



View of 25 Johns Mews_Nov 2021

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A photograph taken on 18/11/2021 shows the existing roof area to 25 John's Mews.

1.0 Introduction

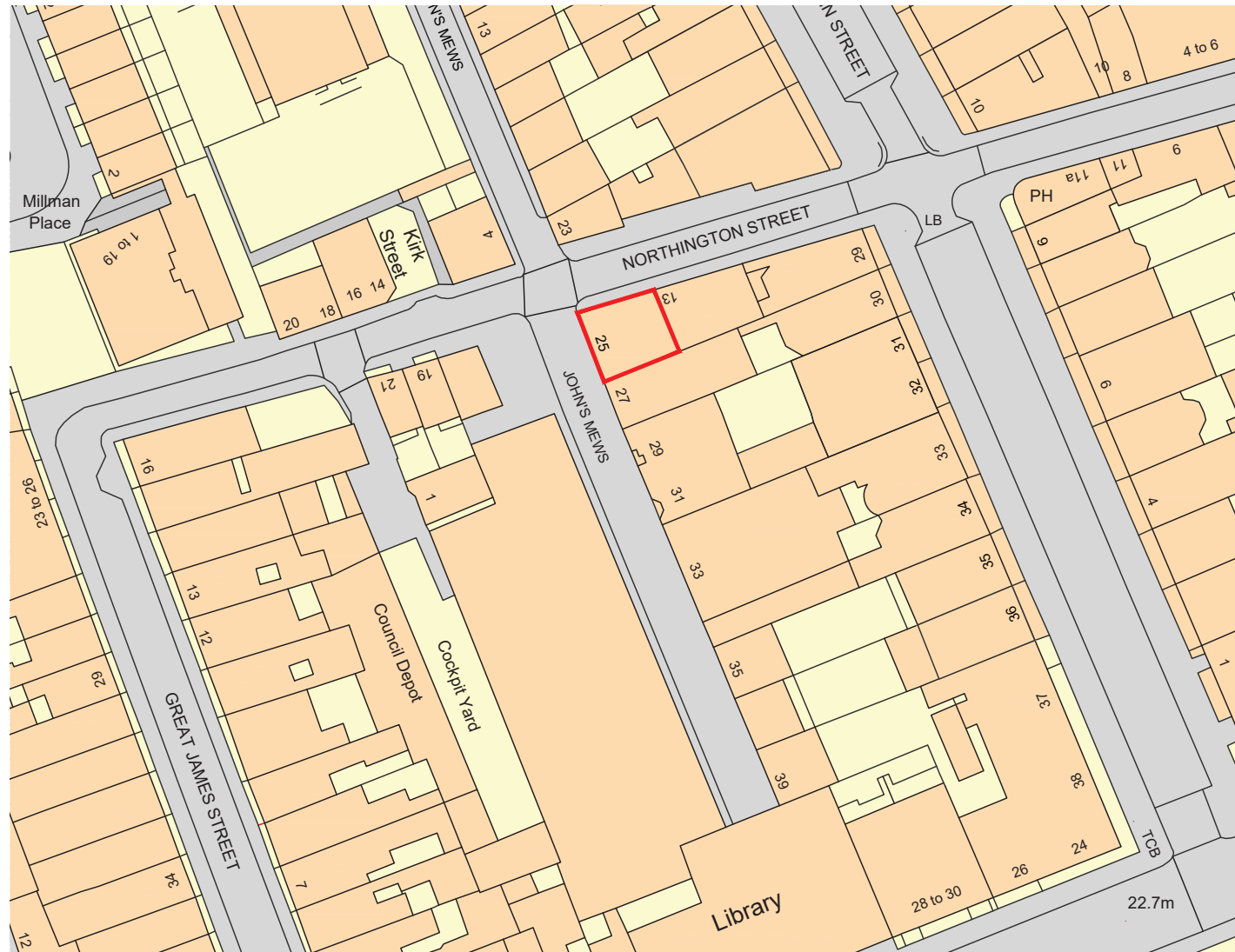
This Design and Access Statement forms part of a Full Planning Application to make minor amendments to the roof terrace and position of roof plant services to 25 John's Mews, London, WC1N 2NT

Key Design Principles:

- Historic Setting: understand and preserve local history.
- Application Building: retain existing building on the site.
- Terrace: acknowledge that the application site is within a terrace of buildings that represent different styles, have a design that is sympathetic to the historical context.
- Enhancement: create a compelling, sensitive new design which enhances the siting of the application building.
- Modernisation: Improve the building services to improve the buildings energy performance.

The aim of this document is to demonstrate that the proposed works will not visually affect the existing buildings and will improve the usability of the existing terrace as well as the building energy performance. The proposal positively responds to its context and is considerate to the surrounding properties along John's Mews and Northington Street.

This document is to be read in conjunction with the Chris Dyson Architects drawings listed in the Drawing / Document Issue Sheet in Section 5.0 of this document. It is accompanied by the Planning Statement and Heritage statement prepared by Savills and an acoustic report compiled by Noico.



Location plan with 25 John's Mews marked in red.

— Application Site

2.0 Application Site and Setting

2.1 Location and Context

The site is in a predominately residential area at the northern end of Holborn. Situated at the intersection between Northington Street and John's Mews facing the northern and western sides of the road. The site currently comprises of ground and first floor storey's, with access to a roof terrace plus a basement accessed through a floor hatch.

The southern and eastern sides are blind and share the party wall with No. 27 John's Mews and No. 13 Northington Street respectively.

The site is located in Flood Zone I, an area with a low probability of flooding, according to the Environment Agency therefore, a flood risk assessment is not required.

2.2 Conservation Area

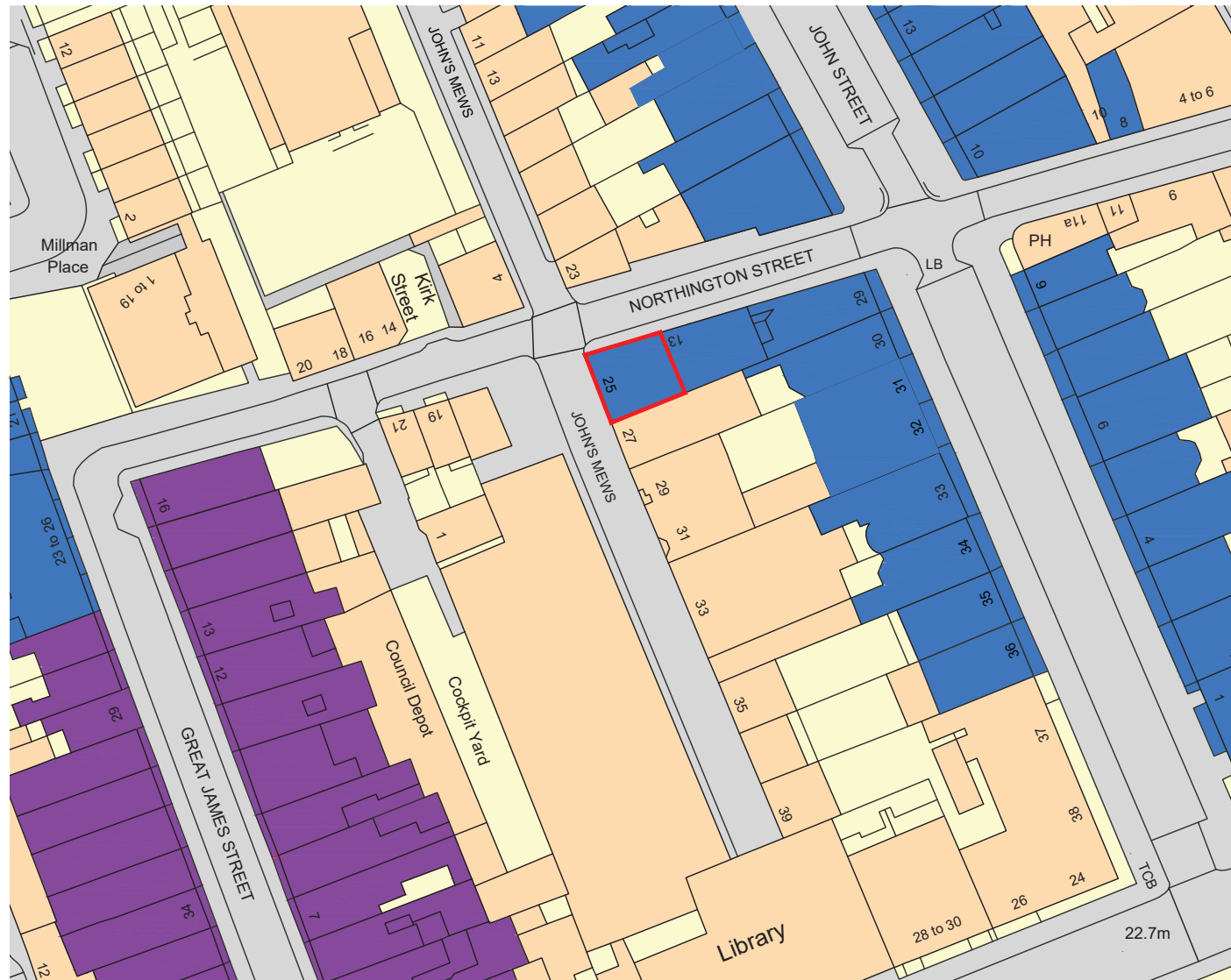
The site is in the Bloomsbury Conservation Area.

