

# NAME

Design and Access Statement

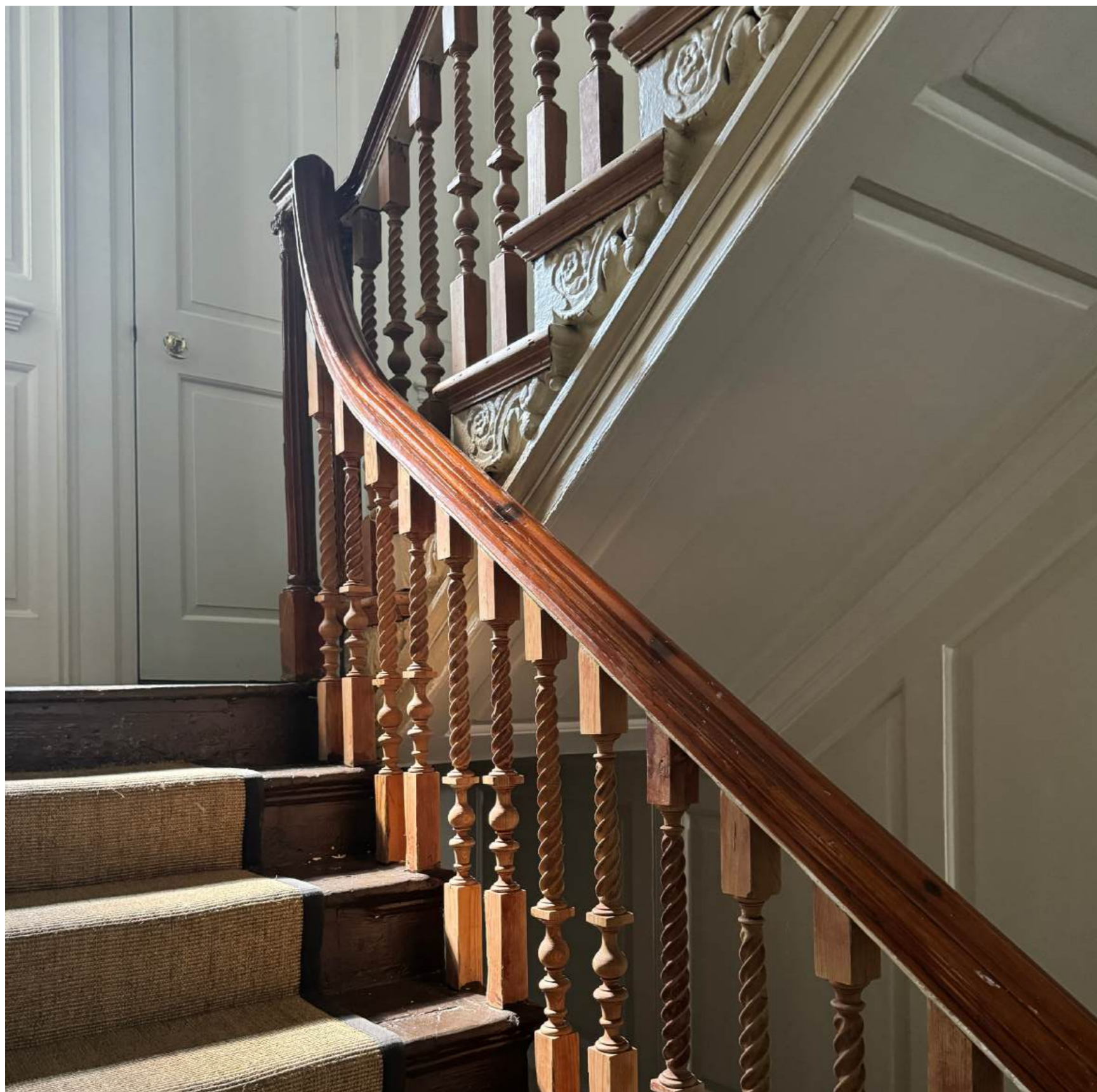
38 Great James Street

7<sup>th</sup> February 2025



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Fig. 1.1 Existing staircase



### 1.1. Introduction

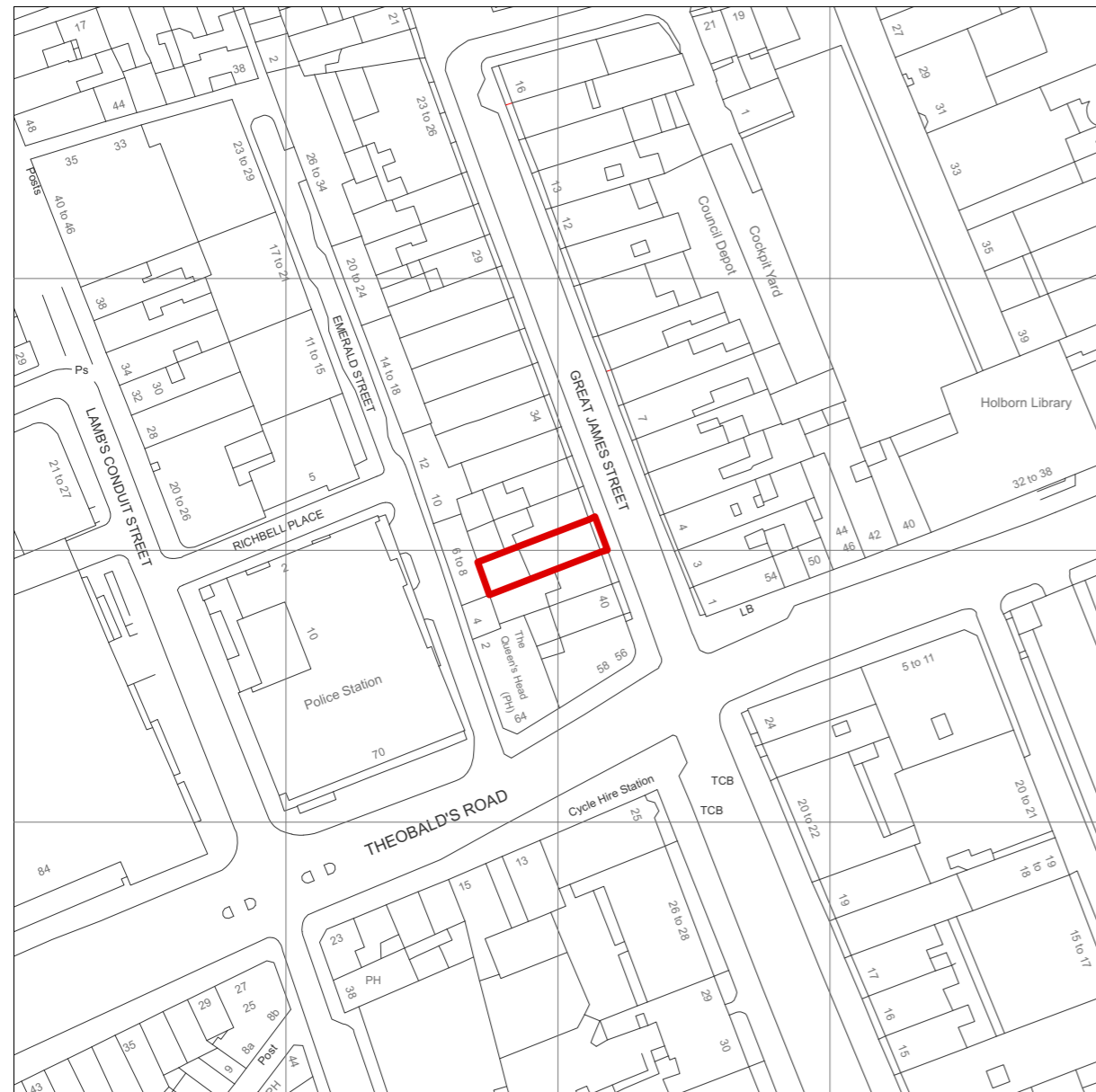
This document as well as architectural drawings, heritage report, acoustic report and other supporting documents presents the proposed works at 38 Great James Street, WC1N 3HB. Submission for Full Planning Permission and Listed Building Consent is sought with the submission to the Camden council.

