming the parapet and gutter.
- Insulating and re-finishing the rear lower flat roof and repositioning the roof-light
- Constructing a glazed lean-to roof to the inner stairwell
- Relocating/replacing the existing spiral staircase to form an improved means of escape.

All as described below.



6.02 Repairing and insulating the mansard roof including reforming the parapet and gutter.

- Erect temporary cover for the duration of the works
- Stripping off the existing slates, battens and felt setting aside slates for re-use.
- Stripping out the gutter lining.
- Carefully removing the 'L' shaped concrete coping stones and setting aside for re-use.
- Stripping off the inner plasterboard face to the mansard to allow inspection of the gutter and outlet under-side
- Repairing as necessary the mansard roof timbers and forming new head plate illustrated on the drawings.
- Insulate between the rafters and to inside face to achieve current Building Regulation standard.
- Reform and reline the gutter in lead with steps in accordance with the LDA.
- Replace the coping stones
- Refurbish and redecorate the windows
- Replace slates and flashings re-using original slates with replacements as necessary, battens and felt.
- Remove the temporary cover
- Redecorate the rendered street elevation.





6.03 Insulating and re-finishing the rear lower flat roof and repositioning the roof-light

- Working under the temporary cover :
- Strip off the existing felted roof finish and repair deck boarding and rafters as necessary.
- Retain/repair the existing roof-light
- Form graded valley gutter to the rear of the mansard head complete with Fulbora rainwater outlet.
- Overlay the roof deck with 150mm Celotex proprietary insulation board system to Building Regulation standard. Cut insulation board between the rafters below the valley gutter.
- Re-surface the whole roof using Single Sheet guaranteed roof membrane. Reform flashing to parapet walls. (Note: the works do not disturb the hall window cill of the main building)



6.04 Glazed lean-to roof to the inner stairwell

- Raising the Party Wall in matching brickwork and re-using the concrete capping as illustrated on Sketch Drawing dated 13 October 17.
- Installing a double glazed lean-to roof and gutter supplied by Vale Garden Houses Ltd. The glazing will span between the wall batten at the head and onto the gutter at lower level. The gutter will be bear onto wall fixed brackets between the windows. The Framework will be painted hardwood to underside with grey aluminium capping externally. The glass will be safety glass. The gutter outlet will run down to connect to the existing floor gully.
- The security grills to the light-well windows will be remove below the new roof.
- The brick walls and staircase will be redecorated



6.05 Relocating/replacing the existing spiral staircase to form an improved means of escape.

The Proposed layout has been submitted to a Private Building Inspector, MLM Ltd, who have confirmed that the proposed, and particularly the improved means of escape, will be compliant with the Building Regulations.

- Removing the existing spiral staircase and surrounding walls. Making good the floor after.
- Opening up the floor to form the new stairwell and installing either a new spiral stair or the re-used spiral stair.
- Forming the new studwork fire partitions complete with joinery to match that of the existing rooms.
- Creating the modified first floor WC compartment.
- Modifying the rainwater down pipe from the parapet gutter to accept the new additional connection for the flat roof gutter.
- Redecorating through-out on completion.

## 7.0 DESIGN PROPOSALS GENERALLY

7.01 Use. The site will remain entirely in Class B1 use.

7.02 Scale and Visibility. The repairs and alterations will not be visible apart from the reconfigured mansard roof which will increase the ridge of the mansard roof by approximately 400mm.

The increased height of the mansard is small and will not be noticeable.

7.03 Area. The proposal will have no impact upon the floor area of the building.

7.04 Landscaping. The proposal will have no impact upon landscaping.

7.05 Appearance. The proposal will have no impact upon the appearance of the building other than the 400mm increase in the height of the rear mansard roof.

7.06 Access. The proposals will not have any impact upon the access arrangements for the building. The condensers themselves would be accessed via an existing roof hatch.

7.07 Heritage. The proposal is for the positive repair and minor alteration to the Listed Building. The works will improve the fabric of the building and will have positive effect upon the future life and use of the building.

A more detailed analysis is provided in the heritage statement submitted with this application.

## 8.0 CONCLUSION

The proposed works are of re-instatement and improvement and will ensure continued enjoyment of the Listed Building.