



Giles Quarme & Associates

**DESIGN, ACCESS & HERITAGE
STATEMENT**

34 JOHN STREET, WC1N 2AT

to accompany
Planning and Listed Building Consent Application
June 2018

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CONTENTS ---

- Section 1 Introduction
- Section 2 Existing Site and Listed Building Description
- Section 3 Building History
- Section 4 Heritage Assessment of Significance
- Section 5 Planning history of the first floor design
- Section 6 Proposed Works
- Section 7 Planning Policy
- Section 8 Historic Building Impact Assessment
- Section 9 Conclusion

This Design, Access & Heritage Statement has been prepared by Natasha Brown of Giles Quarme & Associates on behalf of our client to provide information to the local planning authority at application stage in support of proposals for works of alteration at 34 John Street, London. The property forms part of a grade II listed building with the neighbouring houses and falls within the boundary of the Bloomsbury Conservation Area.

Giles Quarme & Associates are an architectural practice that specialise in the repair, restoration, alteration and refurbishment of historic buildings and buildings in Conservation Areas.

Our work also includes traditional architecture projects from concept designs to completion; and consultancy services such as advice, report writing and acting as expert witnesses. Since 1987 we have worked on a wide range of historic buildings and new buildings within historic contexts, and therefore have expertise in all aspects of dealing with listed buildings and scheduled ancient monuments in terms of planning, conserving fabric, new interventions, and public use of such buildings.

Our work includes such high profile buildings as The British Museum, the Old Royal Naval College at Greenwich, a World Heritage Site and group of Grade I listed building, and the Victoria & Albert Museum. We have worked on a considerable number of Grade I and II* listed country houses, churches, public buildings and townhouses, both in the UK and internationally.

Our approach to historic buildings is to ensure their significance is preserved and enhanced, whilst providing them with a viable use that protects them for future generations. We do not believe in a dogmatic approach to conservation, but one which responds to the needs of individual buildings.

We have a small team of staff with specialist training and knowledge of historic buildings and their conservation.

Natasha Brown is a Chartered Architect with over 17 years experience of working on historic buildings throughout her career at GQA. She has undertaken the specialist diploma in Building Conservation at the Architectural Association and is a Part III examiner at The Architectural Association and is currently accredited with RIBA SCA and CAABC in conservation.

The purpose of the report

This Design, Access & Heritage Statement is in support of a planning and listed building consent submission which seeks permission for the following development:

“Alteration of the First floor plan layout to include retaining the existing wall dividing the rear room from the staircase/bathroom with the enlargement of the shower room of the 2007 partially implemented consent.”

The report refers to the larger report of the 2017 consented scheme and is specifically about the first floor only.

METHOD 1: Physical Onsite Examination:

It can be seen when assessing the materials that survive onsite that the majority of the internal areas of the buildings have been thoroughly altered, the external areas have been retained, whether that is from the mid 20th Century alterations or the partially implemented 2007 and 2017 consented alterations.

METHOD 2: Written documentation:

Planning Documents:

NPPF

Historic England’s Conservation Principles

Historic England’s Planning Practice Guide

Camden Local Plan

The London Plan

Research

Listed Building Description

London Metropolitan Archives

METHOD 3: Drawings:

Review of the proposals against the research, previous approved and partially implemented planning and listed building consents of 2007 and 2017.



Fig. 1: 34 John Street front façade.

No. 34 John Street is a Georgian house built in the 1750s, as part of a unified row of nine dwellings. It stands within the Bloomsbury Conservation Area, in the London Borough of Camden. In 1951 numbers 29-36 were listed as a group at Grade II for their architectural and historic value as a row of attractive Georgian terrace houses, from a period when there was very little building activity in London. Although the façades of nos. 31 and 32 have been rebuilt in facsimile and several other houses have been partly rebuilt, the row still retains most of its original character.

Whilst it was originally built as a single family home No 34 was in fact in use as an office for the entire 20th Century. It was only recently converted back into a single family residence following a successful planning and listed building application in 2007/8. As part of its office conversion at the beginning of the 20th Century it had been joined with Nos 33 and 35 through internal corridors and doors at basement, ground, first and third floors.

The first part of this report reviews the setting, location and historic development of the site. The historic development formed part of the extensive Heritage Statement produced by Alan Baxter & Associates for the 2007/8 conversion of Nos 34 & 35 into two residential family homes from the joined office use. This document therefore reviews the information provided by Alan Baxter & Associates and some further interior reviews following site surveys and historic photographs held at the Metropolitan archives. We have then analysed the remaining historic fabric and have identified the 21st century additions. This provides the current layouts of the building when the client took ownership in 2016. The internal plasterwork review was undertaken by specialist historic plasterer Ben Bosence and can be seen in Appendix A.

The second part of this document then reviews the design proposals in line with the Borough of Camden's requirements for a Design & Access Statement.

The third section reviews the National & Local planning policies relating to the historic built environment and considers the effects of the proposed works on the fabric and significance of the listed buildings. This also includes a review of the impact on the historic fabric.

PLANNING HISTORY

The following planning and listed building consent applications have been made to London Borough of Camden since 1968 to undertake works to the building:

- 2017/ 2647/L and 2017/2193/P Installation of replacement French doors at ground floor level to rear; relocation of AC unit to roof; and installation of two rooflights
- 2008/5284/L - Details of a method statement pursuant to condition 3(a) of the listed building consent dated 12/10/07 (2007/3743/L) for Internal and external works including change of use of the premises from office use (B1) to residential use (C3) to form two single family dwelling houses. – Granted in June 2009
- 2007/5929/L- LBC for Internal and external alterations- Granted in 2008
- 2007/5927/P- PP for the erection of 1.1m high railings at roof level- Granted in 2008
- 2007/3743/L- LBC for Internal and external works including change of use
- - Granted in 2007
- 2007/3742/P- PP for change of use of the premise- Granted subject to a Section 106 legal agreement in 2007
- 2007/1924/L- LBC for the erection of an extension at roof level- Refused in 2007
- 2007/1923/P- PP for the erection of an extension at 4th floor level- Refused in 2007
- 8870052- LBC or Conservation Area Consent for the installation of air handling units at the rear of the conservatory roof- Granted in 1988
- 8800084- PP for the installation of air handling units- Granted in 1988
- 88770176- LBC or Conservation Area Consent for the demolition of a brick store at the rear, erection of a conservatory, and internal alterations- Granted in 1987
- 88701067- PP for the erection of a conservatory- Granted in 1987
- 8592012- PP for felling trees- Part approved /Part refused in 1985
- HB1709- PP for the provision of a door opening into party wall at basement level- Listed conditional in 1977
- 21308- PP for the erection of a 2 storey office building in the rear garden- Refused in 1975
- 5694- PP for the enlargement of a dormer window- Conditional in 1968