The townscape in Northington Street has more variety than John's Mews, although flank walls are also visible, including the Grade II listed No. 25 John's Mews. Other buildings of interest including No. 13 Northington Street a former brewery stables and 19th century townhouses at No. 16 and Nos. 19-25 John Street, together with the frontages of the public house and a small number of shopfronts.

The mews were developed as service streets for the larger houses in the principal streets. Their distinctive character derives from the smaller scale of the street, the footprint and scale of the mews buildings, mostly two storey's.

2.3 Planning Context

In 2021 - Full planning permission and listed building consent (Application ref: 2020/5883/P) was granted for a single storey basement under the footprint of the main house. The extension to the existing basement will create additional living accommodation for the existing dwellinghouse. Permission was also granted for ventilation equipment on the roof.



25 John's Mews is located within the Bloomsbury Conservation Area. The site is outlined in red and listed buildings shown in blue and purple.

- Application Site
- Grade II
- Grade II *

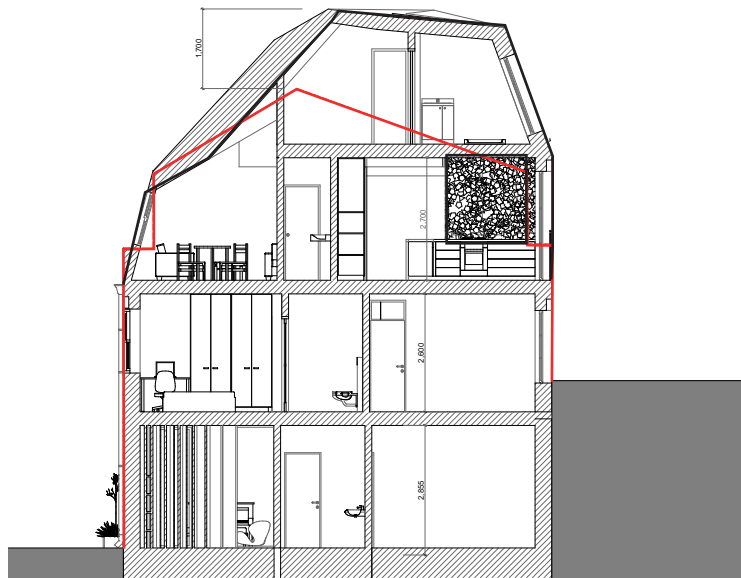


Aerial view of rooftop to 25 John's Mews.

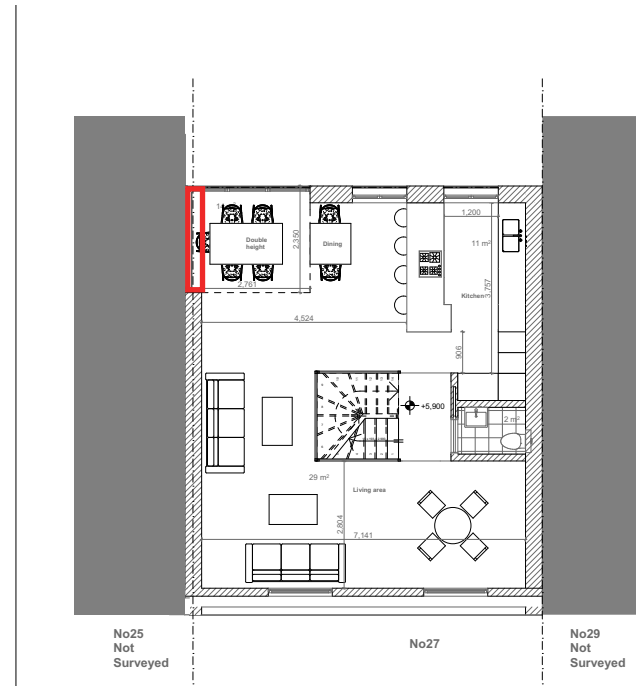
2.4 Emerging Context

In July 2019 - Full planning permission (application ref: 2018/4934/P) was granted for 27 John's Mews. The works include excavation of a basement floor; and demolition of the existing mews dwellinghouse and erection of a new dwellinghouse behind retained facade. The proposed scheme will have significant impact on the roof terrace and privacy of 25 John's Mews (a listed building).

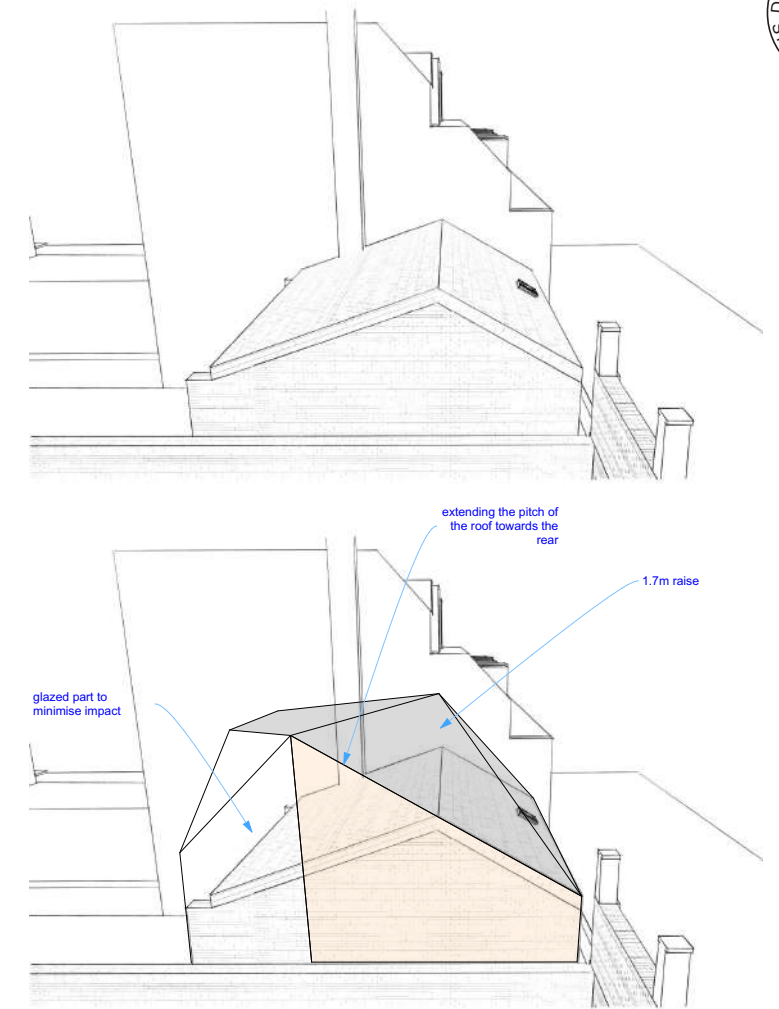
The glass extension could impact privacy for 25 John's Mews, and as such we intend to improve the level of privacy by extending the existing screening.