### 1.2. Proposals

The proposed works associated with this submission to the council include but are not limited to:

- The removal of the modern closet three storey closet wing to better reveal the staircase;
- New ground floor rear extension with associated balustrades, privacy screens and access stair;
- Partial infill of the lower ground floor rear courtyard to provide access to the vaults;
- Opening of lower ground floor rear garden vaults;
- Creation of one additional bathroom and bedroom on the 3rd floor through addition of new partitions;
- Replacement of access stair enclosure at 4th floor level roof terrace with replacement decking and balustrades;
- Installation of 2no. Air Source Heat Pumps at 4th floor roof level;
- Minor internal reconfiguration of the interior of the house.

Fig. 2.1 Site Location Plan



 Application Site - 38 Great James Street

**1.1. Introduction**

The application site is an early 18th century mid terrace townhouse which is Grade II listed.

**1.2. Setting**

The property sits on the west side of Great James Street and is within close proximity of Theobald's Road which the Great James Street connects into on the northern side.

**1.3. Typology**

The site is a 5 storey house arranged over lower ground floor to third floor levels. It features an entirely flat roof with an accessible roof terrace at 4th floor level converted in the 20th century which this application seeks to enhance and preserve. The house is part of a well preserved terrace formed of 14 near identical townhouses all dating back to 1720's although evidence suggests as outlined in the heritage statement that the frontage of the application site was replaced in the first part of the 20th century.

