

## Planning History: Neighbouring properties

In recent years, consents have been granted for the change of use as well as a number of high quality extensions along John Street the following applications give some examples:

Key

Site Plan (Not to scale)

Denotes the site



- A** Ref: 2008/3604/P | 2008 | **Consented**  
**11 John Street**  
*Grade II Listed*

Change of use and works to convert office (use class B1) to residential single family dwelling (C3). and alterations to the rear and front window fenestration.

- B** Ref: 2012/5456/P | 2012 | **Consented**  
**16 John Street**  
*Grade II Listed*

Change of use from office (Class B1) to single residential unit (Class C3).

- C** Ref: 22012/5486/P | 2012 | **Consented**  
**21 John Street**  
*Grade II Listed*

Change of use of 2nd to 7th floors of 21 John Street from offices (Class B1) to 8 (1x1, 6x2 and 1x3 bed) self-contained residential units (Class C3), provision of bike and bin stores in rear courtyard, replacement of window with door on rear courtyard (south-west elevation) at ground floor level, green roof above second floor level, replacement of windows to 21 John Street, upper floors of 7 Roger Street and 1-4 Mytre Court, John's Mews and associated works

- D** Ref: 2015/2037/P | 2015 | **Consented**  
**10 John Street**  
*Grade II Listed*

Change of use of building from office (Class B1a) to a 5 bedroom dwelling (Class C3)

- E** Ref: 2016/2867/P | 2016 | **Consented**  
**19 John Street**  
*Grade II Listed*

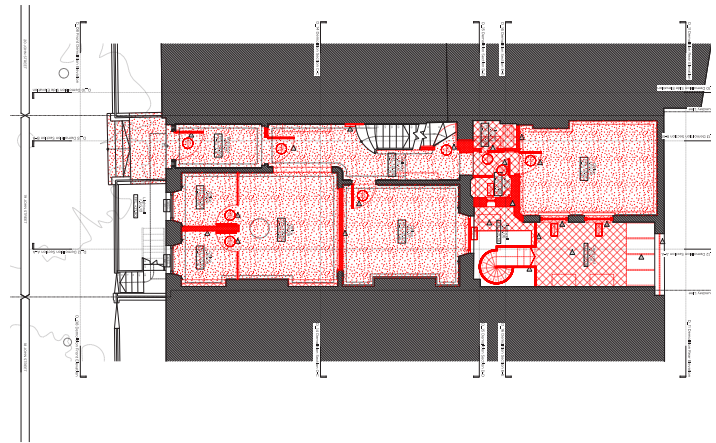
Conversion of the existing office into 4 Bed family dwelling following the demolition of existing three storey closet wing extension between ground and second floor and erection of a three storey rear extension with lift enclosure, lowering of the vaults at basement level, installation of metal balustrade for new terrace at first floor level and installation of retractable rooflight to provide a new terrace at 3rd floor level.

- F** Ref: 2019/4496/P | 2019 | **Consented**  
**27 John Street**  
*Grade II Listed*

Change of use from publisher's office (Class B1) to dwelling house (Class C3); demolition of existing rear extension and erection of new single storey rear extension with associated terrace above and new French windows to provide access; alterations to rear elevation; replacement of metal windows at 21 John's Mews with new timber sash windows; and conversion of garage to habitable room.

- G** Ref: 2021/4813/L | 2021 | **Consented**  
**25 John Street**  
*Grade II Listed*

Internal and external alterations in connection with the change of use from office use to residential use including replacement stairs to front elevation at basement level, external wall lights to entrance and basement, and new services to rear. Internal alterations including removal and replacement of modern partitions, fixtures, fittings, services, sanitary fittings and pipes at all levels. Replacement of modern chimneypiece at second floor, and new opening and secondary glazing at third floor level.