27 John's Mews section shows the existing gable line in red.



27 John's Mews second floor plan shows the removal on the existing gable (RED) replacing the brick with glass. 25 John's Mews is shown on the left.



An illustration from the consented application of 27 John's Mews. The gable height of 27 John's Mews will be dramatically increased from the existing condition. The proposed glazed gable will require extra privacy screens to mitigate overlooking.



A view to the proposed rear of 27 John's Mews. The roof terrace to 25 John's Mews is to the right. The double height addition will have privacy implications for 25 John's Mews.



A view from the roof terrace of 25 John's Mews towards 27 John's Mews. The glass gable will need to be visual screened in order to protect the privacy on the roof terrace.



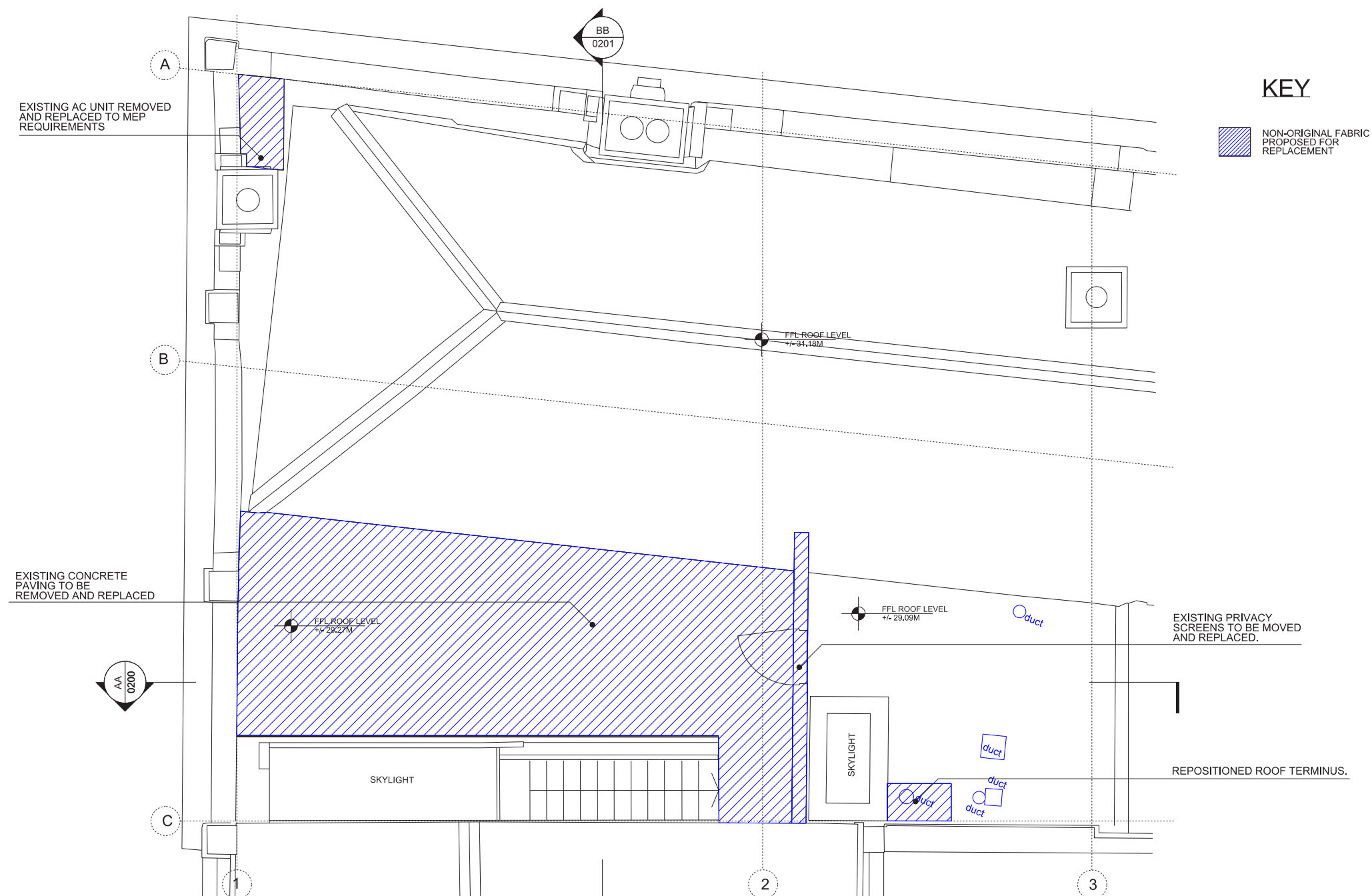
A photograph taken on 18/11/2021 shows the existing view from 25 John's Mews of 27 John's Mews gable.

3.0 Existing Roof Plan - 25 John's Mews

Minor amendments are proposed to the existing roof terrace which is located behind the parapets not visible from the street level.

The existing roof modifications:

- 1) Replace existing terrace finish (concrete pavers) with composite timber decking.
- 2) Upgrade and replace existing AC unit with 1 No. new units to improve buildings energy performance and serve new basement proposals.
- 3) Repositions timber privacy screen and existing service ducts roof terminals