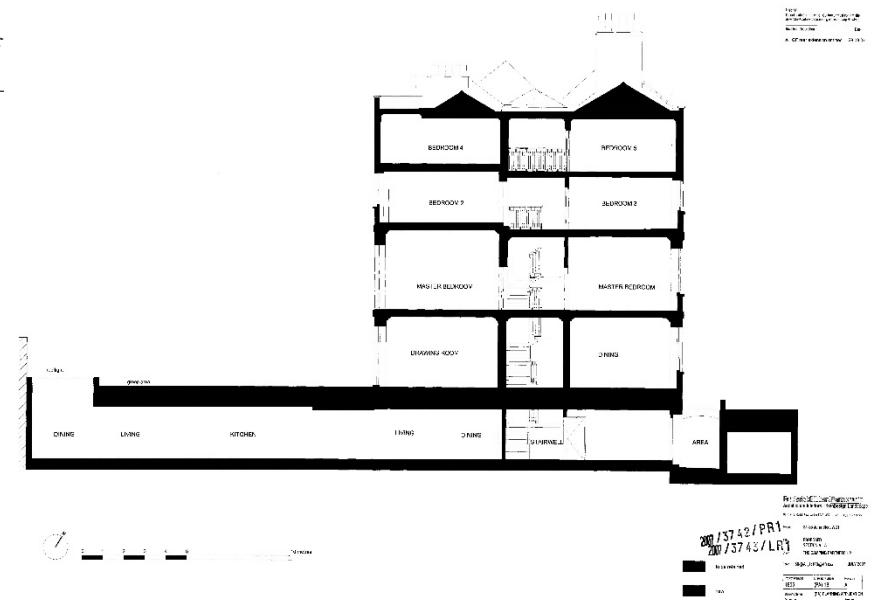


Fig. 2: Section of the 21st Century works undertaken in 2008-9

SECTION 2 Existing site and Listed Building Description

Location

The building is located in the heart of Bloomsbury near Great Ormond Street Hospital (fig.1) and located within the Bloomsbury Conservation Area (fig.4)

34 John Street

London

WC1N 2AT

Conservation Area

The site is located within the Bloomsbury Conservation Area, which was first designated by London Borough of Camden on 1st March 1984. It covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south, and from Tottenham Court Road in the west to King's Cross Road in the east. The initial designation of Bloomsbury Conservation Area sought to protect elements of development from the Georgian and earlier eras, but excluded areas where there had been significant later redevelopment. There have been numerous subsequent extensions that have mostly reflected a growing appreciation of Victorian and Edwardian and high quality 20th century architecture. A map of the Conservation Area boundary is located on the following page.

Existing Use

The property is used as a single family house.

Existing Floor Space

- Basement—156m²
- Ground Floor—102m²
- First Floor—100m²
- Second Floor-102m²
- Third Floor-100m²
- Roof and terrace-65m²
- TOTAL-624m²

Fig. 3. Location Map of 34 John Street

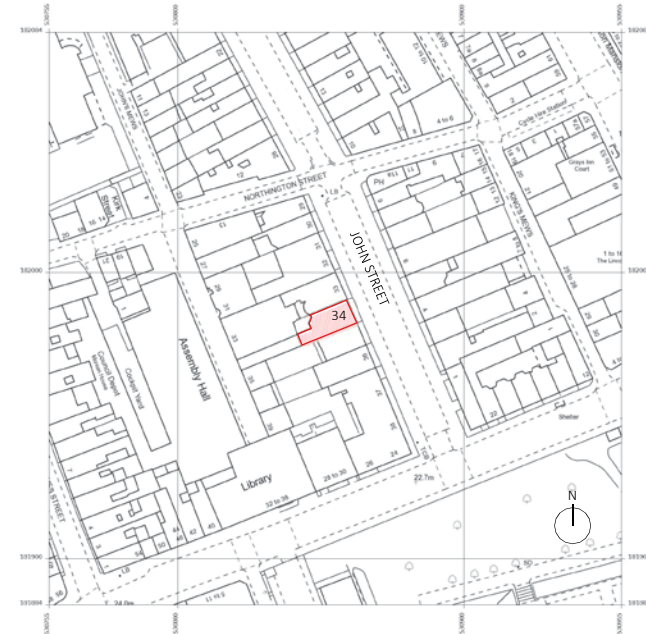
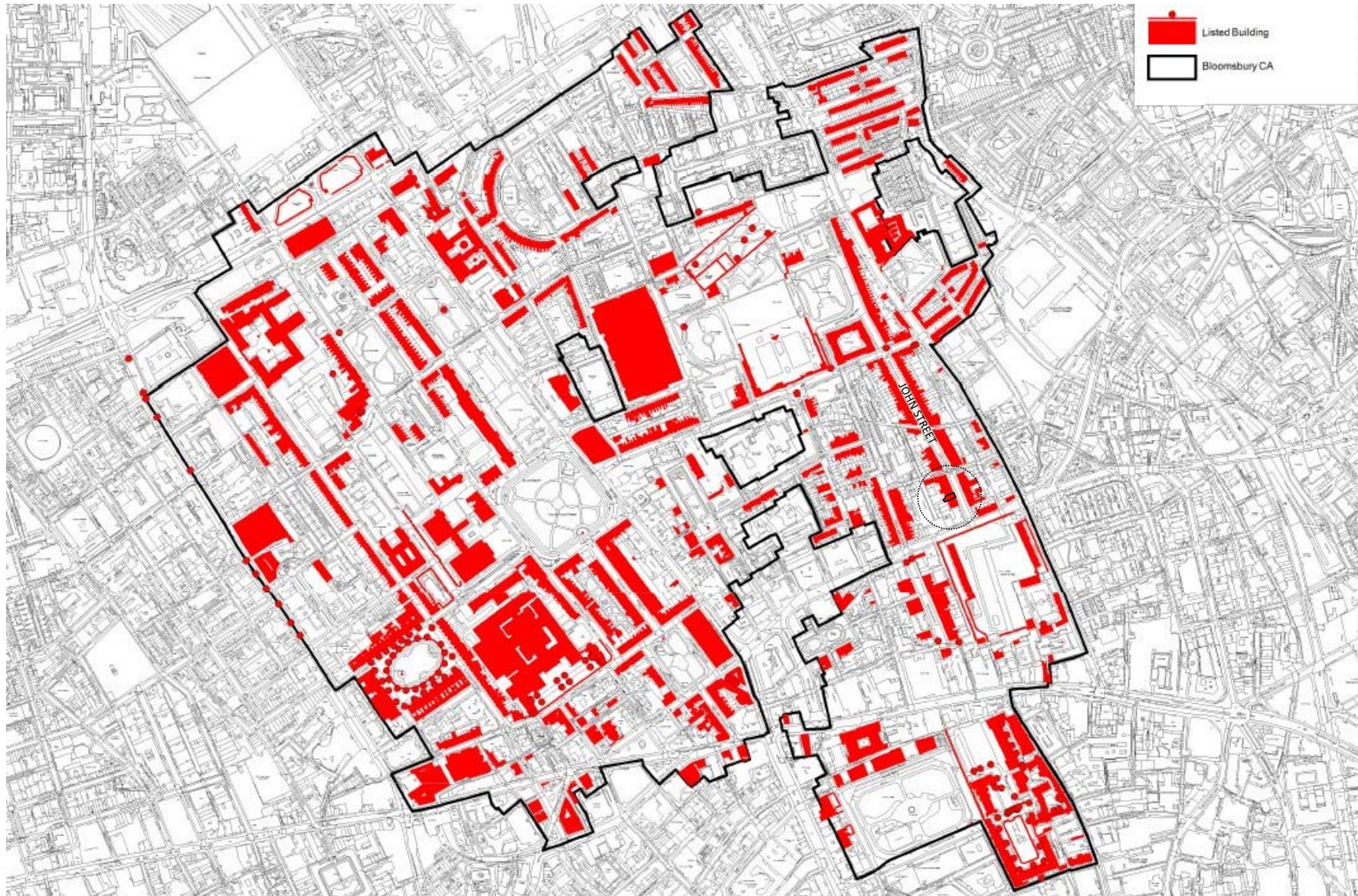