Fig. 2.2. Front elevation of 38 Great James Street



Fig. 2.3. Front entrance doorway of 38 Great James Street



Fig. 2.4. West elevation of Great James Street, nos 36-27

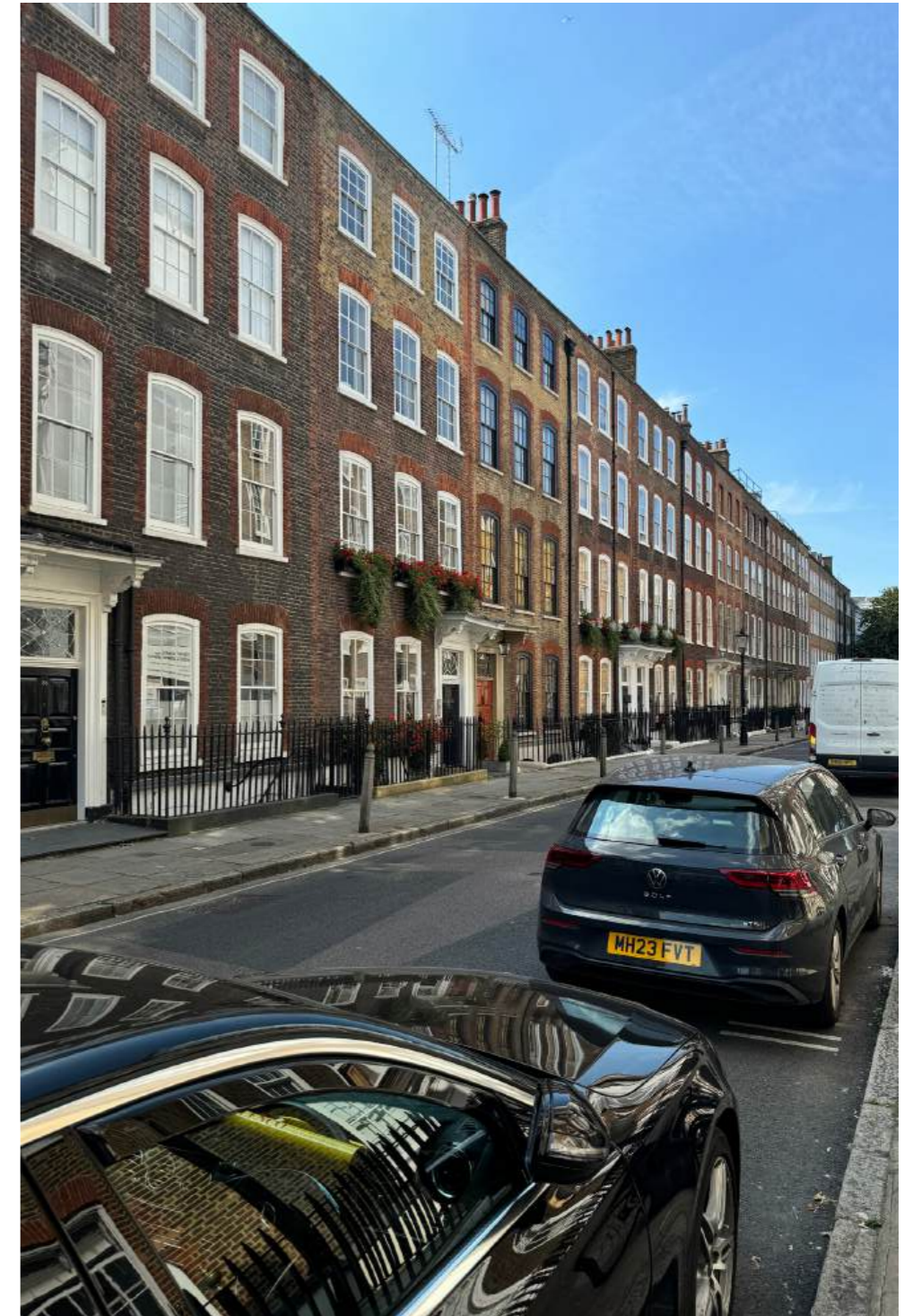


Fig. 2.5. Rear elevation of 38 Great James Street



Fig. 2.6. Rear garden boundary with 37 Great James Street looking North



Fig. 2.7. Rear garden boundary with 39 Great James Street looking South

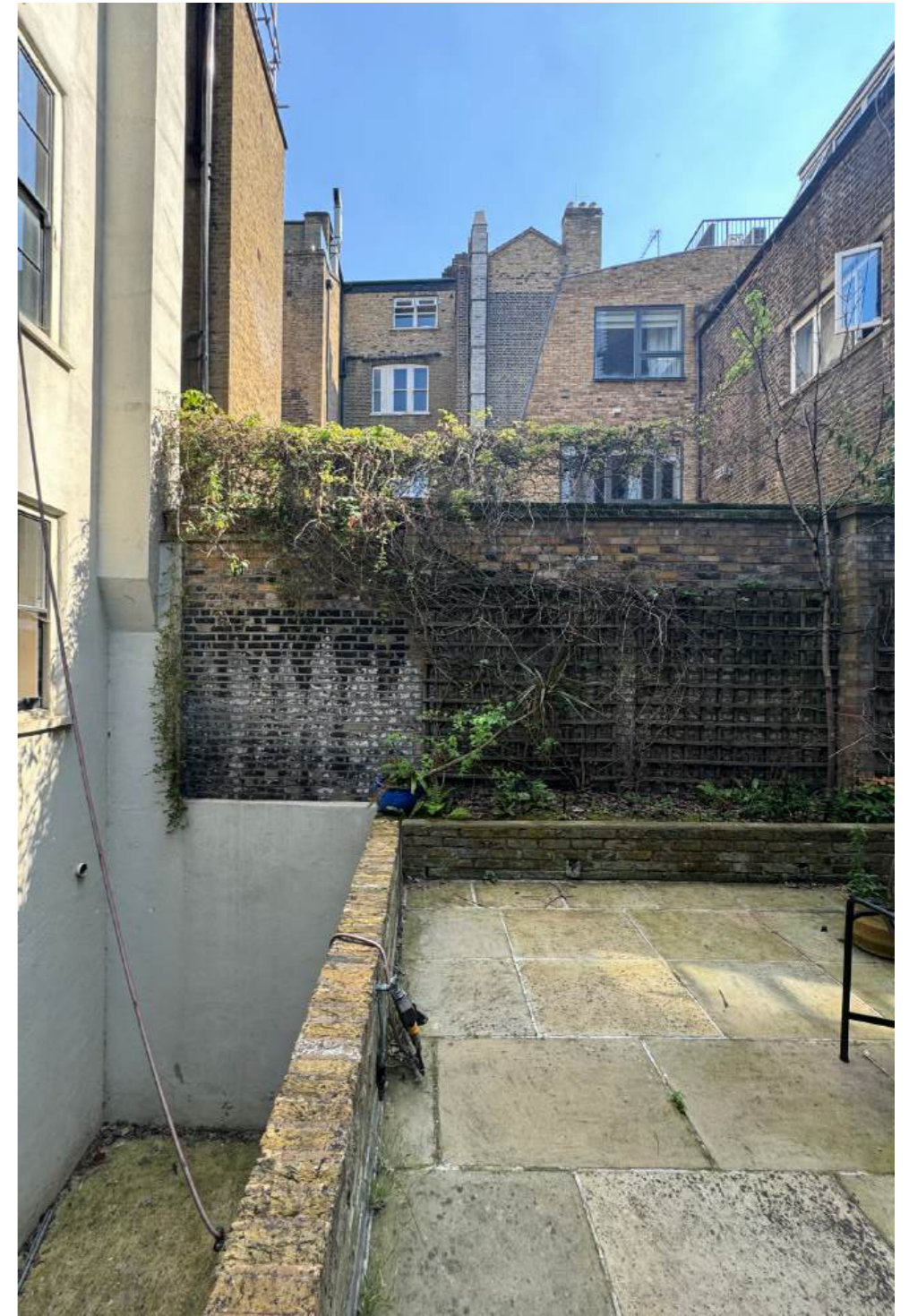


Fig. 2.8. Lower Ground Floor view towards rear of garden



Fig. 2.9. Rear Garden boundary with 37 Great James Street looking North



