25 John's Mews, London, WC1N 2NT

Design and Access and Statement
for Replacement Roof Finishes

Chris Dyson Architects

0468_DOC_001 _Rev00
August 2022

View of 25 Johns Mews_Nov 2021

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CDA

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A photograph of existing slate roof taken in August

1.0 Introduction

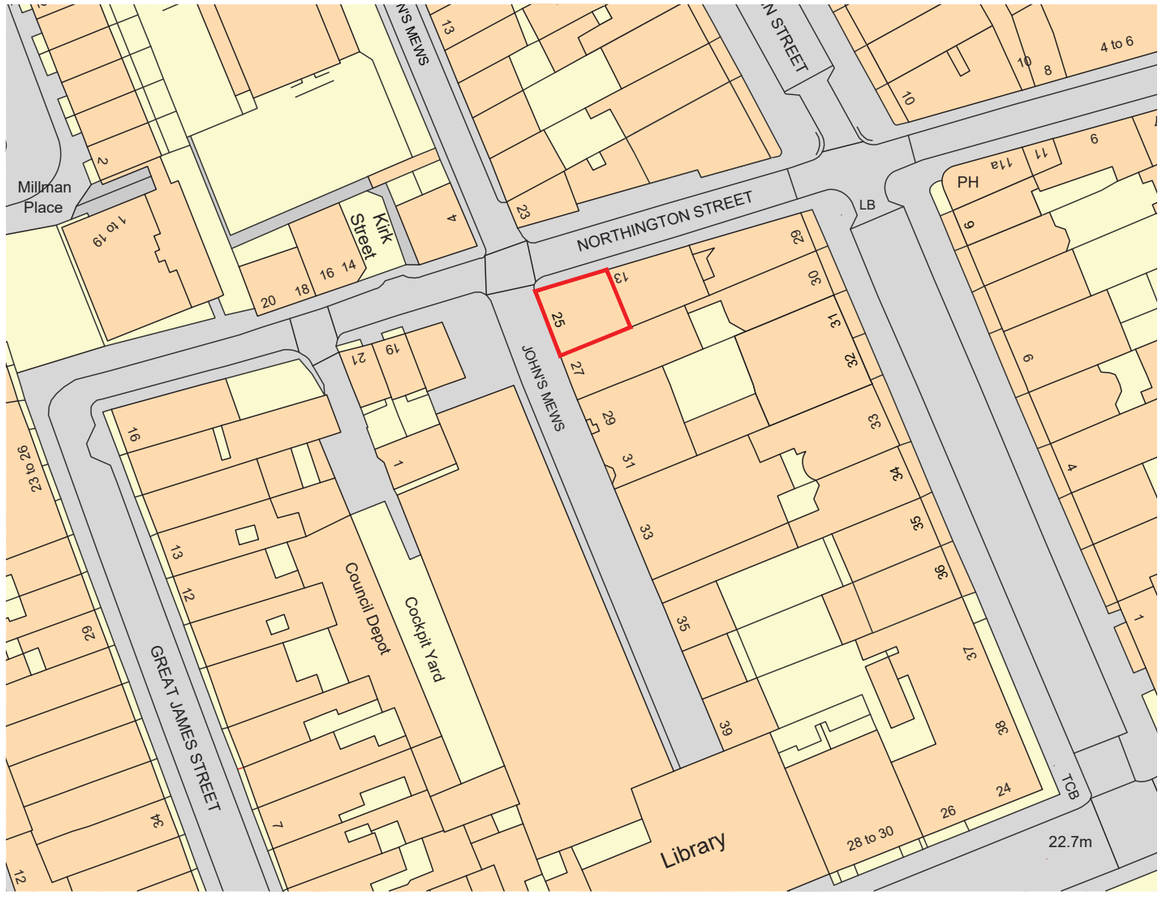
This Design and Access Statement forms part of a listed building consent application to make like for like replacements to the roof at 25 John's Mews, London, WC1N 2NT.

