

DRAFT

Stage 03 Design and Access Statement

14 John Street
21002

Revision -
15/07/2022

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1.0 Introduction

Marek Wojciechowski Architects have prepared a design and access statement for 14 John Street, WC1N 2EB.

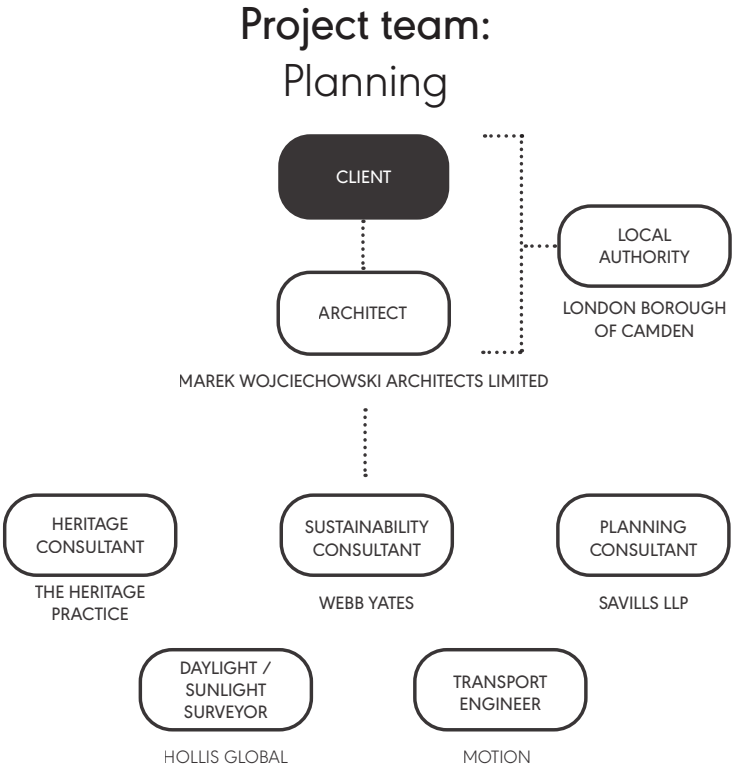
The site consists of one property of 6-storeys; arranged over basement to fourth floor levels and is Grade II listed. The existing building is B1 (office) use.

This application relates to the proposed change of use and refurbishment of the property from Class E office use to Class C3 residential use, to provide a single family dwelling.

This document relates to the proposed redevelopment of the site, as outlined in the plans and visuals in this report. Works related to the above redevelopment include (but are not limited to):

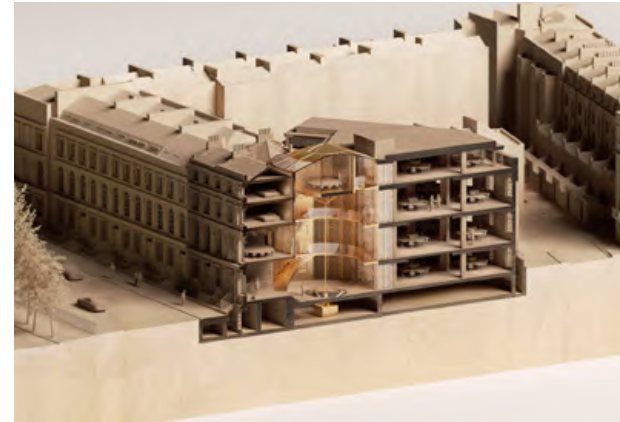
- Sensitive refurbishment and conversion of an existing Grade II listed office building (Class E) into a single-family dwelling.
- Partial demolition of non-original closet wing to the rear of the property and reinstatement of windows in original locations;
- Replacement of all non-original windows with 6 over 6 Georgian sashes;
- Removal of all non-original joinery and fittings;
- Minor reconfiguration of plan layout;
- Refurbishment and reinstatement of original floor finish, wall panelling and ceilings;
- Removal of non-original skylights which are visible from street level.