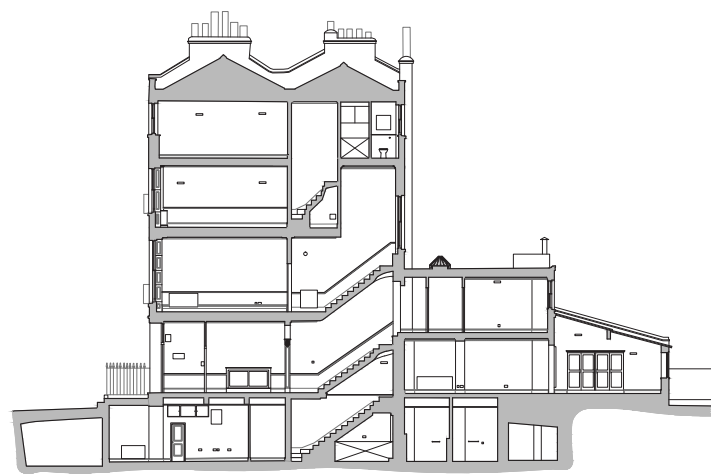
EXISTING/DEMOLITION GROUND FLOOR PLAN

- E** Ref: 2016/2867/P | 2016 | **Consented**  
**19 John Street**  
*Grade II Listed*



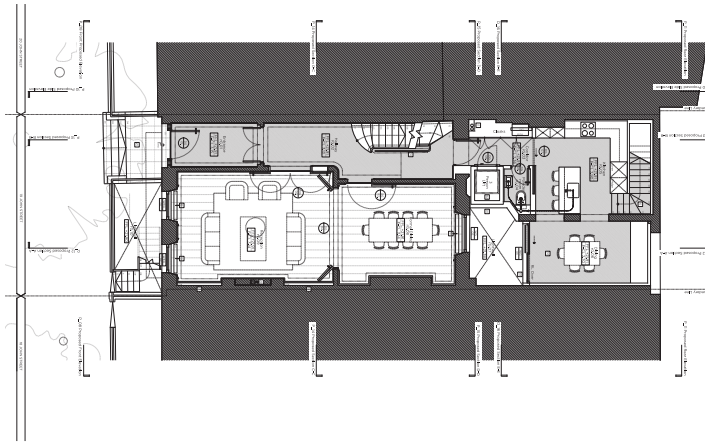
EXISTING SECTION

- F** Ref: 2019/4496/P | 2019 | **Consented**  
**27 John Street**  
*Grade II Listed*

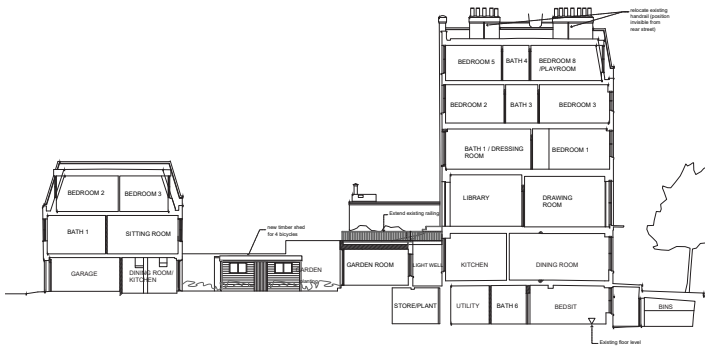


EXISTING SECTION

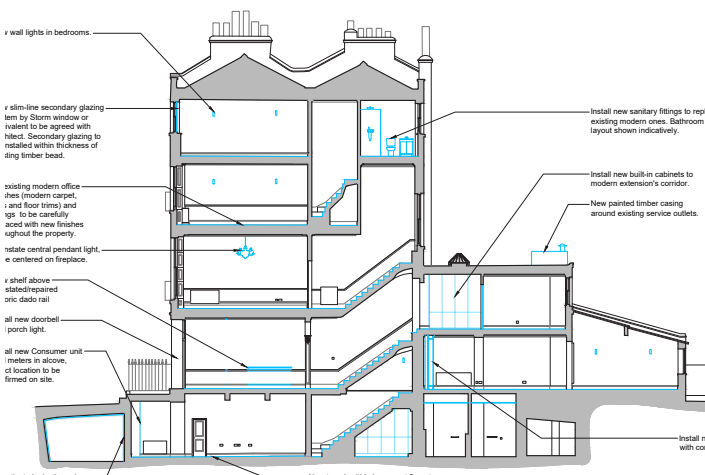
- G** Ref: 2021/4813/L | 2021 | **Consented**  
**25 John Street**  
*Grade II Listed*