Fig. 2.10. View from Lower Ground Floor patio towards the house

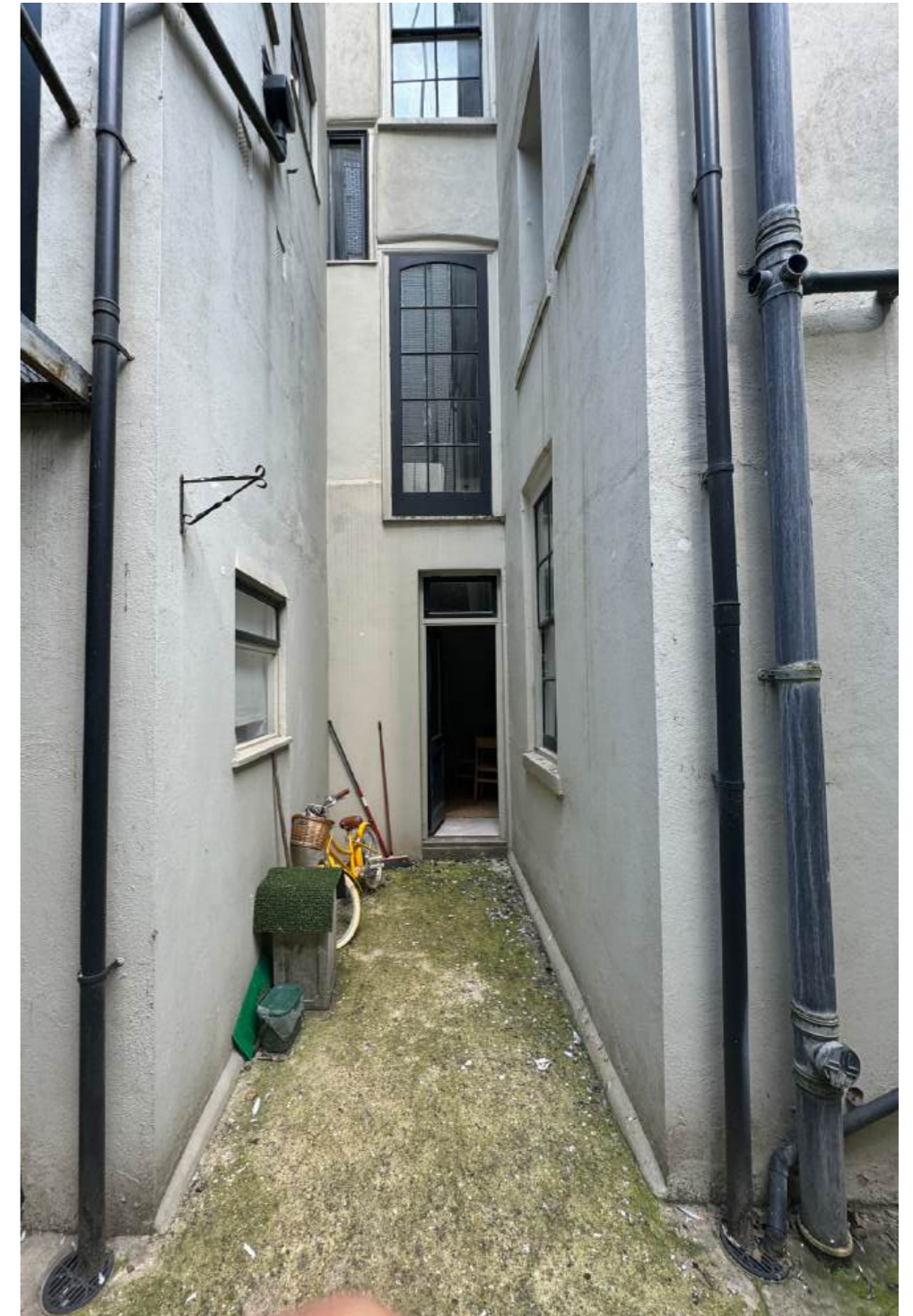


Fig. 2.11. Ground Floor stairs going to First Floor



Fig. 2.12. First Floor stairs going to Second Floor



Fig. 2.13. Second Floor stairs going to Third Floor

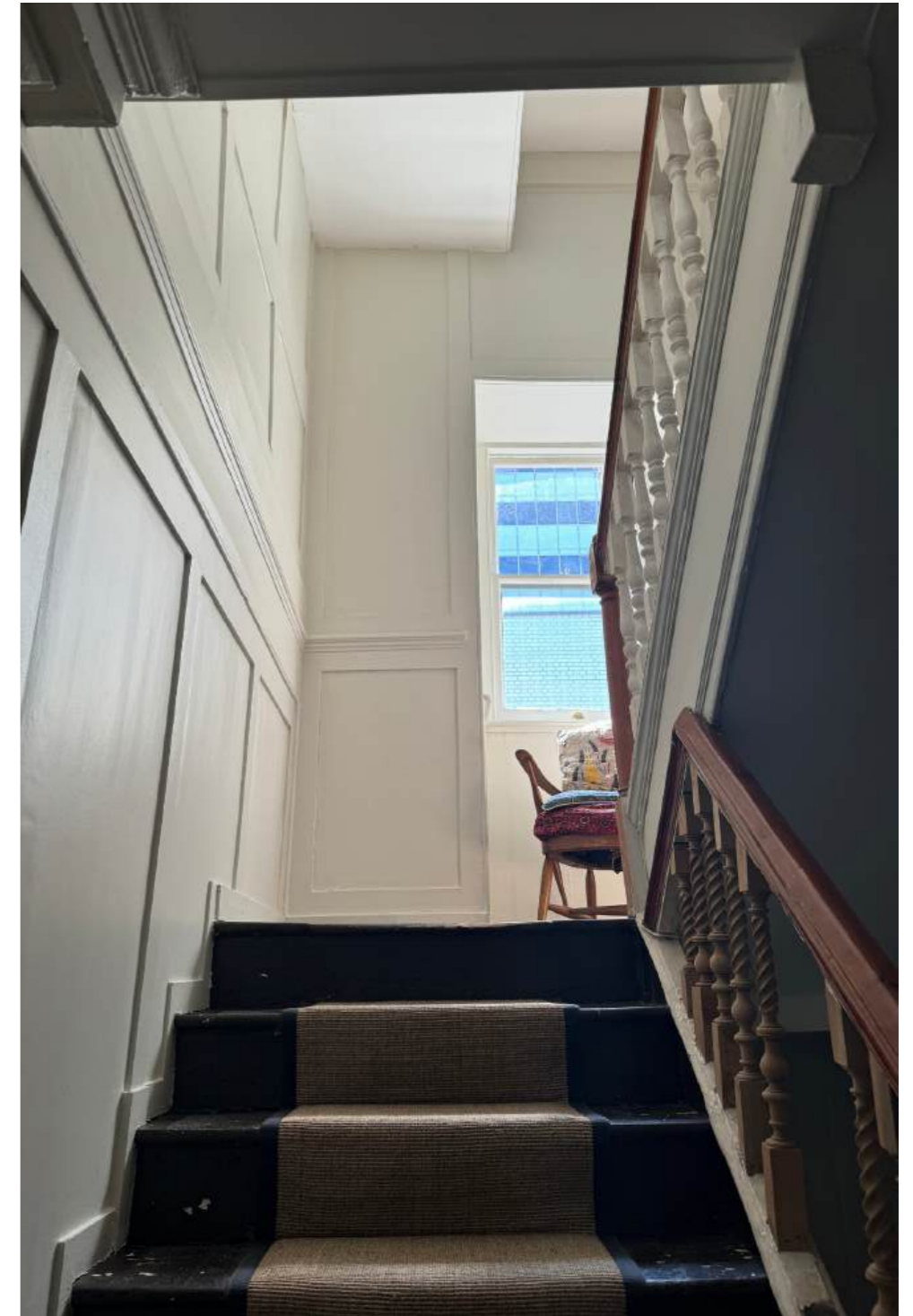




Fig. 2.14. Ground Floor view towards front Reception Room



Fig. 2.15. First Floor view towards back



Fig. 2.16. Second Floor closet wing floors



Fig. 2.17. Third Floor landing



Fig. 2.18. Third Floor view towards landing



Fig. 2.19. Third Floor view towards closet wing