This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





Park Square East | 7,500sqft | 2019 -
Regent's Park Conservation Area



Park Square East | 42,400sqft | 2019 -
Regent's Park Conservation Area



Kings Cross Road | 9,400sqft | 2016 - 2021
Kings Cross St Pancras Conservation Area



Barrie House | 9,200sqft | 2018



Bracknell Gardens | 5,000sqft | 2019 - 2021
Redington Frognal Conservation Area



Redington Road | 5,771sqft | 2022 -
Hampstead Conservation Area



Broadhurst Gardens | 6,200sqft | 2017 - 2019
South Hampstead Conservation Area



Elsworth Road | 11,000sqft | 2019 -
Elsworth Conservation Area



Templewood Avenue | 13,000sqft | 2021
Redington Frognal Conservation Area



Branch Hill | 9,500sqft | 2017 - On site
Hampstead Conservation Area



Oak Hill Park | 14,100sqft | 2021
Hampstead Conservation Area



Pilgrim's Lane | 7,651sqft | 2021
Hampstead Conservation Area

Marek Wojciechowski Architects: London Borough of Camden and Conservation Area experience

2.0 Site Analysis and Planning Policy


Site Location


The site is located at 14 John Street, part of the Bloomsbury Conservation Area of The London Borough of Camden. The street is a mix of residential and commercial offices within an unusually early and almost complete uniform terrace of Georgian townhouses, which gives an impression of a London street as laid out in the early 18th-century.