Key Design Principles:

- Historic Setting: understand and preserve local history.
- Historic fabric: Remove and replace existing roof materials with like for like replacements.
- Enhancement: Replacing the roofing with like for like materials to preserve and retain the historical character.
- Modernisation: Improve the roof to protect the Heritage Asset

The aim of this document is to demonstrate that the proposed works will not visually affect the existing building and will maintain the existing historic character whilst protecting the building moving forward.

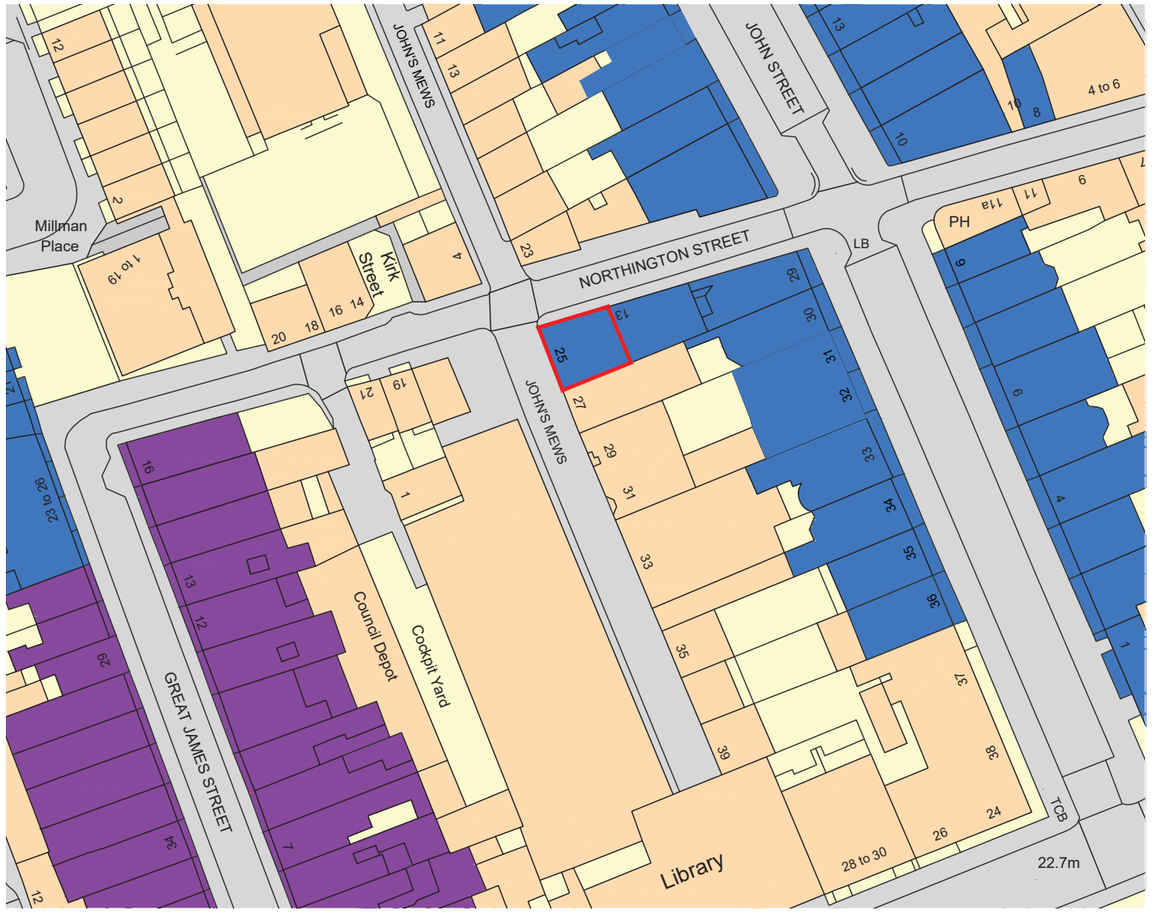
This document is to be read in conjunction with the Chris Dyson Architects drawings listed in the Drawing / Document Issue Sheet in Section 8.0 of this document.