Fig. 2.20. Fourth Floor roof terrace looking East



Fig. 2.21. Fourth Floor roof terrace looking South West



Fig. 2.22. View from Fourth Floor to the Ground Floor garden

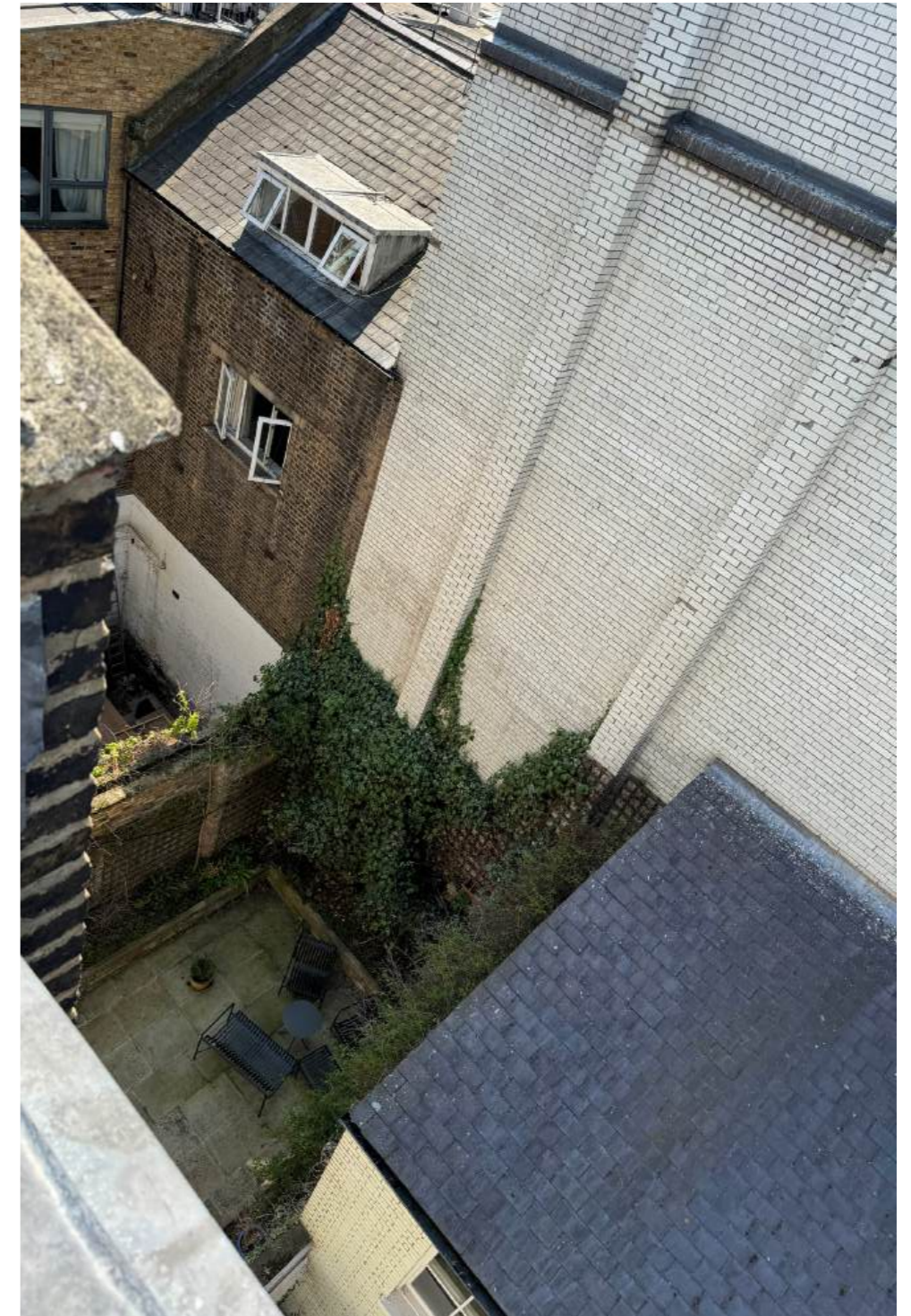


Fig. 3.1. Approved section at 39 Great James Street - 2016/5824/P

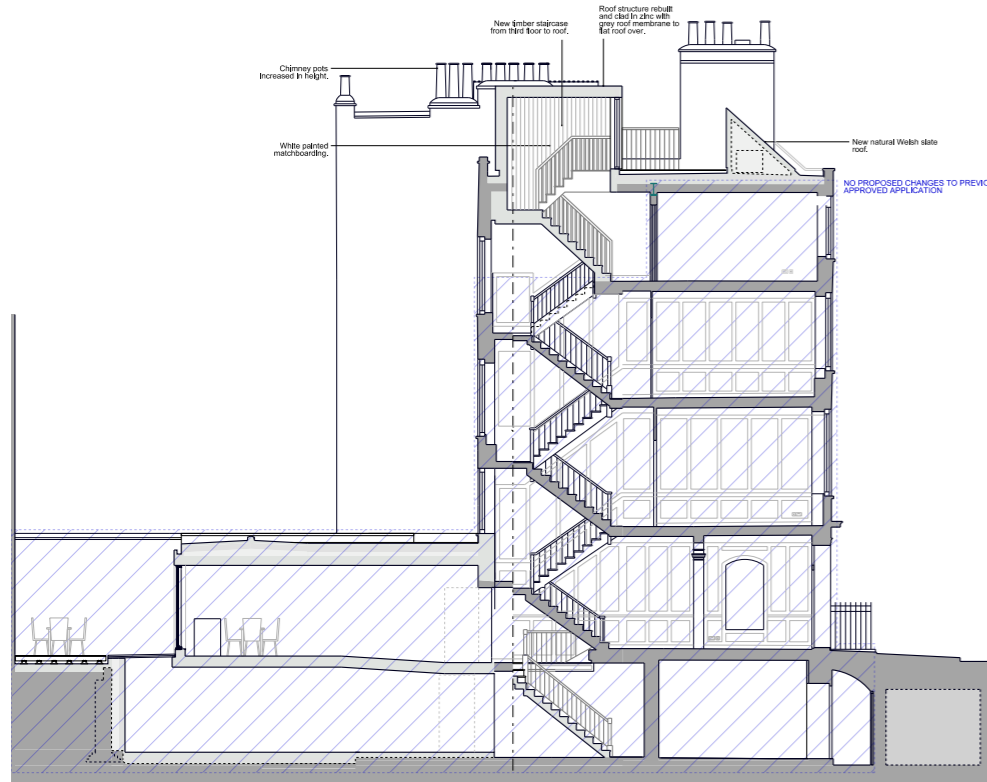


Fig. 3.2. Approved scheme at 36 Great James Street - 2015/7223/P



3.1. Precedents

A rich history of development is present on Great James Street which the proposals of this application follows the footsteps of. An overview of some of the more notable of these developments is shown on this page.