Key

Aerial Site Plan

 Denotes Site Boundary

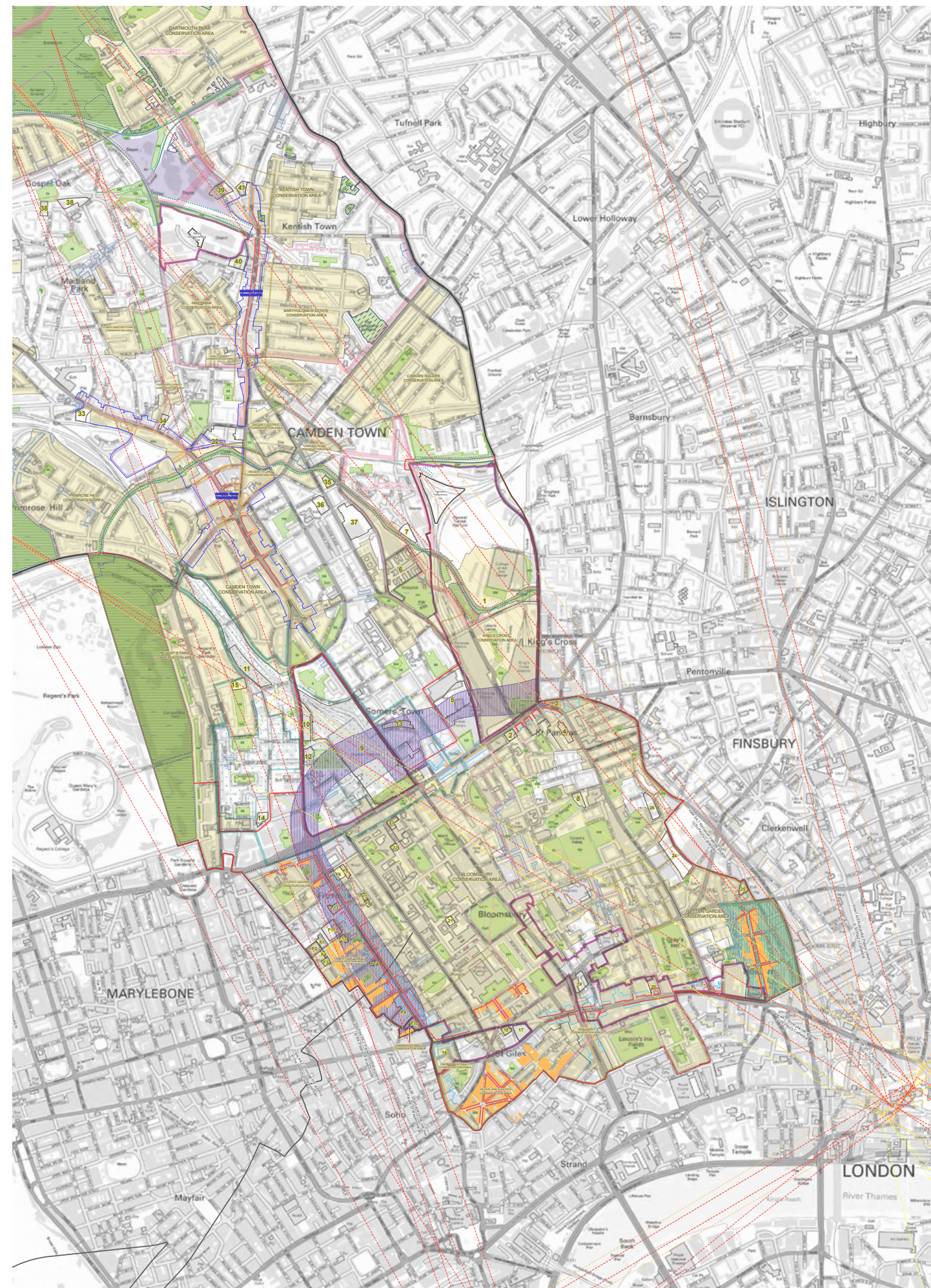


London Borough of Camden Planning Policy Assessment

The adjacent map locates the site within the Borough of Islington Planning Policies Map.

The Camden Planning Policies Map shows that the site is located within:

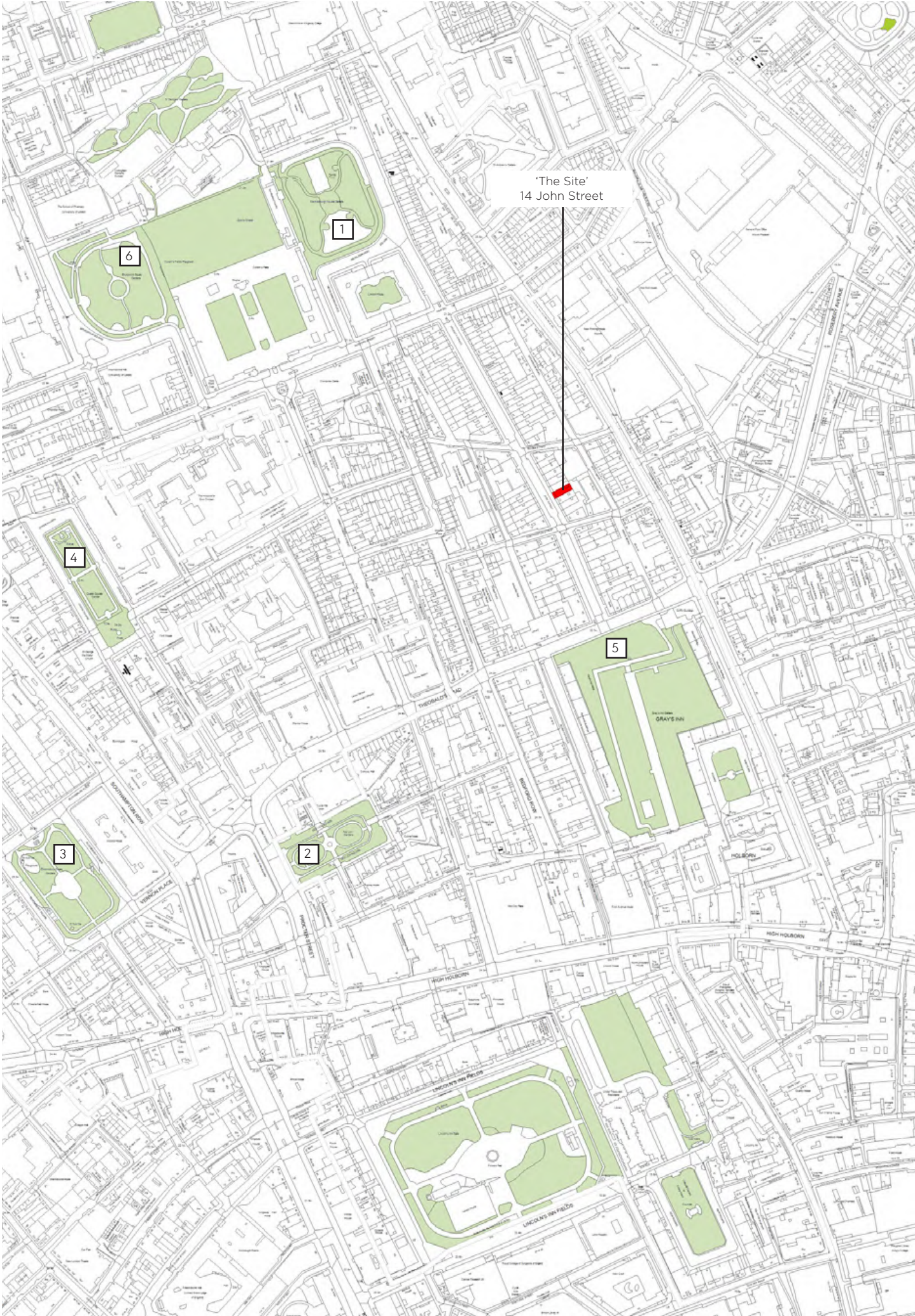
- The Background Assessment Area
- A Conservation Area
- An Archaeological Priority Area