Existing Roof Plan

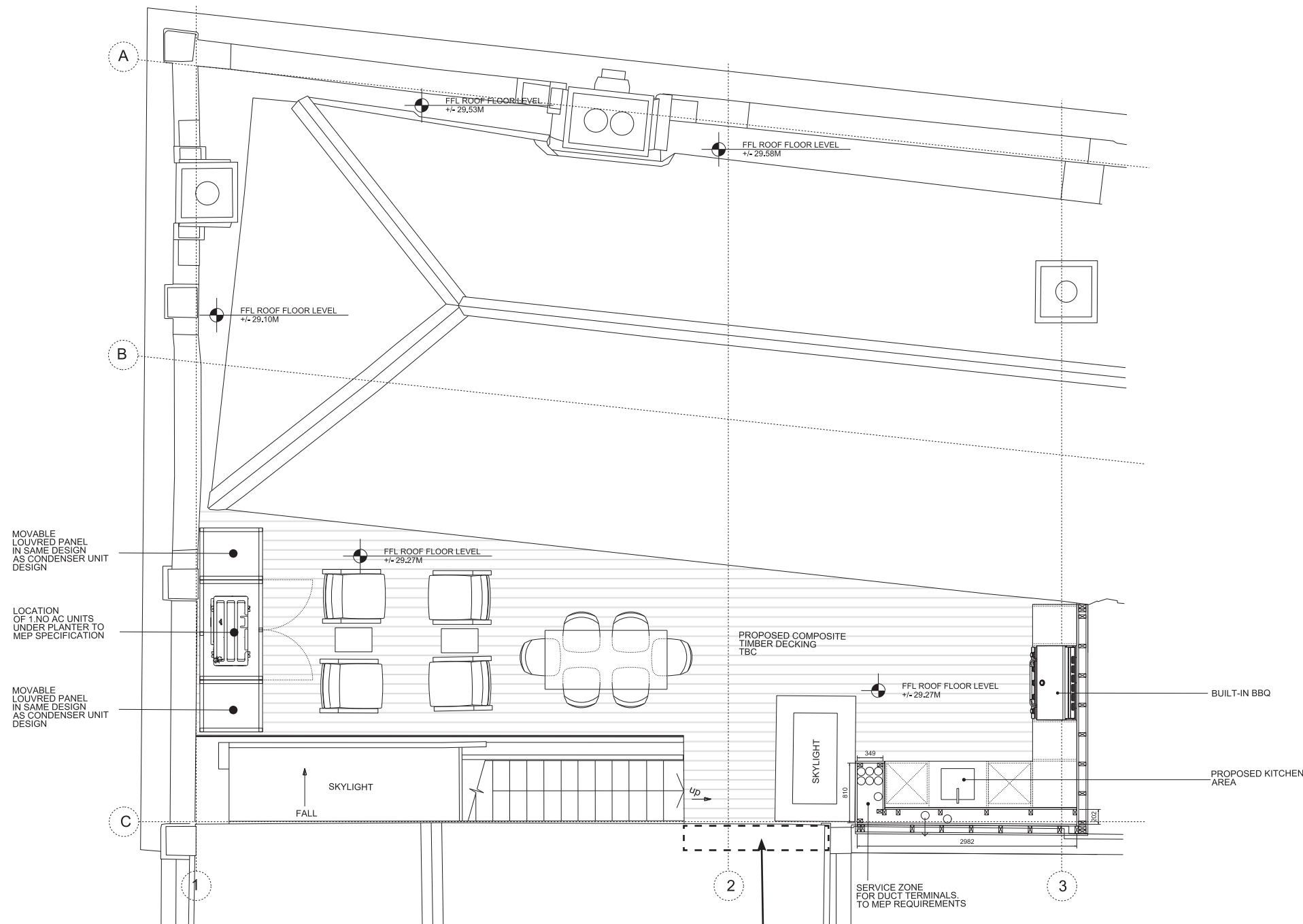


A photograph taken on the 18/11/2021 showing the existing timber privacy screen to be repositioned.

3.1 Proposed Roof Plan - 25 John's Mews

Our design proposes a renovation of the existing roof terrace.

- 1) Extending the terrace with a new composite timber decking to create a larger area for relaxation.
- 2) The existing privacy screen will be removed and repositioned to the boundary of the property. The existing screen height which is 70mm below the top of the pitched roof height to 25 John's Mews will be maintained.
- 3) The previous condenser unit will be replaced and placed within louvred store topped with planters.
- 4) The amenity space is to be upgraded; creating a new built in kitchen area which also conceals the new mechanical ducts needed for the basement extension.



Proposed Roof Plan



Example of slatted cedar privacy screen similar to existing.

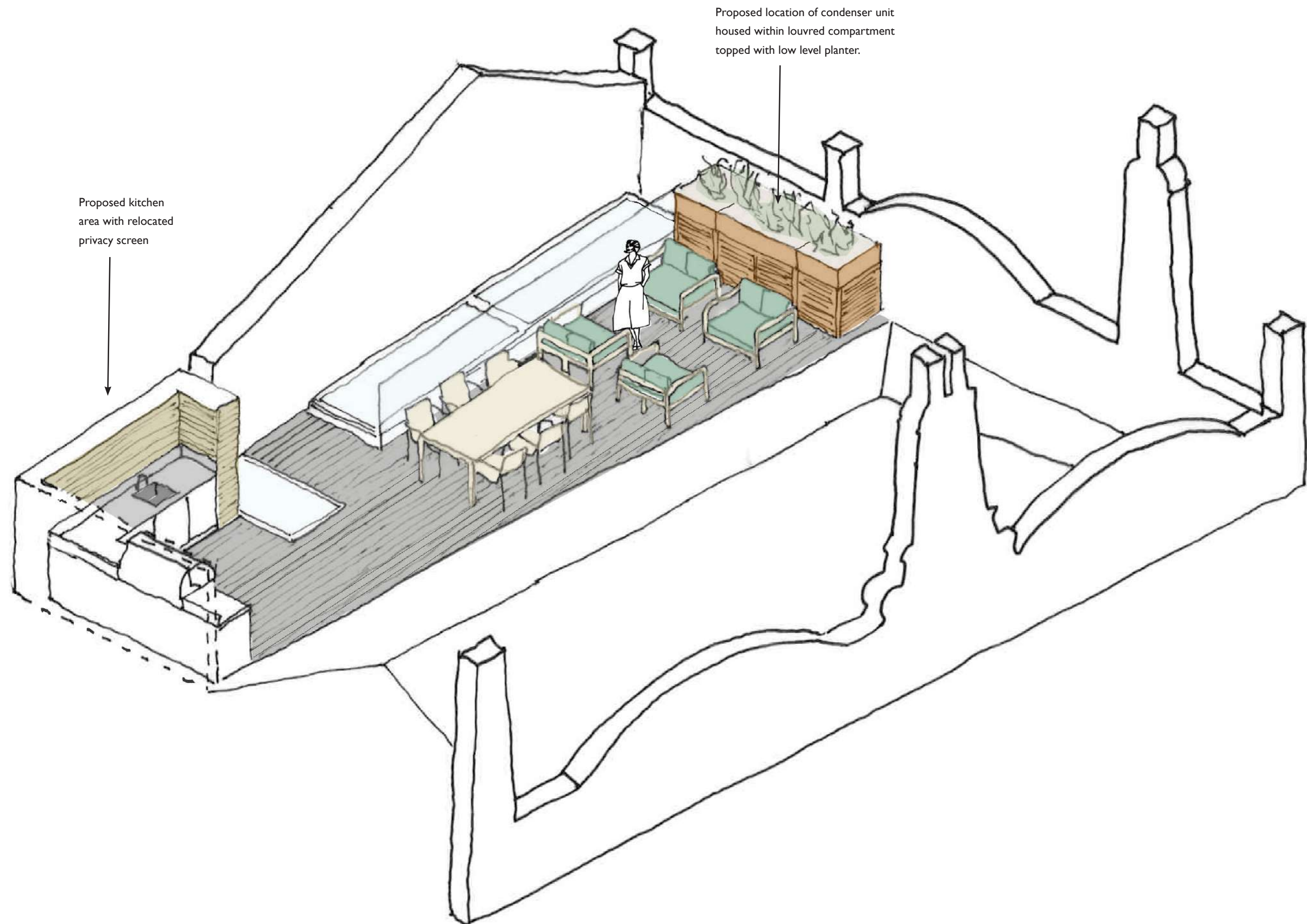


Brushed basalt composite decking by millboard. Reflects the texture of wood with added durability.



Example of decking: brushed basalt composite decking by Millboard.