Fig. 3.3. Approved design at 35 Great James Street - 2015/6812/P

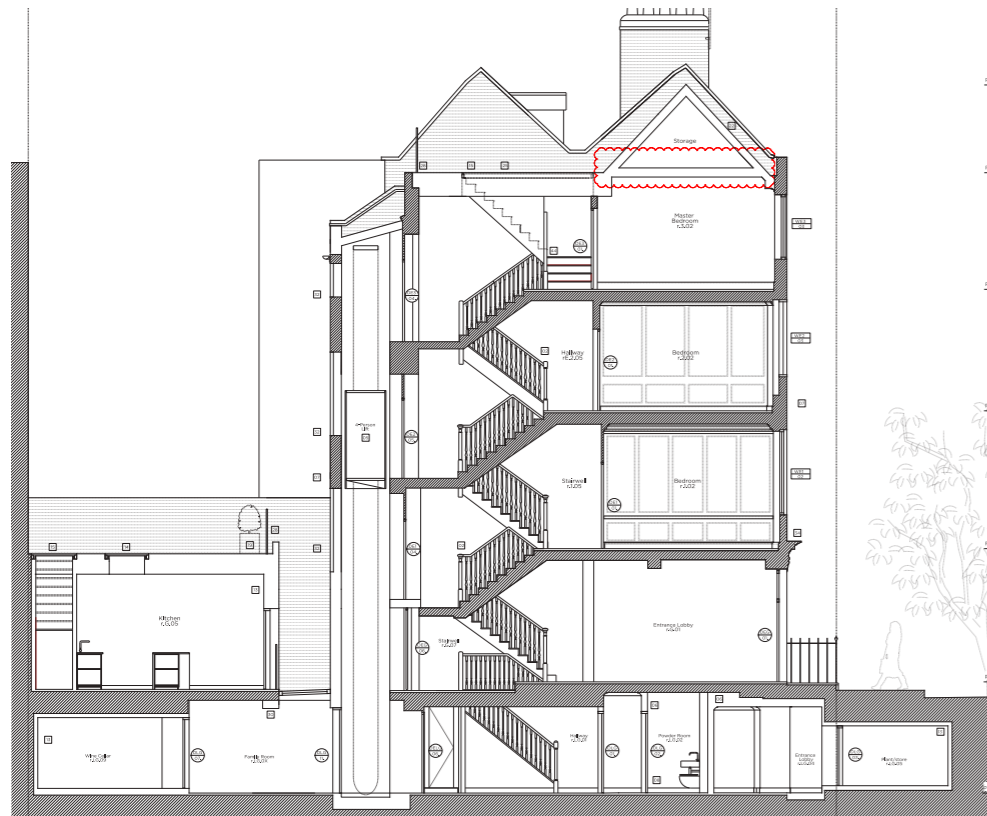


Fig. 3.4. Approved design at 32-33 Great James Street - 2012/3602/P

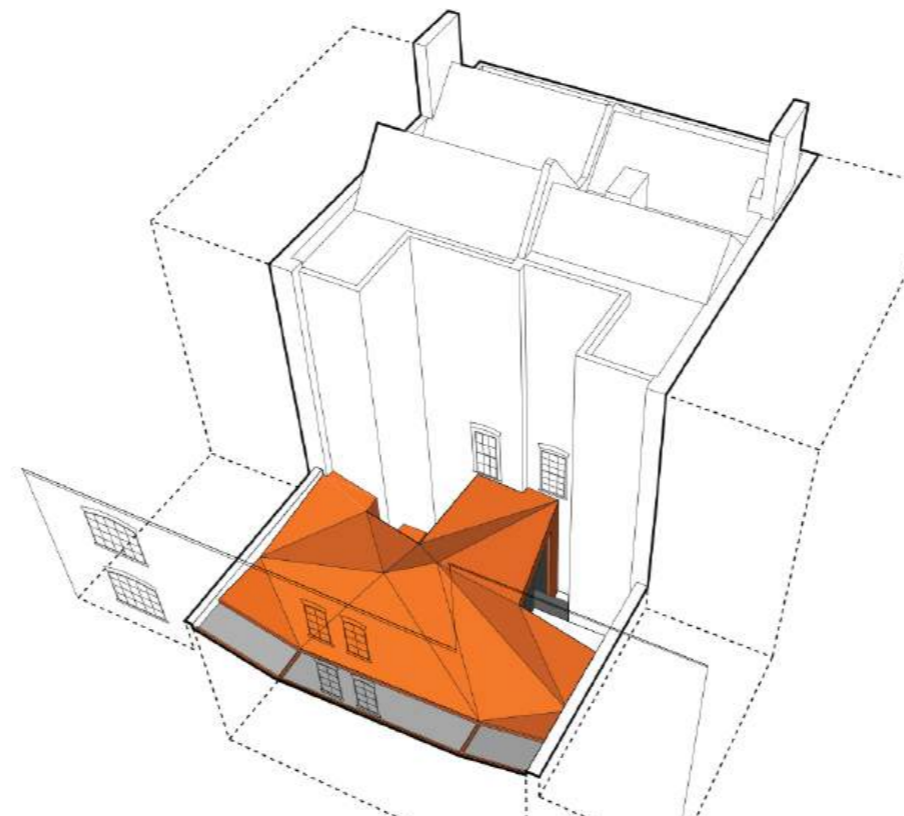


Fig. 4.1. Existing view of the rear elevation



To be demolished

Fig. 4.2. Proposed view of the rear elevation



Timber privacy screen along boundary with 37 Great James Street, 1.7m above terrace finished floor level

New timber sash windows

Roof terrace to ground floor rear extension roof

Painted mild steel balustrade

Timber privacy screen along boundary with 39 Great James Street, 1.7m above terrace finished floor level

**4.1. Overview**

The works proposed with this application aim to preserve and enhance the special interest present in the Grade II listed building. A careful and thorough design process was centred on enhancement that can be made to the building and adding a touch of modern living standards while keeping the preservation of original historic features at the core of the works.

The proposed works associated with this submission to the council include but are not limited to:

- The removal of the modern closet three storey closet wing to better reveal the staircase;
- New ground floor rear extension with associated balustrades, privacy screens and access stair;
- Partial infill of the lower ground floor rear courtyard to provide access to the vaults;
- Opening of lower ground floor rear garden vaults;
- Creation of one additional bathroom and bedroom on the 3rd floor through addition of new partitions;
- Replacement of access stair enclosure at 4th floor level roof terrace with replacement decking and balustrades;
- Installation of 2no. Air Source Heat Pumps at 4th floor roof level;
- Minor internal reconfiguration of the interior of the house.

**4.2. Closet Wing Demolition and Ground Floor Extension**

The application property features two projecting closet wings to the rear. The southern most one is an original structure and typical to all houses on the street as well as other properties of this period while the other one which is accessed off the main stair is an early 20th century addition. By demolishing this non original structure the building returns to the original layout on the ground, first and second floors. In addition the recreation of sash windows off the stair on first and second floors brings the daylight directly into the stairwell and emphasizes the importance and value of the original staircase.

The ground floor rear extension occupies most of the rear garden on ground floor level with a centrally positioned lightwell designed to maintain daylight and external amenity space access to the lower ground floor as shown in figures 4.2 and 4.4. The design of the extension seeks to maximise daylight and to juxtapose the historic architecture of the listed building through generous use of glass. All glazed surfaces and doors however face the internal courtyard and lightwell to avoid overlooking or privacy issues.