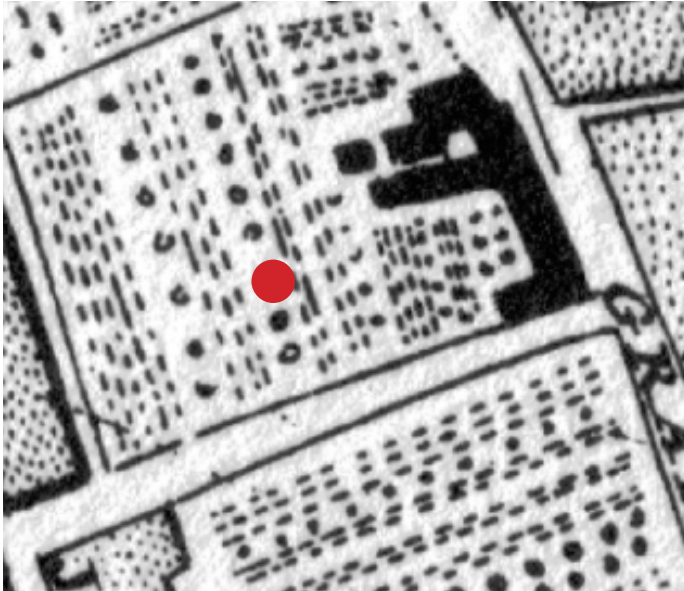


London Borough of Camden Amenity Assessment

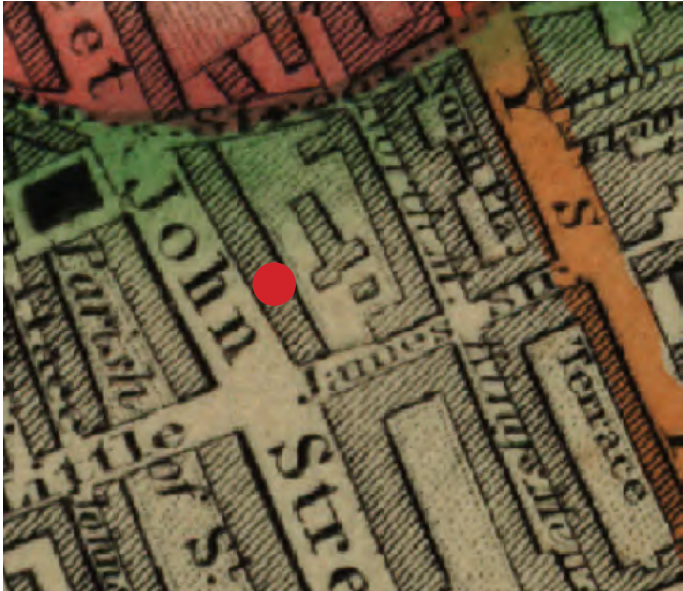
The application site has good access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the users of 14 John Street.