CONSENTED GROUND FLOOR PLAN



CONSENTED SECTION



CONSENTED SECTION

Planning History:  
Change Of Use - Neighbouring  
Sites

It should be noted that 12 grade II listed terraced houses on John Street  
have been given permission for conversion from office to single family  
dwellings.

Key

Site Plan (Not to scale)

- Site
- Properties that have received permission to be converted from office use into a single family dwelling



Bloomsbury Conservation Sub-Area 10





Street Elevation


The Site:  
Height, scale and character

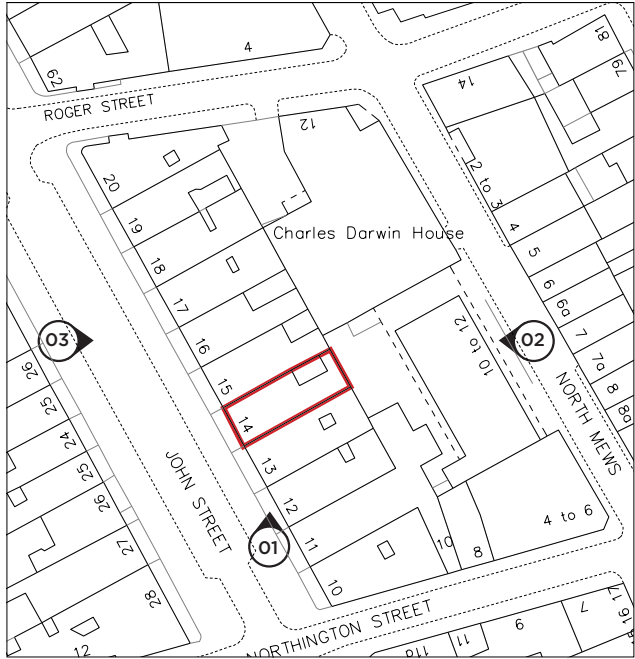
The property comprises an office building arranged over basement, ground, first, second & third floors and a studio at fourth floor (accessed via the office core).

The height, scale and character is very much in keeping with the historic Georgian terrace it forms a part of - which is described in more detail within the heritage statement submitted as part of this application.

Key

Site Plan (Not to scale)

 Denotes the site



**View 01**  
Aerial view looking North



**View 02**  
Aerial view looking West



**View 02**  
Aerial view looking East



## The Existing Building: Existing external condition



Street Entrance



Front Elevation



Front Lightwell



Rear Courtyard Vault



## Justification For Change Of Use

Use of the building as an office is severely limited by its plan form and existing condition.

Each floor is comprised of on average 4 rooms – the largest of which is approx. 5 x 6m. This limits the number of desks and storage space, which subsequently limits the occupancy of the building. Additionally, alterations to these layouts are limited due to its Grade II listing, which prohibits a more flexible, open plan working commensurate with modern office standards.

Although some of the principal rooms remain in good condition – much of the property is worn, and in need of refurbishment. There are several improvised alterations, areas of boxing-out and surface mounted fittings such as fluorescent lighting which deter from the buildings original fabric and would make it unappealing to new business' looking to rent the space.

Refer to photographic survey and Marketing Report by Robert Irving Burns for a detailed record of the internal condition and implications of this on the use as office space.