Fig. 4: Satellite view of 34 John Street



SECTION 2 Existing site and Listed Building Description



Bloomsbury CA Listed Building



Reproduced from the O.S. map with the permission of the Controller of H.M.S.O. Licence no. LA100019726

Scale 1: Not Usable Scale

#Map for Internal Use Only#

Print Date: 22/11/2010

Printed By: L.Small



Map Ref No: c03633

Fig.5: Map of Bloomsbury Conservation Area and Listed Buildings

SECTION 2 Existing site and Listed Building Description

Name: NUMBERS 29 TO 36 AND ATTACHED RAILINGS

List entry Number: 1379158

Location

NUMBERS 29 TO 36 AND ATTACHED RAILINGS, 29-36, JOHN STREET

The building may lie within the boundary of more than one authority. County: Greater London Authority

District: Camden District Type: London Borough National Park: Not applicable to this

List entry.

Grade: II (fig.3) Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry

Summary of Building

CAMDEN TQ3082SE JOHN STREET 798-1/96/945 (West side) 24/10/51 Nos.29-36 (Consecutive) and attached railings GV II

Terrace of 8 houses. c.1754-59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel. Nos 31 & 32 rebuilt C20 in facsimile (except for addition of dormers). Multi-coloured stock brick; Nos 31 and 32, brown brick with slated mansard roofs and dormers; No.36, reddened brick. Plain brick bands at 1st and 2nd floor level; No.33 with stone band at 1st floor level. 4 storeys and basements; Nos 31 and 32 with attics. 3 windows each; No.33, 4 windows; No.29, 1 window return to Northington Street. Gauged red brick flat arches to recessed sashes, except No.33, most with glazing bars. Parapets. No.29: round-arched doorway with radial fanlight, pilaster-jambes carrying cornice-bead and panelled door. INTERIORS: noted to retain panelled rooms and stairs with turned balusters. Nos 30 & 31: wooden Doric doorcases with triglyph friezes, dentil cornices, open pediments, patterned fanlights and panelled doors. INTERIOR: of No.30 noted to retain panelled rooms and stairs with turned balusters and carved ends in hall with heavy timber archways. Dentilled cornices on first floor. No.31 included for group value. No.32: wooden Ionic doorcase with modillion cornice and pediment. HISTORICAL NOTE: plaque with bronze bas relief roundel of bust commemorating Sir John Kirk, JP, Christian philanthropist. No.33: slightly projecting with evidence of tuck pointing. Mid C19 stucco doorcase with attached columns. Cast-iron balconies to 1st floor windows. Cyma-bracketed cornice on 3rd floor with pediment across attic storey and oculus in tympanum. Attached mid C19 cast-iron railings to area. INTERIOR: noted to retain moulded ceiling to 1st floor. Turned balusters and carved ends to stairs. Nos 34-36: wooden Ionic doorcases with modillion cornices and pediments, pulvinated friezes and panelled doors. No.34, mid C19 cast-iron railings; No.35, entrance flanked by wrought-iron lamp brackets. INTERIORS: noted to retain panelled rooms, marble fireplaces and dentilled moulded ceilings. Stairs with turned balusters and carved ends. SUBSIDARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Fig. 6. Map showing listed buildings and the boundary of the Bloomsbury Conservation Area



HISTORICAL DEVELOPMENT OF JOHN STREET

Until the 18th Century the area north of Grays Inn was mainly open farmland. During the 18th Century the streets began to be laid out north of Theobalds Road. Great James was built in the 1720s but after this building boom of the early 18th Century there was a lull in activity which only picked up again in the 1760s. Most of Bloomsbury was actually being built up in the 1820s. As the lower half of John Street was constructed during the 1750s and still survives, it forms part of the rare group of buildings in London that were constructed during the lull period.