Fig. 4.3. Existing view towards back of garden



Ground floor patio

Lower ground floor patio

Non-original closet wing to be demolished

Fig. 4.4. Proposed view towards back of garden



Lightwell to lower ground floor

Ground floor patio

Walk-on rooflight

Glass balustrade to ground floor only to maximise light

Connection link to the main house

Fig. 4.5. Existing view towards back of garden



Non-original closet wing to be demolished

Fig. 4.6. Proposed view towards back of garden



Walk-on rooflight

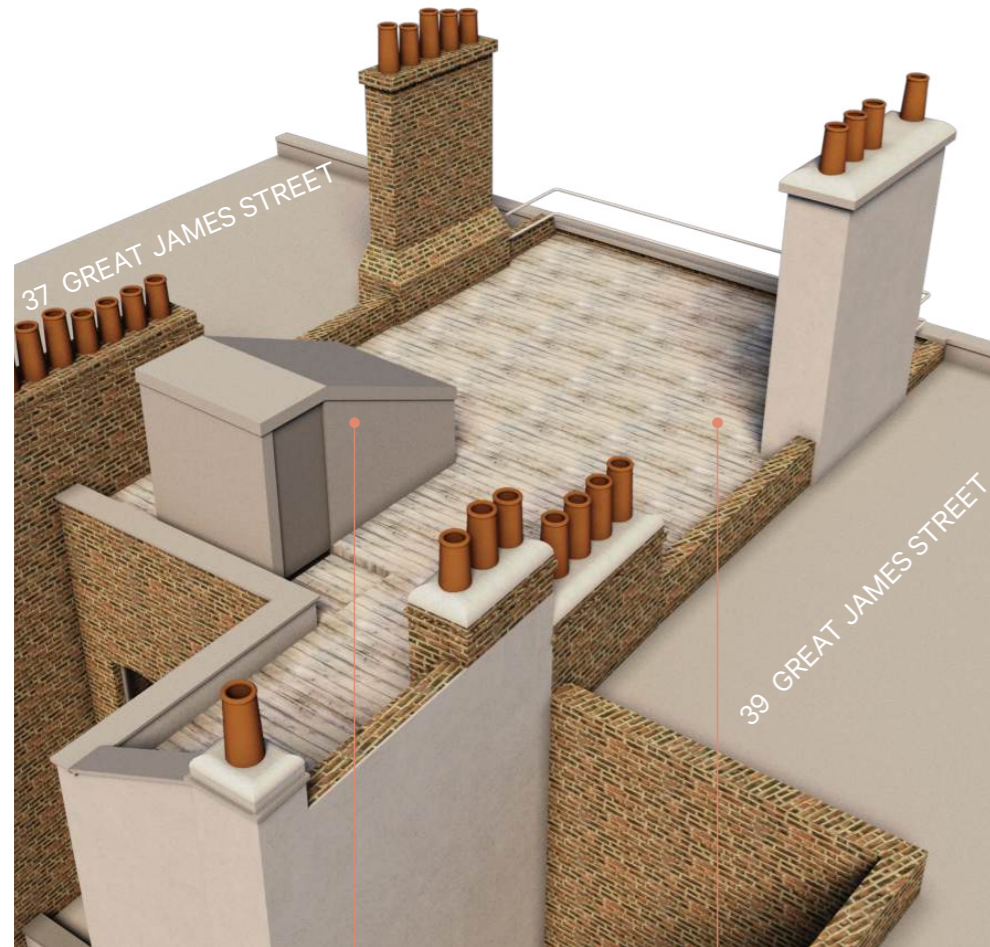
Roof terrace to ground floor rear extension roof

Timber privacy screens along boundaries with 37 and 39 Great James Street, 1.7m above terrace finished floor level

Ground floor patio

Lightwell to lower ground floor

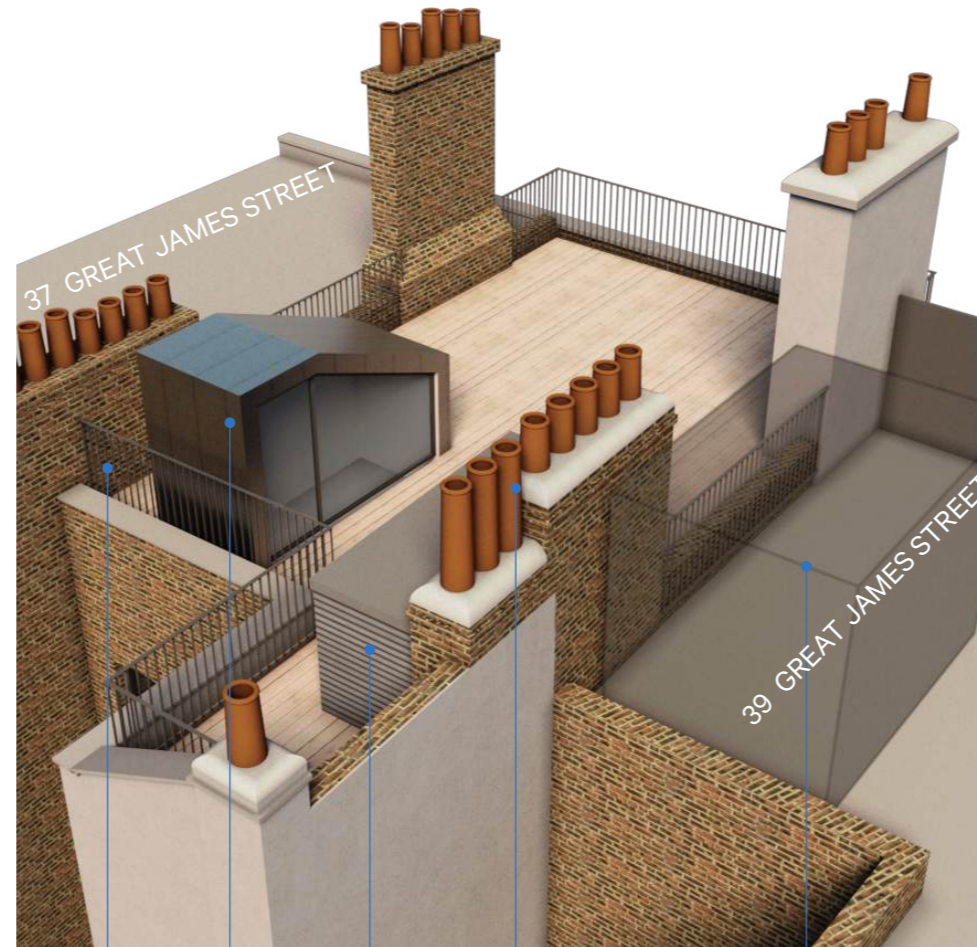
Fig. 4.7. Existing bird's eye view facing North East



Existing stair enclosure to be removed

Existing decking to be removed

Fig. 4.8. Proposed bird's eye view facing North East



New metal balustrade

Replacement stair enclosure

Acoustic enclosure housing Air Source Heat Pumps

Chimneys raised as part of works approved for 39 Great James Street

Replacement stair enclosure as approved for 39 Great James Street

**4.3. Fourth Floor Roof Terrace**

The existing roof terrace at 4th floor level is proposed to undergo improvements and alterations as part of the works submitted with this application. The replacement of the stair enclosure, decking and roof balustrades where they have previously existed will add visual interest and amenity to the roovescape of the building and provide for a safe access and use of the terrace.

Due to the raising of the chimneys previously approved in an application for 39 Great James Street, works to which are in progress, we are proposing an addition of 2no. Air Source Heat Pumps to provide sustainable heating for the building. In addition to the selected plant location being shielded by the raised chimney, an acoustic enclosure will also be used as outlined in the acoustic report submitted with the application.