3.2 Proposed Roof Isometric - 25 John's Mews

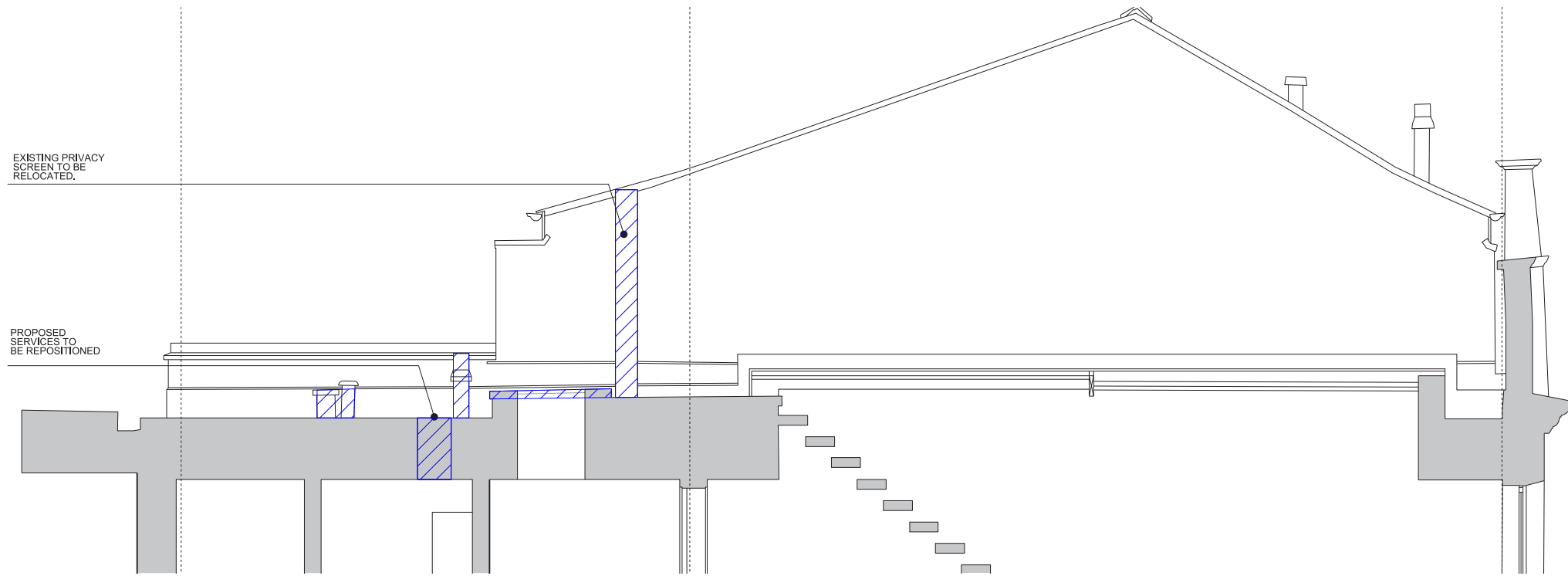


3.3 Existing Section AA and Elevation 01 - 25 John's Mews

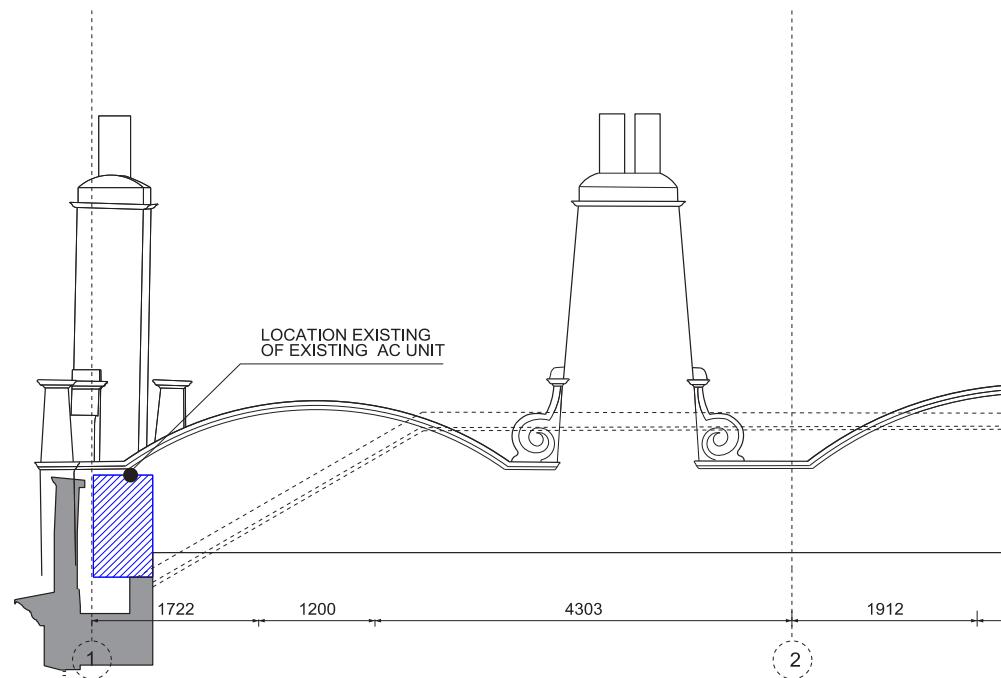
Our design aims to modernise the roof terrace replacing the existing concrete pavers, condenser unit, privacy screens and repositioning the existing service terminals ducts on the flat roof to incorporate into the new design.

