

**Project:** 4 John Street, London  
**Applicant:** James Moores

**Ref:** Jcsm.15/DAHS  
**Date:** 03.03.2020

## 1.0 Introduction

- 1.1 This design, access and heritage statement is submitted in support of a Listed Building consent application relating works to secure movement to the existing façade.

4 John Street is a grade II listed building with in the Bloomsbury Conservation Area

This statement is to be read in conjunction with the following drawings:

<b>Jcsm.15</b>	<b>001</b>	Location & Block Plan
	<b>100</b>	Existing Elevation
	<b>200</b>	Proposed Elevation

## 2.0 Listing description

- 2.1 NUMBERS 2 TO 9 AND ATTACHED RAILINGS, 2-9, JOHN STREET

Camden (London Borough)

National Grid Reference:

TQ 30885 82006

TQ3082SE JOHN STREET 798-1/96/942 (East side) 24/10/51 Nos.2-9 (Consecutive) and attached railings

GV II

Terrace of 8 houses. 1754-59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel. No.6 rebuilt in Neo-Georgian style, restored 1989. Multi-coloured stock brick with evidence of tuck pointing and late patching. Plain brick bands to 1st and 2nd floors except No.6. 4 storeys and basements; No.6 with attic dormers. 3 windows each except No.6 with 4. Gauged red brick flat arches to recessed sashes, most with glazing bars. Parapets. No.2: Greek Doric wooden doorcase with mutule cornice; patterned fanlight and double panelled door. Cast-iron overthrow with lamp. INTERIOR noted to retain panelled ground floor and good marble fireplaces on ground and 1st floors. Modillion cornices. Staircase at front of house with cast-iron trellis pattern with continuous balustrade. Iron balustrade to stone stairs. No.3: round-arched doorway with architraved, stucco surround, small head on keystone and panelled door. INTERIOR: noted to retain staircase with curly wrought-iron balusters in panels under continuous timber handrails. No.4: Doric wooden doorcase with open pediment, archivolt with keystone, arched fanlight and panelled door. Original lead rainwater head with lion mask. Large bay to garden front. INTERIOR: noted to be partly remodelled although retaining stairs with turned balusters, shaped ends, column newels and scroll brackets to treads. No.5: wooden Ionic doorcase with modillion cornice and pediment, pulvinated frieze, panelled reveals and panelled door. Original lead rainwater head with lion mask and pipe. Refronted from mid 1st floor. Large bay to garden front. INTERIOR: noted to retain panelled rooms and original fireplaces. Chinese balustrade and scroll bracket to treads of stair. No.6: slightly projecting. Stone Greek Doric doorcase. Stone band and iron balconies at 1st floor level. Stone cyma bracketed cornice at 3rd floor. No.7: ground floor refaced. C20 reproduction Doric wooden doorcase with triglyph frieze, dentil cornice, open pediment, archivolt with keystone, radial fanlight and panelled door. Wrought-iron lamp-holder on railings. INTERIOR: noted to retain open well stairs with turned balusters and carved brackets to treads. Plain moulded fireplace on 1st floor. No.8: Doric wooden doorcase with triglyph frieze, dentil cornice, open pediment, archivolt with keystone, radial fanlight and panelled door. Cast-iron balconies to 1st floor windows. Wrought-iron overthrow with lamp. INTERIOR: noted to retain carved wood fireplace to 1st floor back room; elliptical arch on fluted Ionic columns on ground floor. Stairs with turned balusters and shaped ends. No.9: Doric wooden doorcase similar to No.8. INTERIOR: noted to retain marble fireplaces to ground and 1st floor rooms and egg-and-dart mouldings. Stairs with turned balusters.

SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

Listing NGR: TQ3088882002

### **3.0 Present condition**

- 3.1 The building is a well-maintained property located within the terrace of listed buildings above.

Bulging and cracking to the principal façade has been observed at second floor level. A subsequent visual survey suggests delamination of the outer face is the likely cause of the movement and misalignment. The full extent cannot be established without intrusive investigation.

### **4.0 Proposals**

- 4.1 The proposed scheme includes exploratory works to establish the extent of the delamination of the façade and to provide a long-term solution. The latter is achieved by rebuilding the affected area to its original detailing and construction.

### **5.0 Proposed structure**

- 5.1 The proposed works is described on the drawings. The following notes explain the choices made for each element:

#### **Walls: external**

- 5.2 The proposed works includes the scaffolding and propping of the affected area.
- 5.3 Having first undertaken exploratory works to establish the extent of delamination, the affected area of brickwork on the front façade is carefully demounted. The following are cleaned and stored for reuse: facing brickwork, cills, metal railings, red brick flat arches.
- 5.4 The outer skin of the affected area of the façade is rebuilt using retained materials including salvaged and reclaimed bricks bonded to the inner leaf. New gauged brick flat arches are installed to match existing where damage has occurred. Render to the window reveals is provided and railings reinstated.
- 5.5 Remaining areas of facing brickwork are raked out and re-pointed using hydraulic mortar to create a uniform finish

#### **Walls: Internal**

- 5.6 Exploratory works followed by the removal and storage of windows and shutters, skirtings and floor finishes. Removal of localised plaster
- 5.7 Install restraint strapping to floor structure
- 5.8 Reinststate windows and shutters, skirtings and floor finishes. Re-provide plaster to previously stripped out locations

## 6.0 Heritage Impact

6.1 The proposed works seek to stabilise structural damage to the existing principal façade thus securing the underlying issue with a long-term solution.

6.2

<b>4 John Street</b>	
1) Proposed use	
Justification:	Stabilisation of existing delaminated brickwork
2) Impact on setting of John Street	
Justification:	The works will ensure the façade of 4 John Street is secured from further movement in the long term and visible areas of damaged brickwork on the John Street façade are addressed.
Impact:	Low impact.
3) Impact on the setting of the listed buildings	
Justification:	Extensive re-use of salvaged materials with reclaimed bricks using the same bond and architectural detailing. The repair eliminates the deformation, damage and movement but will remain true the original façade design and that of neighbouring properties.
Impact:	Low impact.
4) Landscape	
Justification:	Hard and soft landscaping beyond the facade will be documented, protected and returned to its present condition following completion of the building.
Impact:	Low impact



Fig.01 Looking south along John Street



Fig.02 Looking north along John Street



Fig.03 Detail indicating location of delamination



Fig.04 Grid mark-up showing distortion