No 34 John Street was built as part of a speculation of 35 houses built between 1754 and 1759 on the estate of Henry Doughty by John Blagrove [Blagrave] the builder. They followed the Palladian proportions but as per the fashion of the day had minimal façade decorations. While many buildings in the area fell into disrepair or suffered damage during the war and have since been demolished or severely altered those that survive in part, or even in some cases whole, are nos. 2-5, 7-9, 29, 30, 33-36. No 34 has been extensively rebuilt on its upper floors, as has its neighbour no. 36 (some time between 1942 and 1950, after severe war damage) and no. 35. No. 33 appears to be largely original. Several of the houses other than 34 are noted in the list description as having original stairs and balusters, with some panelled rooms also remaining.

Nos. 29-36 and their attached railings were listed Grade II in 1951, with the reconstructed buildings included for group value. As part of the Bloomsbury Conservation Area (designated in 1968), these houses contribute to an extensive surviving network of Georgian streets and squares, which still retain a large proportion of their original buildings. Within this Conservation Area, John Street forms a group with Doughty Street and Mecklenburgh Square, with which it connects.

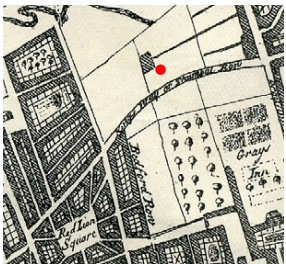
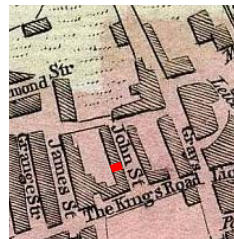


Fig.6: Map of London, 1724, John Senex (approximate site indicated in red)

Fig.7: Plan of the Cities of London and Westminster and, 1767 (site indicated in red)



No 34 was built with almost identical façades to its neighbouring houses, made up of four main storeys, each three windows wide, and faced in stock brick. As described before, the façade was subordinated to the overall architectural composition of nine houses in a row, centred on the wider and slightly projecting pedimented house at no. 33.

The building has a staircase along the side of the entrance hall with the staircase rising through the first and second floors at the front of the house, reducing the size of the front rooms on each of those floors, although the staircase is much better lit on the lower floors as a result.

Traditionally the house would have been used with different hierarchies across the floors with the Servants working in the kitchen and ancillary rooms in the basement, and sleeping on the third floor. The ground floor looks to have contained a reception room or library at the front with an adjoining room to the rear. A drawing room was likely at the rear on the first floor, where the master bedroom suite is now located while the front of the house would probably have been divided into a bedroom suite. The second floor would have been occupied by family bedrooms.

The Goad Insurance map suggests that by 1901 no. 34 (and all other neighbouring houses) were in use as offices, and it also indicates that its plot outline was roughly the same as it is today. The rear extension behind the house, which was presumably a plain brick structure was demolished in 1987 but is in evidence on the OS Maps from the 19th Century.

The blocked doorway on the first floor between nos. 34 and 33 is a late Victorian or Edwardian pattern, it would suggest that these buildings were linked together around 1900 in office use, which is in line with the other historic research. Several chimney pieces, dado mouldings and other door architraves are also similar. The style of the mouldings appear to be either Georgian originals or more likely an Edwardian revival of them as the 1960s photographs appear to indicate that Nos 35, 34 and 33 all have very similar mouldings which would likely have been changed with the major refurbishment turning into offices. If so, the alterations seem to have been only the minimum required to return the buildings to good order.

SECTION 3 Building History

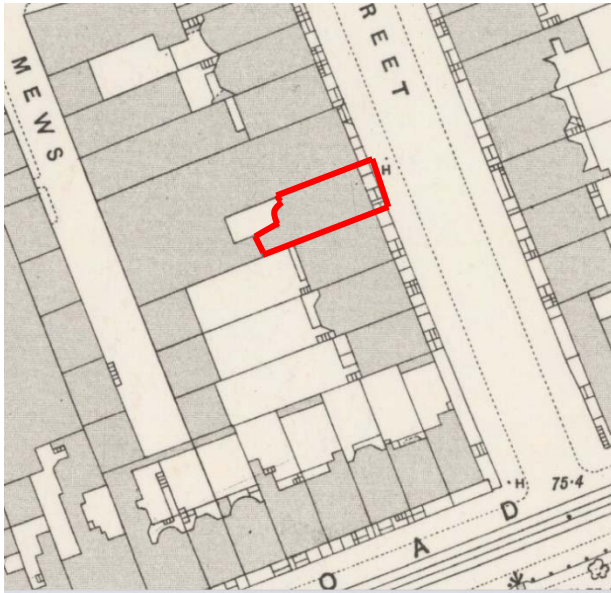


Fig.9: Sheet VII.54 - Sheet VII.54
 Publication date: 1896
 (site highlighted in red)
 It is interesting to note that there was a partial curved bay but that a length of the ground floor extended to the rear of Number 33 John's Mews.



Fig.14: OS Map of London, 1914 (site indicated in red)



Fig.13: Map showing bomb damage post WWII, LCC Bomb damage Maps, 1945
 It is interesting to note that there does not appear to be any damage noted to No 34.

- Colour Key**
 References (for guidance only)
- Black**
Total destruction
 - Purple**
Damaged beyond repair
 - Dark Red**
Seriously damaged; doubtful if repairable
 - Light Red**
Seriously damaged, but repairable at cost
 - Orange**
General blast damage - not structural
 - Yellow**
Blast damage, minor in nature

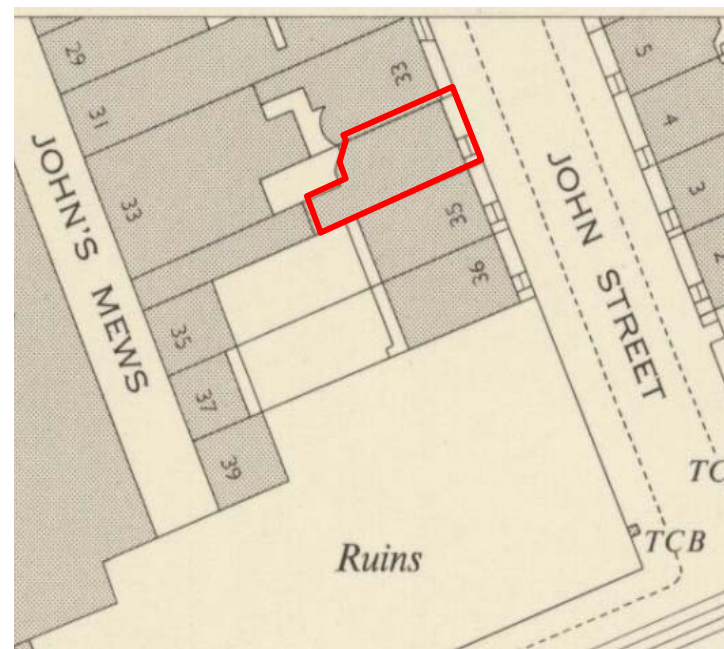


Fig.15: OS Map of London, 1951 (site indicated in red)

It would appear likely that most of the panelling in the ground floor rooms is not original, as there are hollows behind for services, and the panelling on the modern partitions exactly matches that on the other walls. However it does appear that the panelling with the ground floor rear and front rooms are at least of the Edwardian period and the panelling in the front room may have been taken from another building and fitted into No 34, as is a traditional custom.