- Key
- Site Plan (Not to scale)
- Denotes Site Boundary
 - Denotes Green Spaces
 - Denote Public Park
 - 1 St. George's Gardens
 - 2 Red Lion Square Gardens
 - 3 Bloomsbury Square Gardens
 - 4 Queen's Square
 - 5 Russell Square Gardens
 - 6 Brunswick Square Gardens





JOHN ROQUES - 1746



C & J GREENWOOD - 1828



1870s

History of Local Development

The application property was Grade II listed in October 1951 along with nos. 10-20 (consecutive) and is described by Historic England in the following statement:

"11 terraced houses. 1799-1824... Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes... No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs... No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window."

A more detailed history of the local development is contained within the heritage statement submitted as part of this application.



1890s



1950s



1980s



PRESENT DAY

Key

Ordnance Survey Maps

Denotes Site Boundary

Denotes Site













History of Local Development: Bomb damage map

The London County Council's Bomb Damage Maps reveal the impact of enemy action in the area during the Second World War. John Street escaped much of the serious damage. Whilst the site itself does not appear to have sustained any damage, as illustrated on the extract to the right, there were buildings in the conservation sub-area that are highlighted in purple sustaining damage beyond repair.

Key

London County Council's Bomb Damage Maps, 1939-45

	Black	Total Destruction
	Purple	Damage beyond repair
	Dark Red	Seriously damaged; Doubtful if repairable
	Pink	Seriously Damaged; But repairable at cost
	Orange	General Blast Damage; Minor in nature
	Yellow	Blast Damage; Minor in nature
	Light Green	Clearance Areas
	Small Circle	V1 Bomb
	Large Circle	V2 Bomb
	Red Line	Denotes Site Boundary



Refer to image shown to the left for enlarged map



Bloomsbury Conservation Area: Heritage asset map

The property is situated within the Bloomsbury Conservation Area, a famed example of formal town planning with a historic built form comprised of townhouses built in long terraces with rear mews.






The townhouses, dating from the 18th and 19th centuries, are either of three or four storeys raised on basements fronted by cast-iron railing. Common details across the houses are wooden architraved door cases, timber panelled doors, flat roofed porches or small porticos above. Most frontages are topped by parapets, with various different roof types situated behind including double pitch and single pitch roofs (some with dormers) and flat roofs.

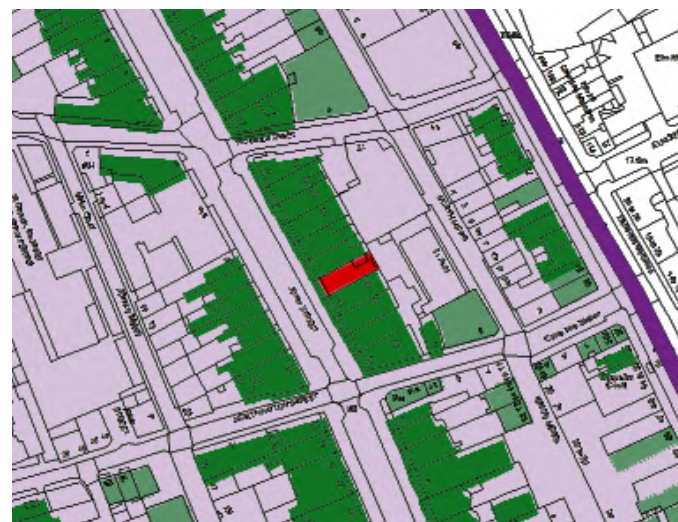
The LBC Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011), notes that whilst the area is dominated by office use, "Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings." (p.75)

John Street forms one of the secondary streets of Bloomsbury Conservation Area, Sub-area 10. Due to the early construction in the mid 18th century and fine architectural treatment, a number of townhouses on John Street are grade II* listed.