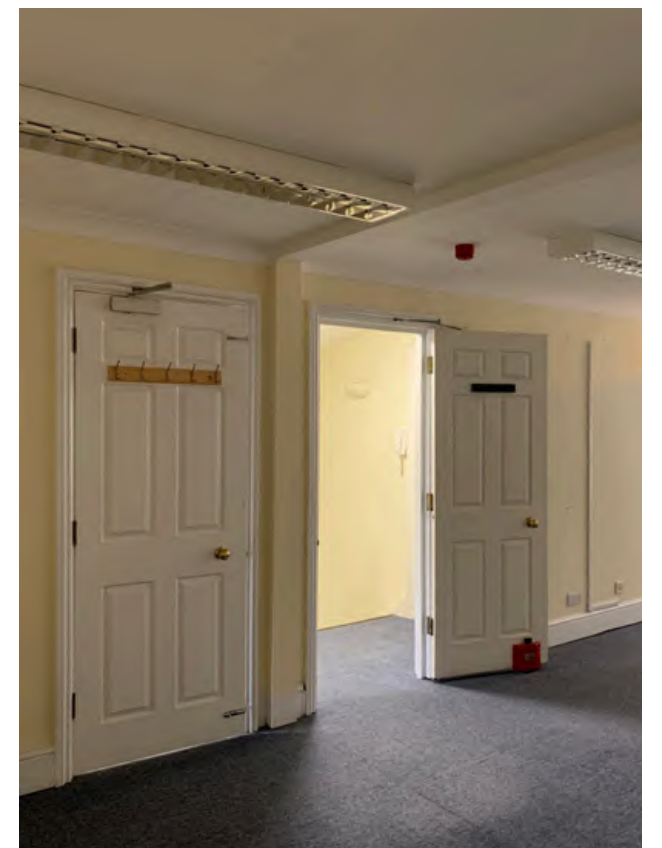
Second floor, front room office with fluorescent lights and limited storage options. Evident of the infilling of original doorways



Third floor office space accomodating one person with limited storage.



Basement level, with low ceiling heights and fluorescent lights



Third floor level office space, with multiple surface mounted fittings.