KEY

NON-ORIGINAL FABRIC
PROPOSED FOR
REPLACEMENT



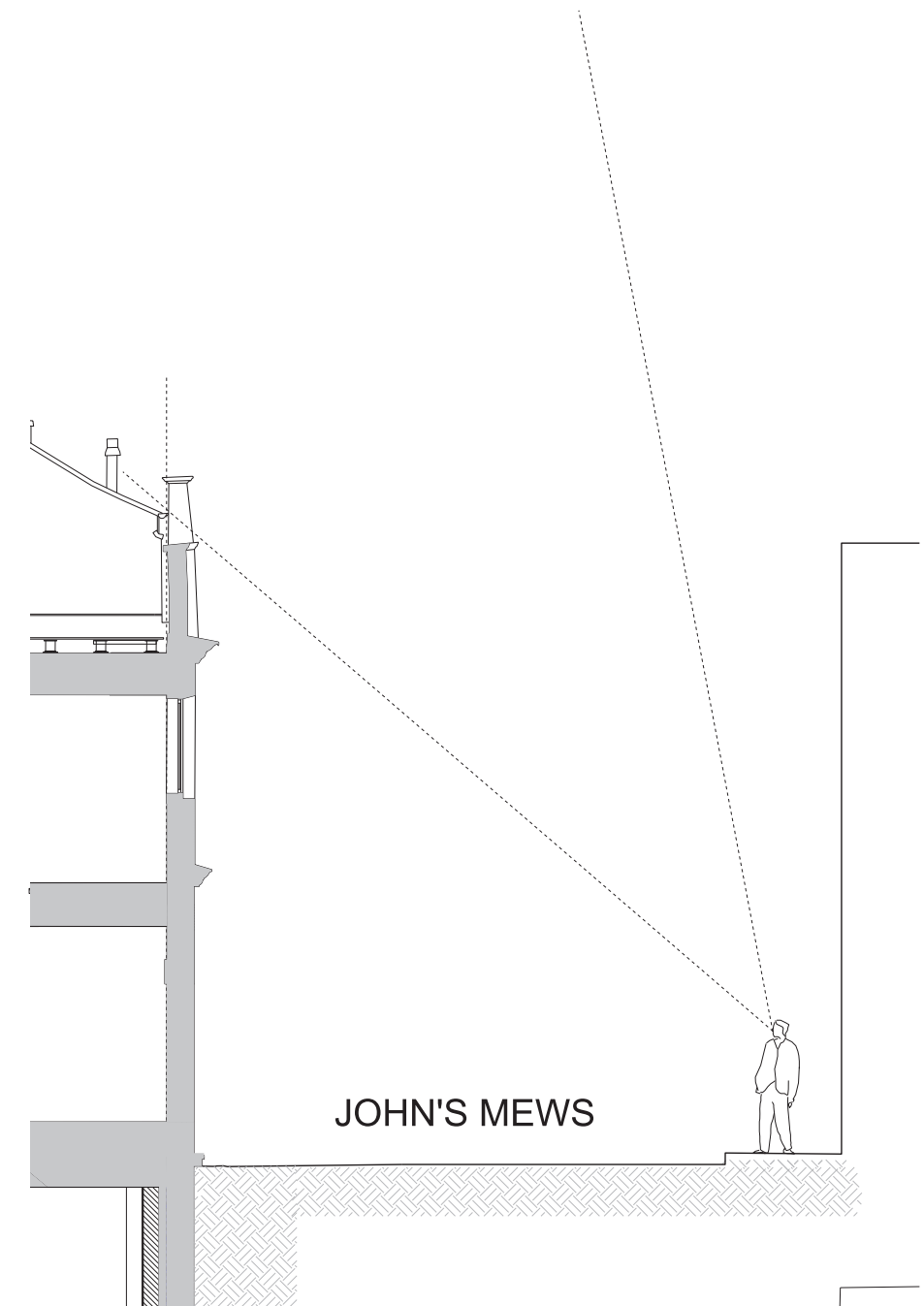
Existing Section AA -



Existing Elevation 3

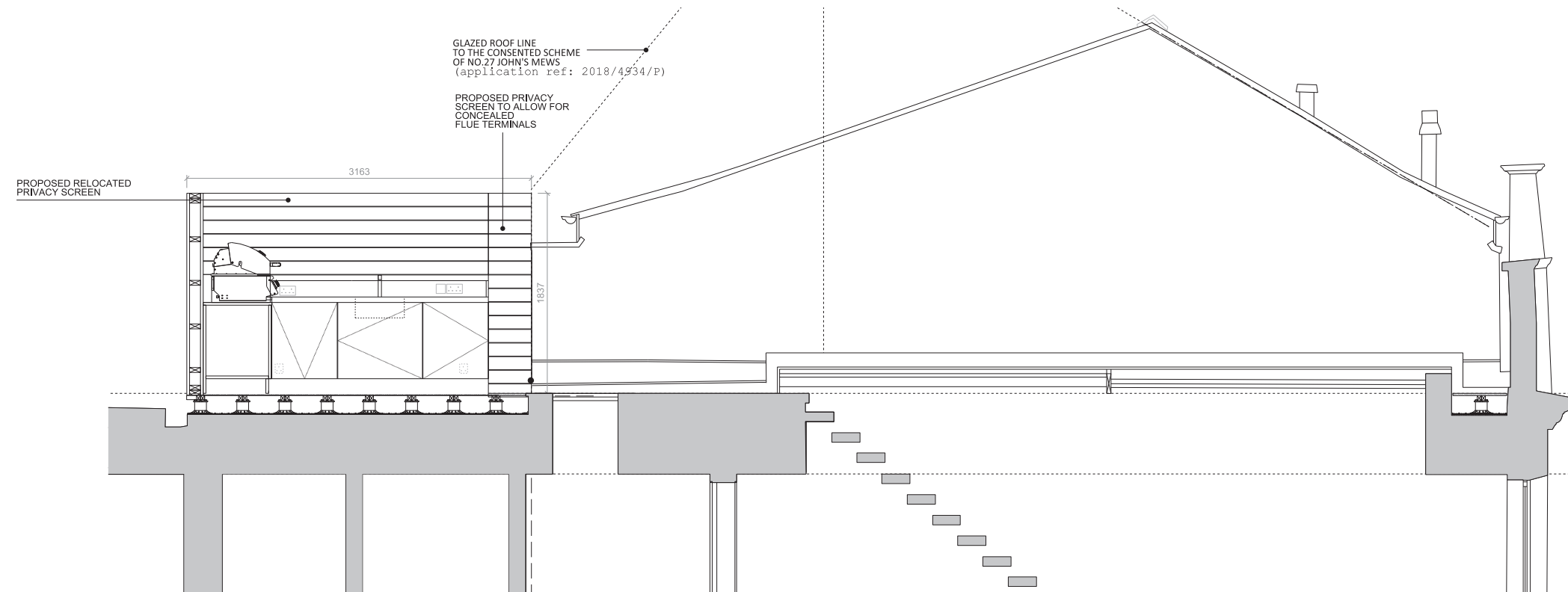


A photograph taken on the 18/11/2021 showing the existing AC unit boxed with timber cladding.

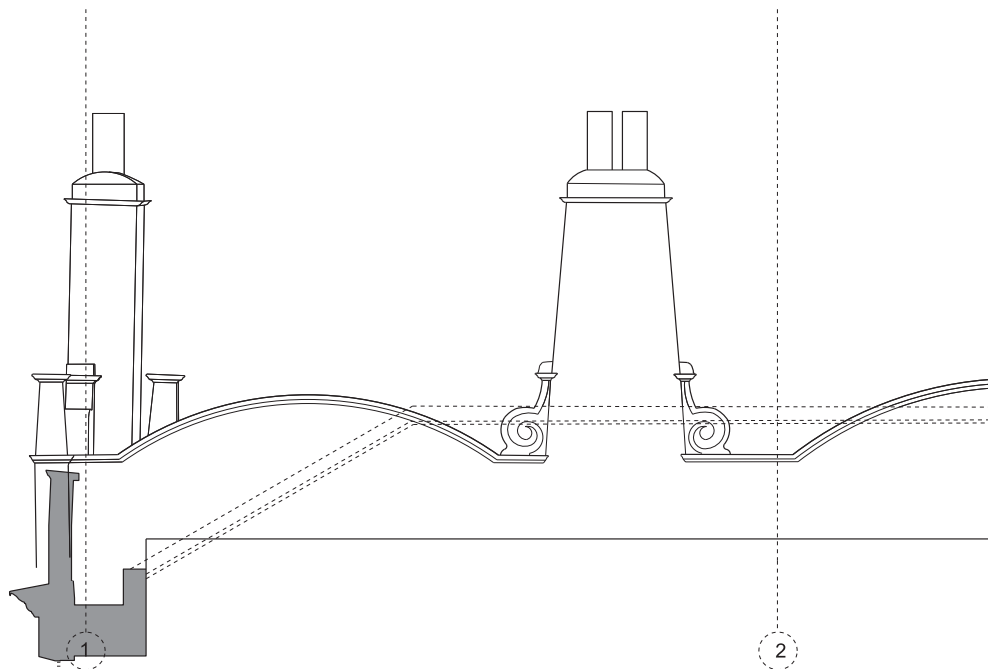


Existing Section of John's Mews.