Post-war reconstruction

During the Second World War no. 37 and the houses south of it were completely destroyed by bombing, while nos. 36 and 35 also seem to have suffered some damage (fig.13). A photograph from 1942 also shows the front of no. 35 missing its top storey, with a newly constructed temporary parapet. The top two storeys were reconstructed in 1951. The photo from 1950 shows that no. 34 was also heavily reconstructed before No 35, with the top two storeys at the front rebuilt in matching style. The canted bay at the back was also rebuilt at this time, as the brickwork includes 1950s machined bricks. The roof structure of the house was replaced according to the original m-shaped configuration.

Alan Baxter Associates Report suggests that *“the secondary staircase on the second and third floor were put in during the 1950s when the wartime damage was repaired. The lack of chimney-pieces on the upper floors suggests that the ones lost during the war were not replaced, presumably as the installation of central heating made them unnecessary.”*

Subsequent alterations

The planning history helps to tell the story of the 1970s and 80s and photographic evidence on the following pages show the interiors of No 31-32, 3 and 35 in 1960 with the same Edwardian revival moulding details that have been used across the group of buildings.

Photographic evidence shows that No 34 had hidden dormer windows or a mansard roof on its rear elevation as late as 1968. In the five years to 1973, the third floor was rebuilt at the back to provide a new elevation, with a very different arrangement of windows all across the wall.

By the 1960s you can see internal panelled screens at the ground floor and the staircase without a dado.

In 1987 the demolition of the brick store behind no. 34 was permitted, as was the erection of a ‘conservatory’. This latter structure may be the roof lit basement extension that was added around that time.

During the 2008-2016 works many alterations have been undertaken and this can be seen from the set of photographs by the Structural Engineer on page 15, this also shows the current condition of the building.

This Listed Building Consent application only applies to the alterations at first floor.



John Street in 1950, showing no. 37 destroyed, no. 36 rebuilt, and no. 34 and then no 35 with the top two floors rebuilt

Photographs from the 1960s showing interiors of No. , 31-32, 3 and No 35 John Street

SECTION 3 Current First Floor photographs only



First Floor Rear Room



First Floor Front Room



The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

Listed Buildings Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department of Culture Media and Sport and supported by Historic England’s Listing Selection Guides for each building type.

Conservation Areas

Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

Historic England has revised and republished its guidance in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

All Heritage Assets

Historic England has published guidance on the identification of four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. Together, this guidance provides a framework for assessing the significance of designated or non-designated heritage assets.

Setting

The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Historic England has published guidance in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes.

ASSESSMENT

The following statements of significance are proportionate to the importance of the identified designated heritage assets and sufficient to understand the impact of the application proposals, given their nature and extent. Assessment is based on existing published information, archival research and on-site visual survey.

The architectural and historic importance of no. 34 John Street consists of its rarity as a large terrace house built during a slump in building activity in the middle of the 18th century. It also has value as part of a largely surviving group of dignified Georgian houses. The house formed a part of the relatively homogeneous development of greater Bloomsbury during the 18th and early 19th centuries, and this is recognised in its inclusion within the Bloomsbury conservation Area.

Both of the above forms of heritage designation indicate the overall interest and value of the building, but stop short of describing what particular elements are of importance, and to what degree. They also fail to mention any parts of the building that may actually detract from their special interest, the removal or alteration of which would create a positive impact on the listed building and the historic environment of Bloomsbury. To enable a more nuanced understanding of the significance of 34 John Street, and thereby to make possible an informed analysis of the impact of the current refurbishment proposals, this section has assessed their importance in recognition of their listing and the surviving plan form and fabric.

Ratings of significance based on Historic England's and British Standards 7913:2013 guidelines and based on the 4 group of heritage values identified (Evidential, Historical, Communal, and Aesthetic Values).

The degrees of significance of each element has been identified as follows:

- Very High Significance
- High Significance
- Medium Significance
- Low Significance
- Neutral
- Detrimental

Aesthetic and Historical Value**FAÇADE TO JOHN STREET**

Although it is individually quite self-effacing, 34 John Street is part of the large 'palace front' formed by the neighbouring properties, and its external appearance is therefore extremely important to its group value. The upper part has been very carefully reconstructed and restored, and is close to its original appearance. The front façade is therefore of high architectural and historic significance, contributing strongly to the character of this part of the Conservation Area. The only detracting factors are the variations in glazing patterns caused by the piecemeal replacement of some of the windows.

HIGH SIGNIFICANCE

REAR FAÇADE

No. 34 has been almost completely rebuilt to the rear, with only thin strips of original brickwork remaining either side of the canted bay from ground to second floors. The canted bay itself is very crudely keyed into the older brickwork. However, the reconstruction works have largely been sympathetic in materials and details, despite no Queen closer brick details, so that the overall significance is not much harmed by the changes to what was always a private and 'unarchitectural' façade. However the 21st Century French doors, are not appropriately detailed and are poorly manufactured and would benefit from a more sympathetic approach.

MEDIUM SIGNIFICANCE

The exceptions to this are the third floor rear elevation, which is not sympathetic in its fenestration, and the basement from which the original or even 20th Century layout can now be read. Both of these alterations detract from the significance of the façade. While as a whole the rear elevation is broadly in keeping with the Georgian nature of Bloomsbury, as they are modern approximations of the original appearance of the building they are therefore only of some significance.

LOW SIGNIFICANCE

PLAN FORM

On the first floor of no. 34, partitions interrupt the space to the rear of the staircase.