## 3.0 The Design Response

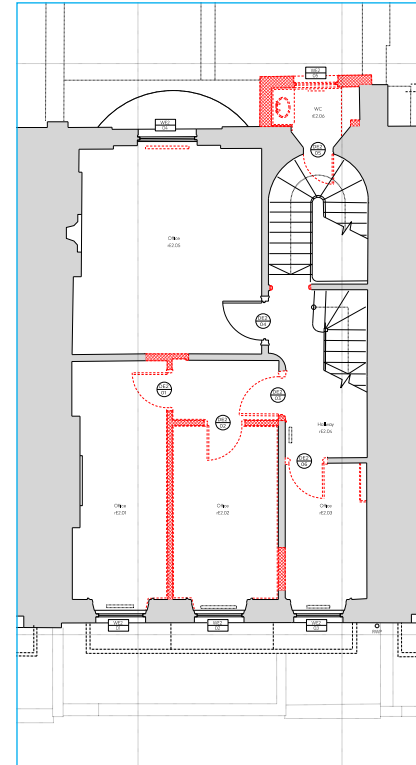
## The Proposal: Plan Form & Massing

### Plan Form

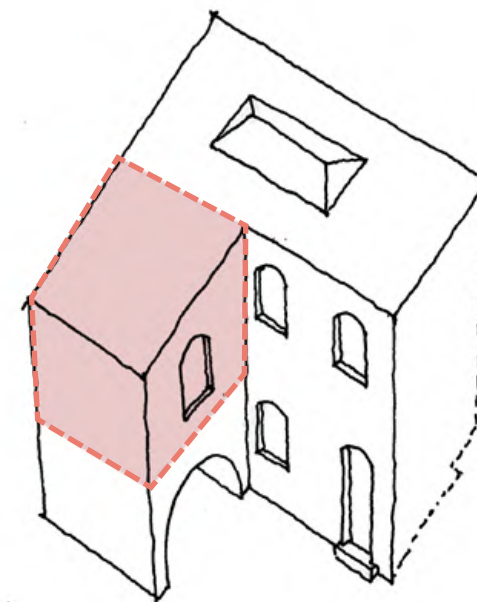
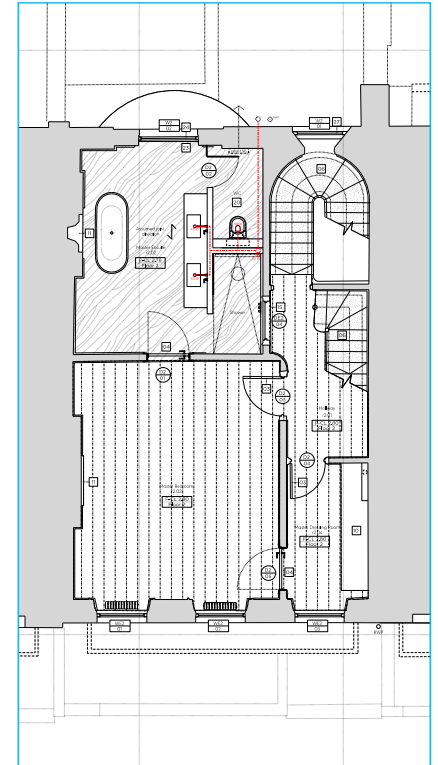
The design strategy of the proposed spatial layout is to reinstate a plan form that is characteristic of a Georgian house of this age by removing modern partitions that have been installed during its use as an office. The demolition and proposed second floor plan on the right is a good example of this, and illustrate how more appropriate proportions are reinstated as part of the proposals.

### Rear Massing

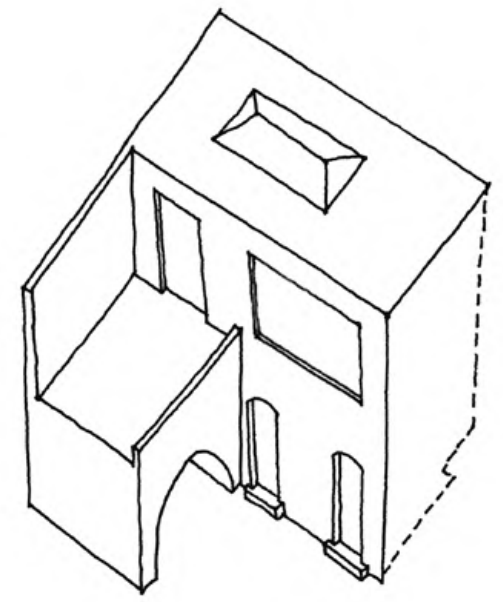
The removal of the 1985 addition, as highlighted red, is intended to create a clearer hierarchy between the original host building and rear additions, whilst also giving prominence to the original brick vault at basement level.



Demolition & Proposed Second Floor Plan, illustrating how the design proposals seek to reinstate the original Georgian proportions



Rear Addition Massing  
Existing  
(sketch, not to scale)



Rear Addition Massing  
Proposed  
(sketch, not to scale)



# The Proposal: Materiality

## External

The material strategy for the external parts of the building is to:

- Retain existing materials and refurbish where possible.
- Where new materials are proposed to the main house, ensure they are traditional i.e. Stock brick, lead flashings, cast iron rainwater goods etc.
- Replace all non-original fenestration with traditionally detailed timber windows.
- Demolish non-original skylights which are visible from street level, and replace with 1no. Conservation style rooflight.

## Internal

The overarching strategy for the internal treatment of the property is to reinstate the craftsmanship, proportion and detail characteristic of the era it was originally built. This will include:

- Restoration of all original decorative mouldings & wall panelling where possible - piecing in and replicating where necessary
- Reinstating traditional decorative mouldings where the have been lost over time; and ensuring they are ordered and proportionate to the Early Georgian period.
- Exposing and utilising the existing original floorboards as the floor finish to principal floors - Ground, First and Second. (Where non-original floor boards are discovered, replace with reclaimed pine boards to traditional dimensions)



6 over 6 timber sash windows and original London stock brick



London Stock Brick



Creation of a courtyard garden at the rear of the ground floor



Restoration of wall paneling at 34 Great James Street with piecing in where required



Example of restored original panelling at 36 Great James Street



Exposed original floorboards



4.0 Servicing and Access

## Servicing and Access Cycle Storage

John Street is a one way street with parking allocated on one side and is a controlled parking zone

The development is proposed to be car-free. This is considered viable due to the high concentration of public transport in the vicinity.