Key

Conservation Area Map
(Obtained from Islington's Interactive planning map)

-  Denotes Conservation Area Boundary
-  Denotes Conservation Sub-Area
-  Bloomsbury Positive Buildings
-  Listed Buildings
-  Denotes Site



Planning History:
The Site

Key

Site Plan (Not to scale)

Denotes the site



14 John Street, WC1N

Previous planning applications available via the LBC online archives for 14 John Street include the following as evidence. None of these applications have a material impact on this application:

- Ⓐ Ref: HB/8670370 | 1986 | **Consented**
14 John Street, WC1N
Grade II Listed

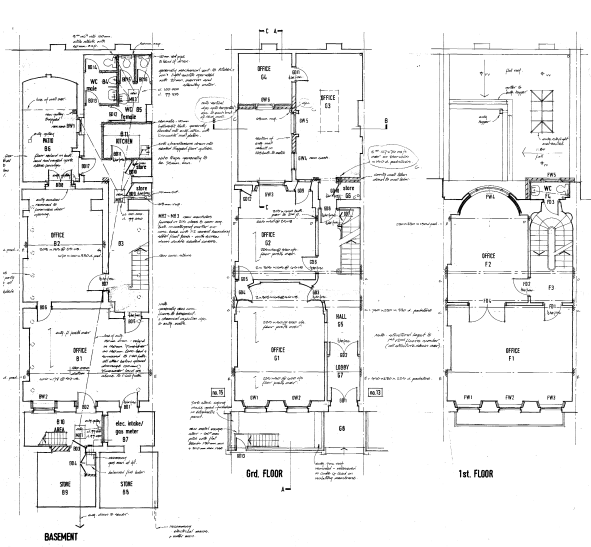
Internal alterations involving the construction of two partition walls, one in the front room of the basement and the other in the rear room of the ground floor, as shown on drawings

- Ⓑ Ref: PL/8501192/R2 | 1986 | **Consented**
14 John Street, WC1N
Grade II Listed

The refurbishment and extension for use as offices on the basement, ground and three upper floors and residential use on the fourth floor, as detailed on drawings.

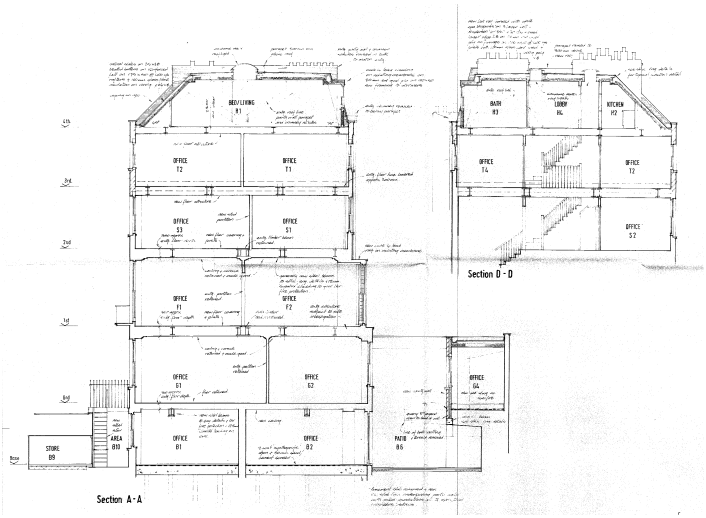
- Ⓒ Ref: PL/8501001/ | 1985 | **Consented**
14 John Street, WC1N
Grade II Listed

Use of whole ground, first and second floors for office purposes.



CONSENTED PLANS

- Ⓑ Ref: PL/8501192/R2 | 1986 | **Consented**
14 John Street, WC1N
Grade II Listed



CONSENTED SECTIONS