MEDIUM SIGNIFICANCE

INTERIOR FEATURES

The staircase of the house, running from the ground to the second floor, is highly significant as it retains its original treads, and for the most part its original turned balusters, newels and handrails. Correspondingly, the entrance hall as a whole is largely original in its cornices and mouldings, and of high significance.

HIGH SIGNIFICANCE

MOULDING DETAILS

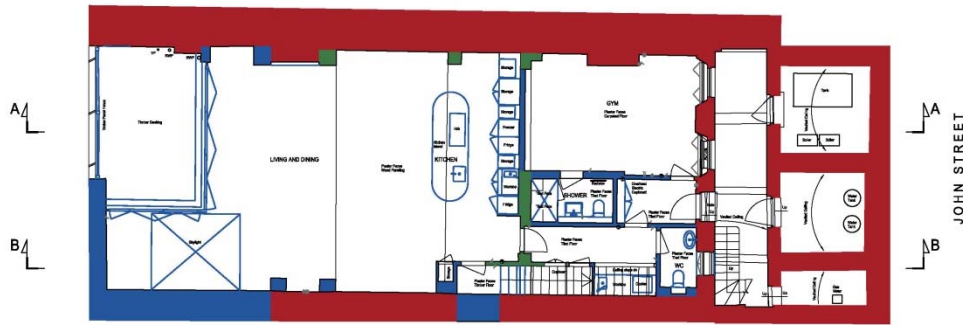
Many of the moulding details throughout the floors appear to be replicas of the Edwardian details recreated in the 1950s and in the latest 2008 works. Some of the replicas are in poor condition and are taken from squeezes that had many years of paint build up still attached.

MEDIUM TO LOW SIGNIFICANCE

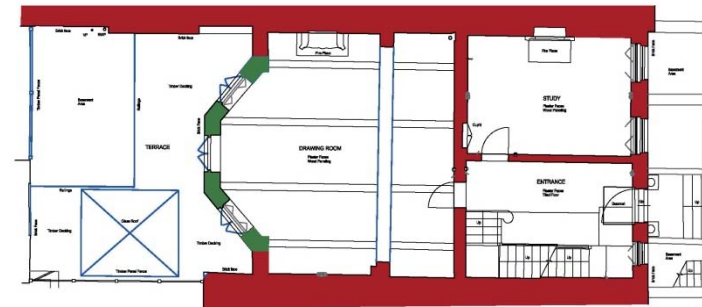
SETTING

The significance of the house is largely due to its wider setting as part of a terrace of similar contemporary houses and within a residential estate of great stylistic unity.

HIGH SIGNIFICANCE



BASEMENT

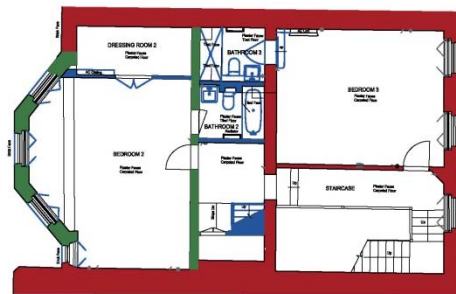


GROUND

- KEY**
- 1750 - also includes some late historic additions, such as fireplaces
 - 20th century
 - 21st century



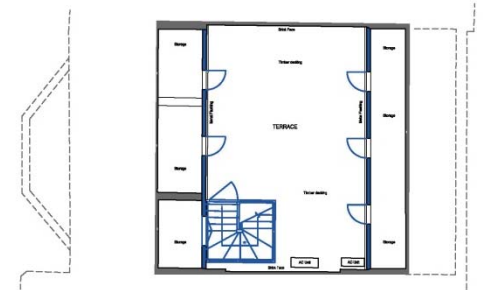
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF TERRACE

SECTION 2 Planning history of the first floor design

Fig 1:
As part of its office conversion at the beginning of the 20th Century it had been joined with Nos 33 and 35 through internal corridors and doors at basement, ground, first and third floors.



Fig.1: Planning & Listed Building Consent - 2007

The consented proposals provided a shower, wc and linen store within the previously partitioned area of the room being retained.

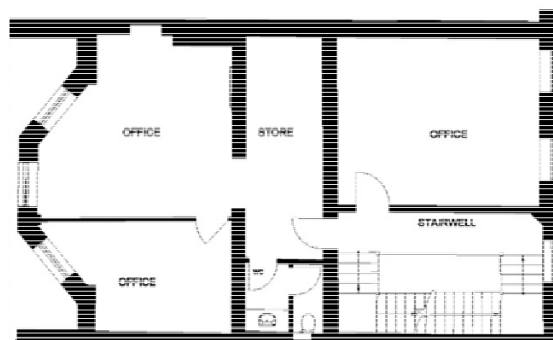


Fig.2: Existing prior to 2007 consent

Fig 2 & Fig 3:
The existing first floor 2018. Both applications have been implemented in part throughout the house. However, the first floor works have not been altered to accommodate the entire consented proposals of 2007.

The consented wc and partial linen store within the previously partitioned area of the room have been retained but the secondary opening into the bathroom lobby and shower have not been implemented yet.

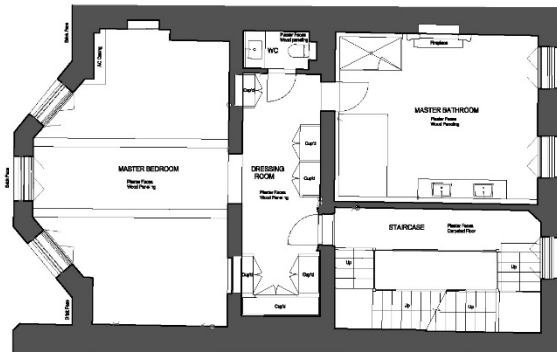


Fig. 3: Existing 2018

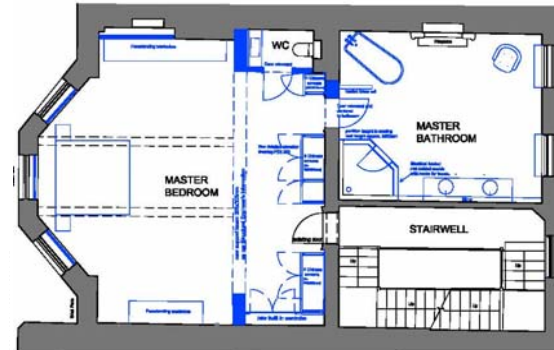


Fig.4: Planning & Listed Building Consent- 2017

Fig 4:
The present owner took ownership in 2016 and GQA obtained planning & listed building consent in September 2017.