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle provisions have been provided on the basis of 2no. bicycles per 3 or more person dwelling. This is compliant with the London Plan, chapter 6; Table 6.3; Cycle Parking Standards.

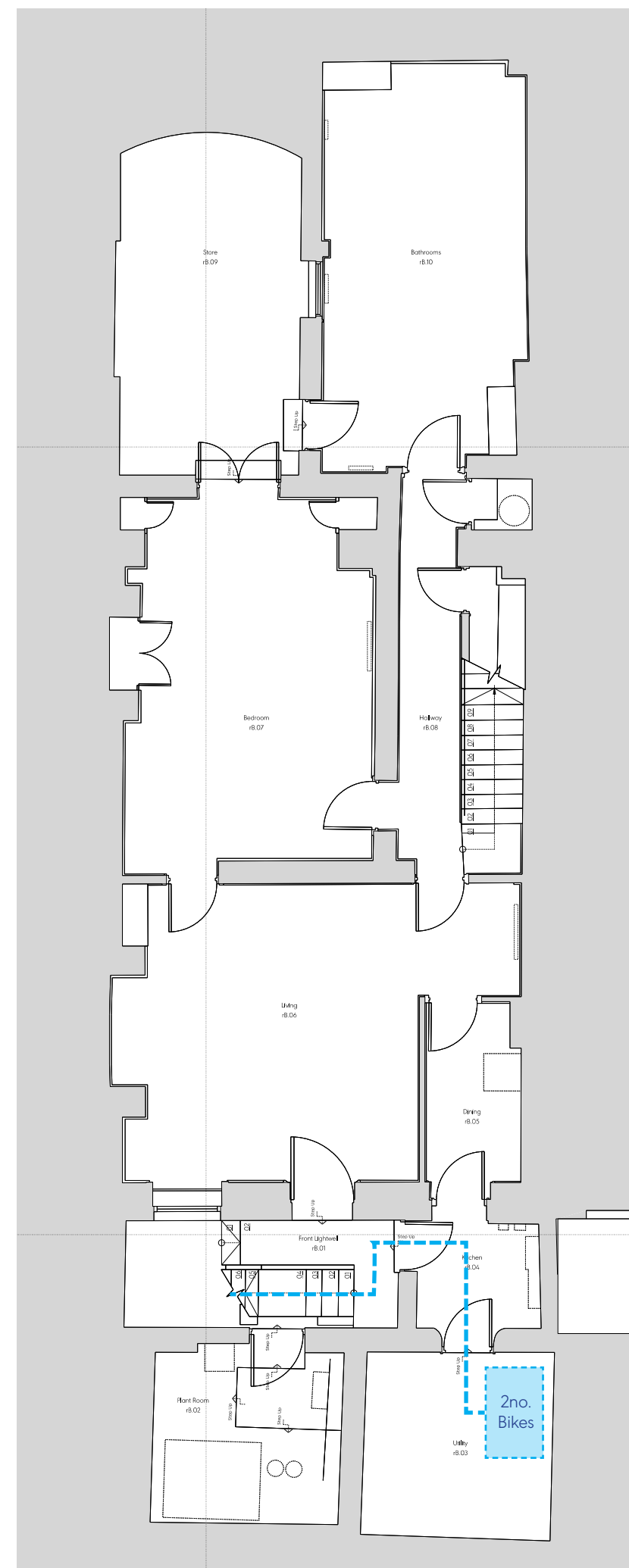
Bicycle storage will be located within the front pavement vault at basement level.