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

Application Site

2.0 Application Site and Setting



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 *

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 1, an area with a low probability of flooding, according to the Environment Agency therefore, a flood risk assessment is not required.

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.

Planning Context

In 2021 - Full planning permission and listed building consent (Application ref: 2020/5883/P and 2021/0122/L) was granted for a single storey basement under the footprint of the main house.

In July 2022 - Householder application and Listed Building Consent was granted for renovation works to the roof REF: 2022/1681/P and 2022/2278/L

Aerial view of rooftop to 25 John's Mews.

4.0 Existing Roof Condition

The property is suffering from internal water ingress and subsequent damage to the existing fabric, caused by the roof that has reached the end of its serviceable lifespan (see below photographs documenting the damage). The roof needs urgent works to repair and replace on a like for like basis, using the same materials, to stop any further damage being caused.

Existing lead flashing to replaced like-for-like with new code 5 lead flashing

Existing asphalt covering to flat roof area that is failing and no longer water tight. Replaced with new asphalt covering.

Existing paving on pedestals replaced as approved 13th July 2022 in application ref: 2022/2278/L.

A photograph taken on the 01/08/2022 showing the existing slate roof.

Example of excessive surface spalling and flaking to slate face compromising performance

Example of cracked/chipped slate requiring replacement

A photograph taken on the 01/08/2022 showing the existing slate roof.

4.0 Existing Internal Condition

Internal water ingress has caused visible damage within the listed building fabric. Original features such as stone window surrounds and plasterwork have been damaged by consistent leaks from the roof.

A photograph taken on the 01/08/2022 showing the existing internal condition and water damage to the first floor ceiling.

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A photograph taken on the 01/08/2022 showing the existing internal condition and water damage to the first floor ceiling and original stone window surround.

5.0 Proposals

The proposals can be seen on drawings 1020 and 1325 included in the application. Below are the proposed lead, asphalt and slates materials being used to replace the existing roof fabric. We are proposing to reuse the ridge tiles where possible or use reclaimed ridge tiles to match existing, where damaged.

Existing slate roof.

New proposed slate sample

Reuse ridge tiles where possible or source reclaimed ones to match existing, where damaged

Existing slate roof.

New proposed slate sample

Our proposals are to replace the existing asphalt roof covering with new asphalt

Our proposals are to replace the existing lead flashing with a new Code 5 Lead flashing around the abutments.

6.0 Conclusion

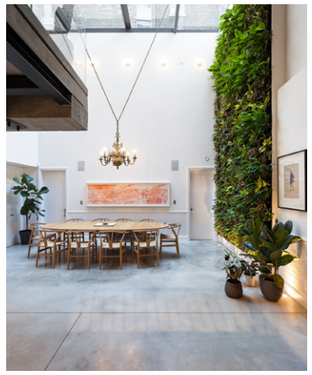
The proposals do not represent any material change to the property, The proposals are for like for like replacements to the existing fabric to protect and enhance the historic building. The roof has reached the end of its serviceable lifespan. Due care has been taken in seeking the replacements and their suitability to the roof.

A photograph taken on the 01/08/2022 showing the existing slate roof.

7.0 Drawing / Document Issue Sheet

- 468_A_0010_Site Location Plan Rev D
- 468_A_0003_Existing Roof Plan Rev 00
- 468_A_0325_Existing Roof Elevations Rev 00
- 468_A_1020_Proposed Roof Plan Rev 00
- 468_A_1325_Proposed Roof Elevations Rev 00
- DOC_001_Design and Access Statement Rev 00
- DOC_002_Heritage Statement Rev 00

8.0 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