The consented scheme on the first floor removed the existing 20th century wall in order to enlarge the Master bedroom.

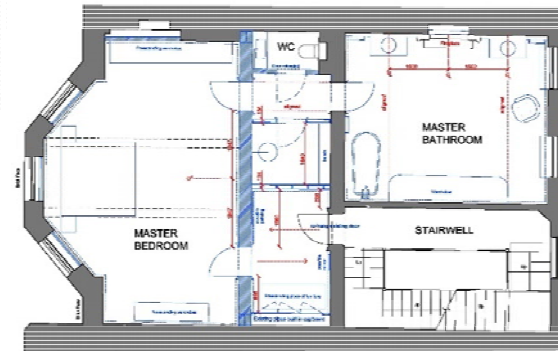


Fig.5: Planning application - 2018

Fig 5:
The proposals for the 1st floor utilise the existing dimensions of the master bedroom and allow the creation of the two openings in a different location to those similar to the 2007 consented proposals.

The 2007 consented layout has been altered to provide a slightly larger shower room. The underfloor heating cupboard will be retained but the consented second opening from the master bedroom will be relocated to provide symmetry to the room. In the bathroom the vanity basin location will be altered to the opposite wall and to sit either side of the fireplace with a panelled duct creating the space for the pipe work..

SECTION 3 New first floor proposal

The updated first floor plan has several advantages:

- Keeping the bathroom door in its current location;
- Keeping the existing plumbing location for the bath by placing the bath in the same vicinity as the existing;
- Providing a panelled duct panel to the vanity basins to prevent the pipe run through the floors; and
- Organising the bedroom doors in a symmetrical way, to be read together, as they would originally have been in the original and existing wall of the bath/stair.

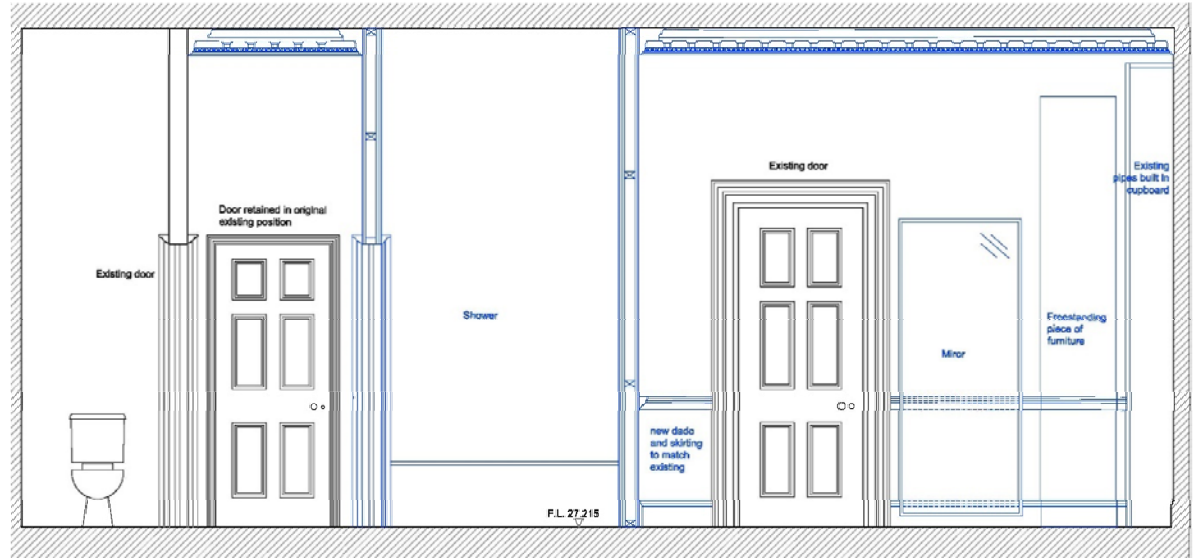


Fig.5: Master Bedroom lobbies elevation Looking East *The entrance lobby receives a full height mirror and a freestanding piece of furniture and provides the opportunity to be used as a small dressing room.*

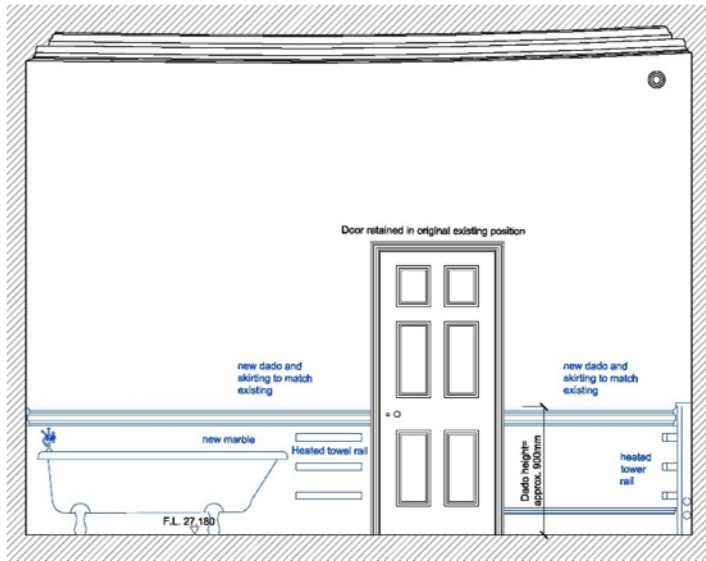


Fig.4: Master Bathroom elevation Looking West *The bath stays in the same location as existing and the pipe location will not be altered. The projecting panel, shown on the right, allows the pipes to be discreetly run behind without harming the historic fabric of the building.*