3.4 Proposed Section AA and Elevation 01 - 25 John's Mews



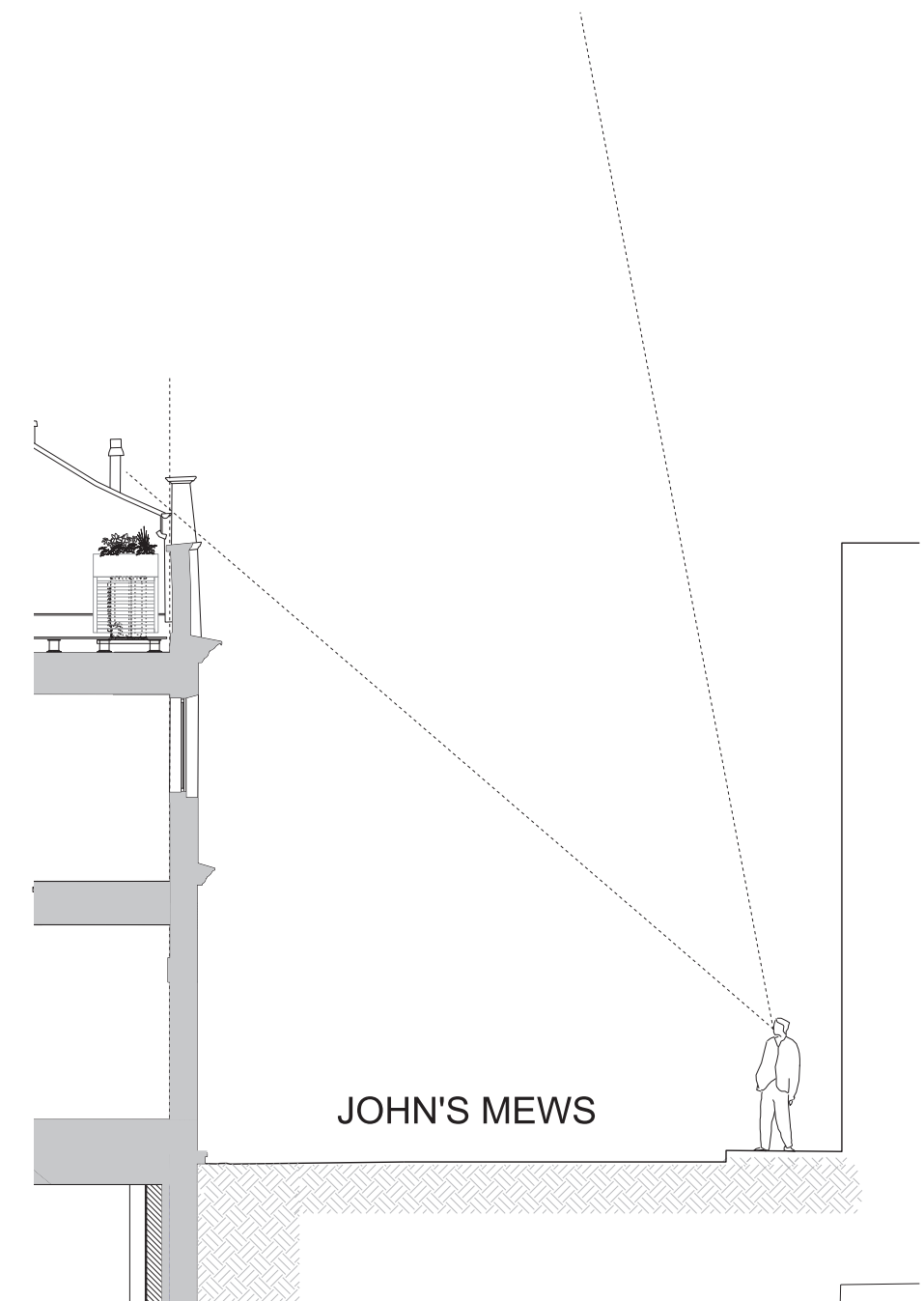
Proposed Section AA - This drawing shows the proposed privacy screen incorporating the repositioned plant ducts. The privacy screen can mitigate the proposed glazed extension to 27 John's Mews.



Proposed Elevation 3

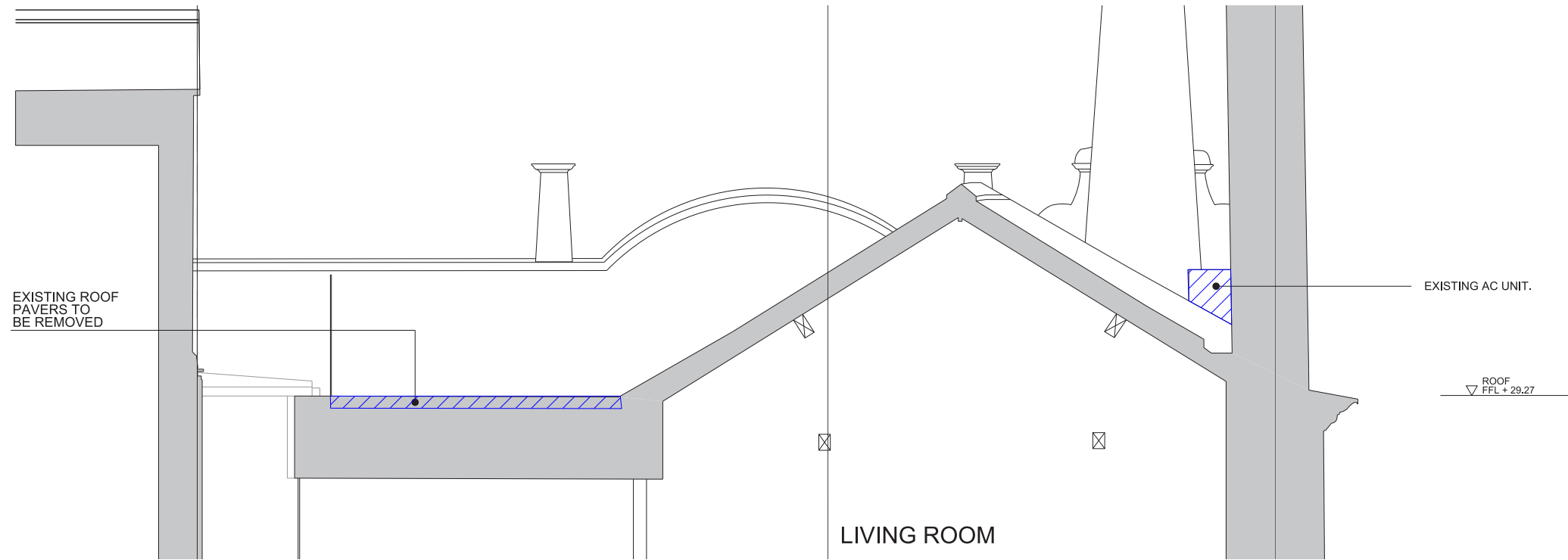


A photograph taken on the 18/11/2021 shows the party wall condition and existing privacy screen. The party wall would change to glazing in the consented plans for 27 John's Mews.

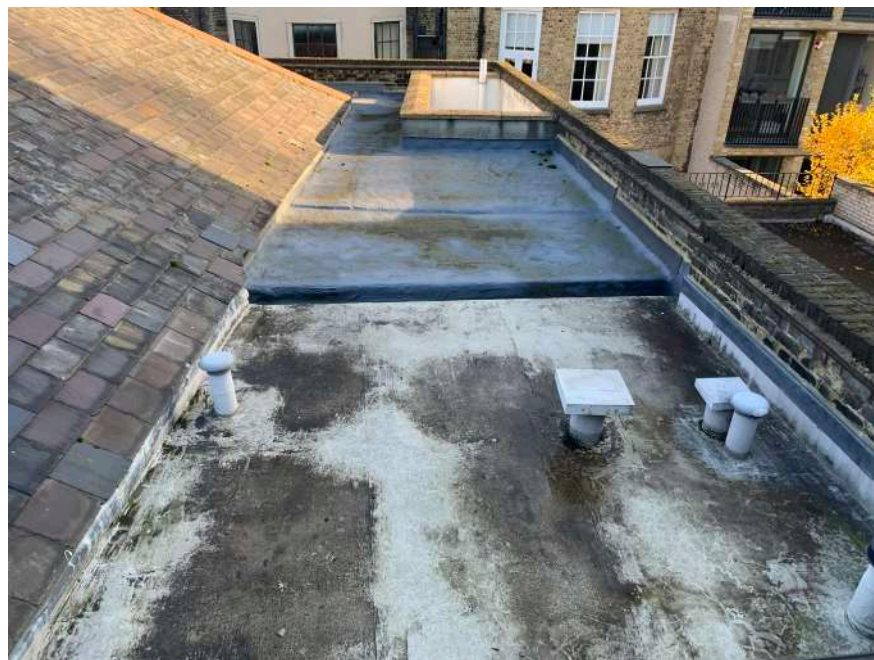


A section through John's Mews shows that the new condenser unit is not visible from the street or adjacent properties as it is concealed behind the existing parapet.