Key

Site Plan (Not to scale)



14 John Street, WC1N





# Servicing and Access Waste Management

Key

Site Plan (Not to scale)

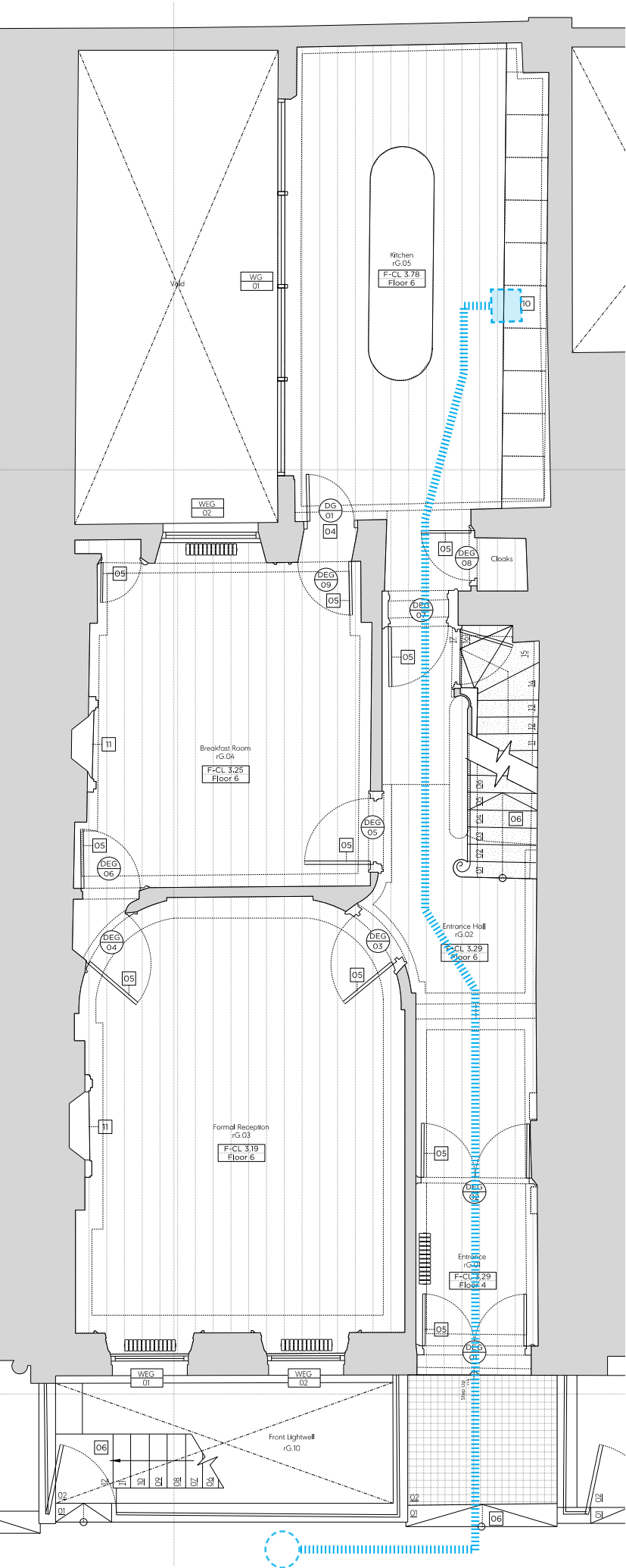


The dwelling will be fitted with separate waste and recycling containers within the kitchen units. It is considered that this encourages occupants to separate their rubbish and recycling more regularly and reliably. See image below.

Waste is collected from John Street daily, with mixed recycling & food/ garden waste collected once per week on Tuesdays.

The collection point is immediately outside the property and is picked up before 7am, with waste being left outside the property on street the night before or in the early morning.

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown to the left. Refuse will periodically be taken by occupants from the kitchen to the kerb side as shown in the diagram to the left. Here daily refuse collections take place.



5.0 Areas



Area Schedule

	Existing GIA		Proposed GIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement	118.1	1,271	117.8	1,268
Ground Floor	104.8	1,128	97.5	1,049
First Floor	69.0	742	67.1	722
Second Floor	68.0	732	66.0	710
Third Floor	67.7	728	67.7	728
Fourth Floor	52.6	566	52.6	566
TOTAL	480.1	5,167	468.6	5,044