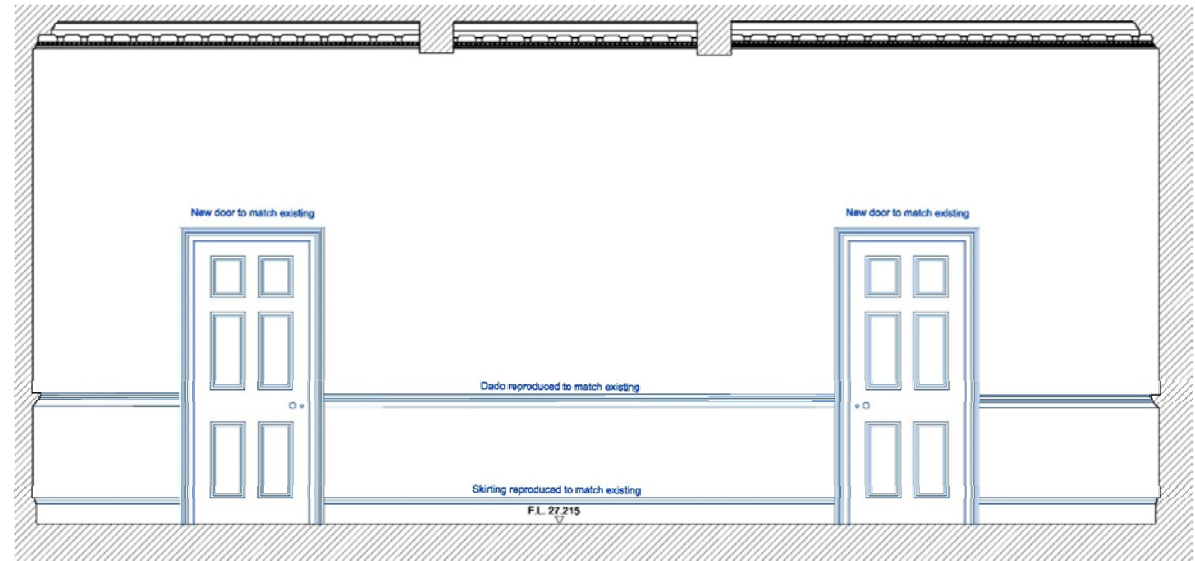


Fig.6: Master Bedroom elevation Looking East *The two doors are symmetrical with regards to the central beams.*

DESIGN PROCESS

Our brief was to revise and update the first floor layout only. This has followed a period of 2 years when the client has lived in the house and required the layout to work better with their use of the space.

Our first step was to undertake research into the building's history, to understand the date of its surviving fabric, and the significance of the building as a whole, and of specific elements. This was used to inform the client as to which areas were particularly sensitive, and would require conservation, and which parts were of lower significance and could accommodate limited change without harming the building

We have ensured that the minimal works that are to be carried out either enhance the setting of the listed building by working with the existing fabric and locations of services.

AMOUNT OF DEVELOPMENT

The house has been a family home, and then transformed into offices before reinstating its original function into a family home in.

LAYOUT

The general layout of the property will remain largely as it is today, with only localised alterations to make the existing spaces more usable, and more in line with the client's needs.

The first floor will retain some of the 20th century wall and make minor alterations to the previously consented 2007 scheme on this floor. This allows the re-use of existing services and prevents larger steels from having to be installed to spread the weight from the upper walls.

SCALE

Due to the de-minimis nature of the additional development, the scale will not be altered externally and any other internal alterations will only be of a domestic scale altering the modern 21st century partitions.

APPEARANCE

The house's appearance externally will not be altered from the 2017 consented scheme that was "dei minimus".

LANDSCAPING

No changes will be made.

ACCESS

There will be no changes to the accessibility into or around the house. The house has historic levels, and as a Grade II listed building it would be impossible to provide level access without destroying its character and appearance from the street.

PROPOSALS CONCLUSION

The current proposals retain the existing plan form of the first floor with some minor alterations to the location of the openings. The re-use of the services location will prevent further insertions into or through the historic fabric. Where new services are to be installed they will be surface mounted and hidden from view using panelled boxing in the bathroom to the vanity units. The shower room alters the consented 2007 scheme by enlarging its size slightly.

The following national, regional and local planning policies and guidance are considered to be relevant to this application. The sections below highlight how the proposed scheme complies with these policies.

NATIONAL PLANNING POLICY FRAMEWORK

We believe the proposals are compliant with the following relevant sections of the National Planning Policy Framework (NPPF)

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The proposals have been based on a detailed assessment of the significance of the house, including archival research, and examining the physical evidence within the house. These factors were used to build up a picture of the house's significance that formed the basis for the proposed interventions.

131. In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Unlike some residential property in the area, 34 John Street is a family house. These proposals will allow this historic use to continue, and in doing so minimise the impact on the heritage asset.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

As a Grade II listed building, with a relatively unaltered plan-form and some interesting historic features, the proposals have been designed to minimise the level of intervention to the heritage asset.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Retaining the house as a residential property is the optimum viable use, with regards to retaining its existing character whilst minimising change to the fabric.

THE LONDON PLAN

Policy 3.14 Existing housing

A The Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London's existing homes.

The proposals will provide necessary maintenance and enhancement of the existing housing stock.

Policy 7.8 Heritage assets and archaeology

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

The proposals have been developed in accordance with the above policy, and the works will help preserve the designated heritage assets, the listed building and the conservation area, for the benefit of future generations.

Policy 7.9 Heritage-led regeneration

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

The proposals will repair and upgrade an existing home, making it suitable for a 21st century family without destroying the understanding of its 18th, 19th and 20th century interiors and exteriors which contribute to its grade II listing.

The proposed works will have an impact on two designated heritage assets, namely the listed building 34 John Street, and the Bloomsbury Conservation Area. The proposals have taken into account the protected status of these heritage assets, and seek to preserve and enhance them in a manner which does not detract from their significance or character.

CAMDEN'S LOCAL PLAN

We believe the following policies are relevant to the development:

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and*
- g) not permit development that it considers would cause harm to the setting of a listed building.*

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate. Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Listed buildings, conservation areas, our archaeological heritage and strategic and important local views require protection to ensure that the special values they bring to the Borough are not harmed or lost.

The best way of securing the upkeep of historic buildings is to keep them in active use. The best use for a historic building is usually the use for which the building was originally designed, and wherever possible this should continue or be reintroduced if at all possible.

The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development.

These proposals will protect and enhance the setting of the Listed Building and Conservation Area.



In conclusion these proposals will not effect the historic significance of the existing and historic fabric of the Heritage Asset.

The proposals are in accordance with all relevant national and local policies on the historic built environment.

Overall, the proposals are in line with national local guidance, and respond effectively and appropriately to the challenge of retaining this building in single family use and for it to continue as a family home..

34 John Street

Design, Access & Heritage Statement

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