3.5 Existing Roof Section BB - 25 John's Mews



Existing Section BB - This drawing shows removal of the existing concrete pavers and Condenser units.

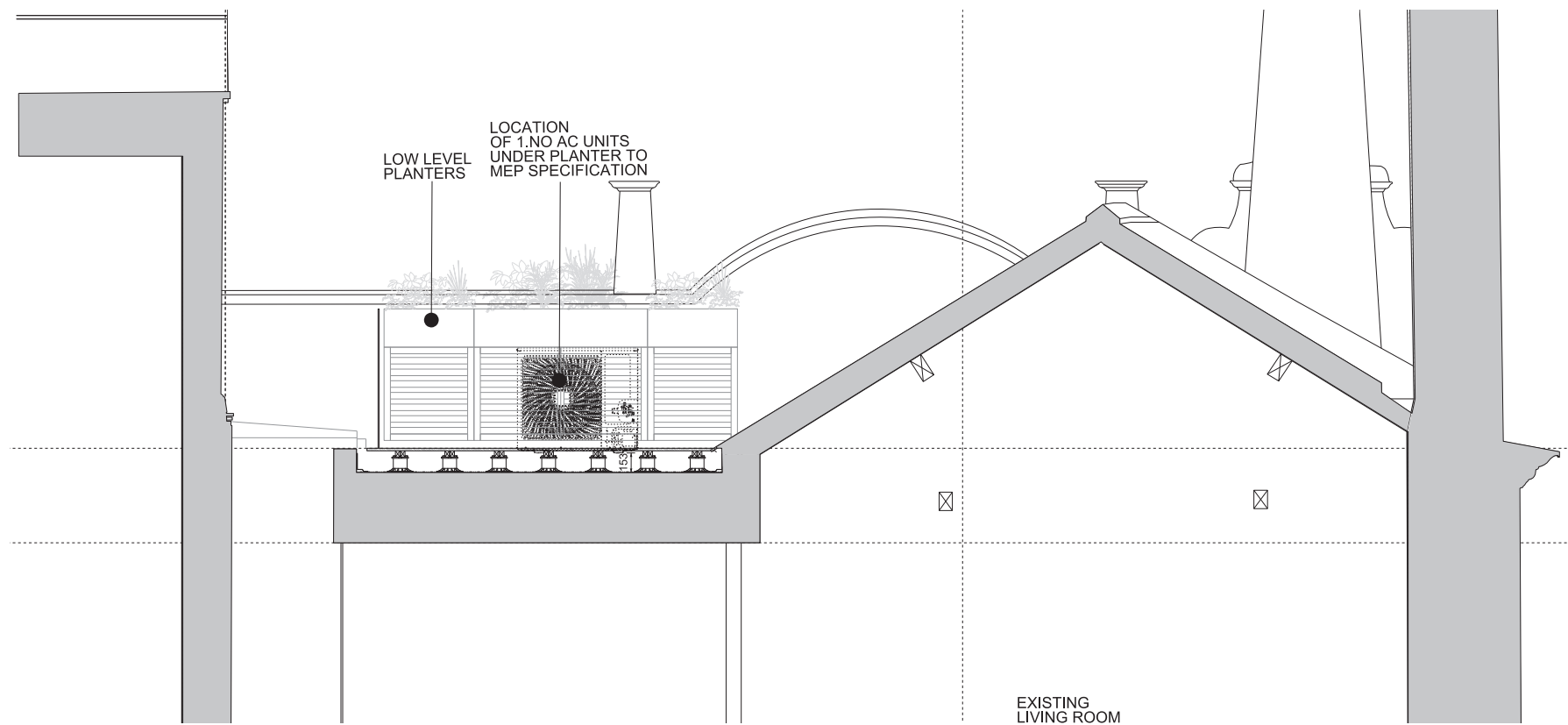


A photograph taken on the 18/11/2021. The existing flat roof needs to be renovated and the current outlets services need to be moved to accommodate new decking.



A photograph taken on the 18/11/2021 showing the existing AC unit boxed with timber cladding.

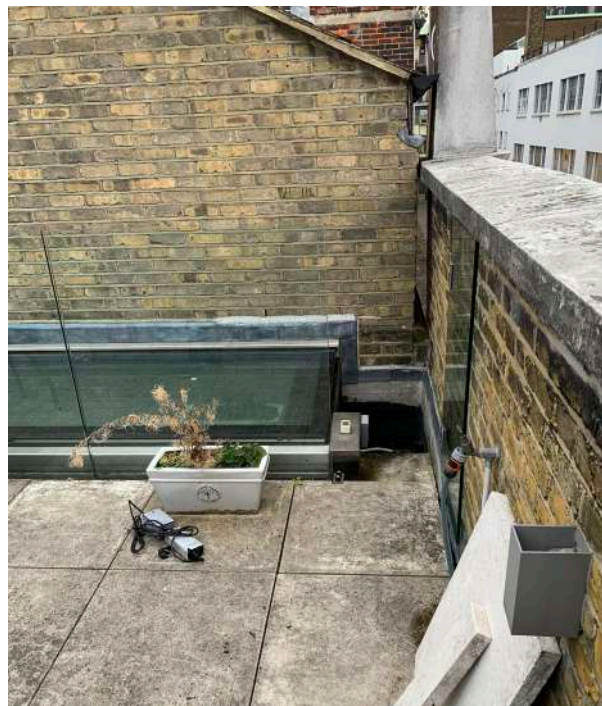
3.6 Proposed Roof Section BB - 25 John's Mews



Proposed Section BB - The previous condenser unit will be replaced and housed within ventilated store, topped with planters.



Example of planter to be fitted on top of condenser compartment.



A photograph taken on the 18/11/2021, showing the existing concrete paving to be removed and replaced with composite decking.

4.0 Heritage Statement

A Heritage Statement has been prepared by Savills Heritage Planning.

The Statement sets out and provides an assessment of National Planning Policy Framework and any Local Heritage Assets which may be affected by the proposed basement extension at No. 25 John’s Mews.

The report concludes that the proposed basement extension of the Grade II listed asset will have no adverse effect on the setting or significance of the Listed Building. The proposal will have no impact on the Conservation Area and will preserve the setting and significance of the Bloomsbury Conservation Area.

For the full report see Savills Heritage Statement which forms part of this application.



5.0 Drawing / Document Issue Sheet



DRAWING ISSUE REGISTER

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5.0 Chris Dyson Architects LLP



Examples of Award Winning Projects by Chris Dyson Architects (CDA)

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

Awards

Surface Design Awards 2020- Winner - Crystal Palace Park Cafe

RIBA London Regional Award 2018 – Winner -
The Sekforde

RIBA London Sustainability Award 2018 – Winner – The Sekforde

WAN Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Building Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Blueprint Awards 2017 – Finalist - Eleven Spitalfields

Sunday Times Award 2017 – Finalist - Eleven Spitalfields

AJ Retrofit Award 2017 – Finalist - Cooperage & Eleven Spitalfields

RIBA London Regional Award 2015 & 2017 – Winner