Fig. 4.9. Existing bird's eye view facing South East



Existing handrail to be removed

Existing decking to be removed

Existing stair enclosure to be removed

Fig. 4.10. Proposed bird's eye view facing South East



New metal balustrade

New timber decking

New metal balustrade

Replacement stair enclosure

Replacement stair enclosure as approved for 39 Great James Street

Chimneys raised as part of works approved for 39 Great James Street

Acoustic enclosure housing Air Source Heat Pumps

New metal balustrade

Fig. 4.11. Lower Ground Floor front room fireplace - to be removed



Fig. 4.12. Lower Ground Floor back room fireplace - to be removed



Fig. 4.13. Ground Floor front room fireplace - to be replaced



Fig. 4.14. Ground Floor back room fireplace - to be replaced



#### 4.4. Fireplaces

Figures 4.11 - 4.20 present the existing fireplaces in the house as well as describing the treatment - remove, replace or retain.

On the lower ground floor which generally retains the fewest original or historic features we propose to remove the fireplace surrounds and cover existing openings in the chimneys with plasterboard. This preserves a possibility in the future to open these up again and reinstate the surrounds if needed.

Ground and First floors as principal floors both traditionally and for the proposed use of this building, will see the current non-original fireplace surrounds replaced with traditional 18th century designs similar to those shown in figures 4.22 and 4.23.

Fig. 4.15. First Floor front room fireplace - to be replaced



Fig. 4.16. First Floor back room fireplace - to be replaced



Fig. 4.17. Second Floor front room fireplace - to be replaced



Fig. 4.18. Second Floor back room fireplace - to be retained



Fig. 4.19. Third Floor front room fireplace - to be retained



Fig. 4.20. Third Floor back room fireplace - to be retained



Fig. 4.21. Precedent of replacement fireplace at 30 Great James Street



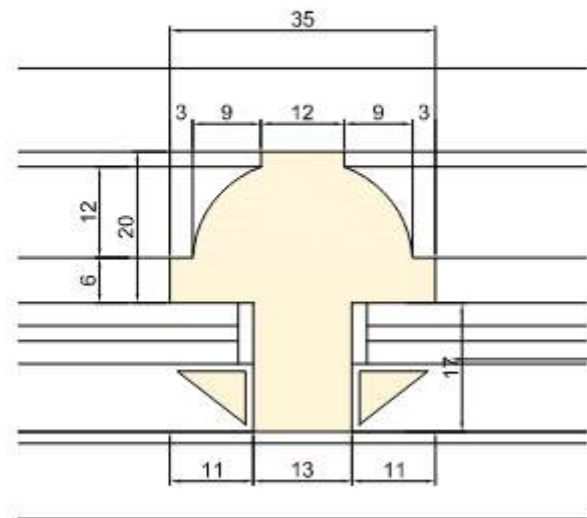
Fig. 4.22. Example of the style considered for replacement on Ground and First floors



Fig. 4.23. Example of the style considered for replacement on Second Floor



Fig. 4.24. Proposed replacement glass glazing bar detail with 8mm acoustic glass



Chamfered hardwood beads to replicate putty line.

New windows to be fabricated in Sapele for paint finish. Incorporate brush weatherstrips (not shown) to all parting and staff bead locations together with lower sash top rail.

General frame section sizes are to match the existing window.

Fig. 4.25. Proposed 8mm acoustic glass comparison table

	Single Glazing	Slim Double Glazing	Double Glazing	Triple Glazing	FINEO
Thickness	4mm	11mm	28mm	36mm	7.7mm
U-value W/m <sup>2</sup> K	5.8	1.9	1.2	0.8	0.7
Light Transmission	90	80	80	71	80
Sound Reduction Rw (C;Ctr) dB	29 (-2; -3)	31 (-2; -5)	31 (-2; -5)	32 (-1; -5)	35 (-2; -5)
Solar G-value	0.87	0.71	0.71	0.61	0.62

Fig. 4.26. Proposed rear elevation



- Existing timber sash windows with replacement acoustic glass
- New timber sash windows with acoustic glass
- Existing windows with replacement 6 over 6 sashes and acoustic glass

4.5. Windows

It is proposed to replace glazing in all existing timber sash windows, which are single glazed with secondary internal glazing, with a Fineo acoustic vacuum glass unit. The proposed glass has the total thickness of just under 8mm compared to 28mm of double glazed units while being equivalent in acoustic and thermal performance to triple glazing. This helps to improve the comfort inside the building from an acoustic and thermal point of view all year round while having no effect on the traditional appearance of the windows. Moreover, by removing the need for secondary glazing the proposals improve the appearance and traditional character of the interior spaces.

It is also noteworthy, as demonstrated in the heritage assessment submitted with the application that the current windows as well as the entire front elevation of the building are not original and replacing the glass does not present any risk of harm to the heritage of the building while offering several benefits discussed above.

In addition to the replacement glass in retained windows, there are two completely new timber sash windows on half landings between ground-1st and 1st-2nd floors to the rear elevation. This is proposed in place of the removed non-original secondary closet wing extension. The same glass is used for the new windows to maintain consistency throughout the property.

Finally, also to the rear elevation the application proposes to replace the sashes while retaining the window frame to the half landing between 2nd-3rd floor and the rear room of the 3rd floor. This is done to reinstate a more authentic 6 over 6 sash window design, which is also proposed to the new windows on half landings. The proposed acoustic glass is also proposed for the replacement sashes for consistency of detailing, appearance and comfort.

Fig. 4.28. Proposed Lower Ground Floor Plan

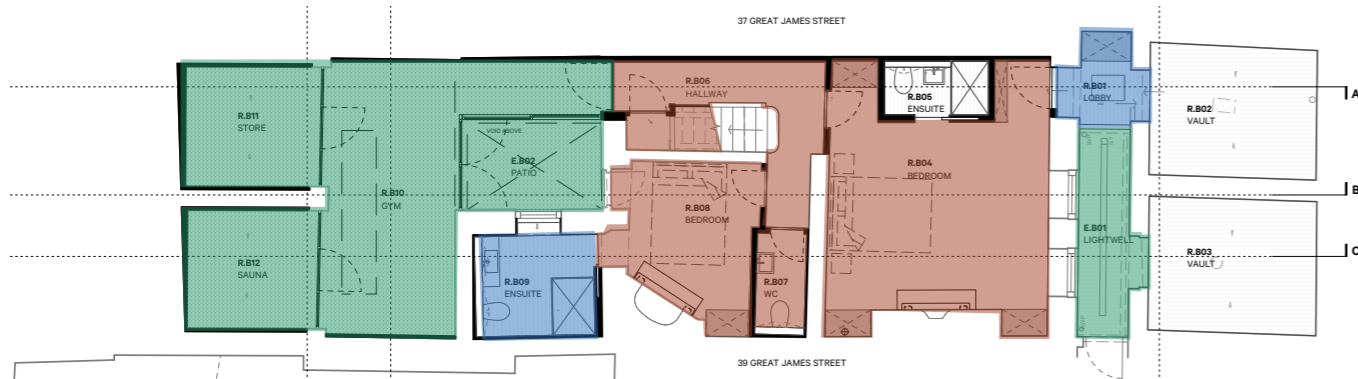


Fig. 4.29. Proposed Ground Floor Plan

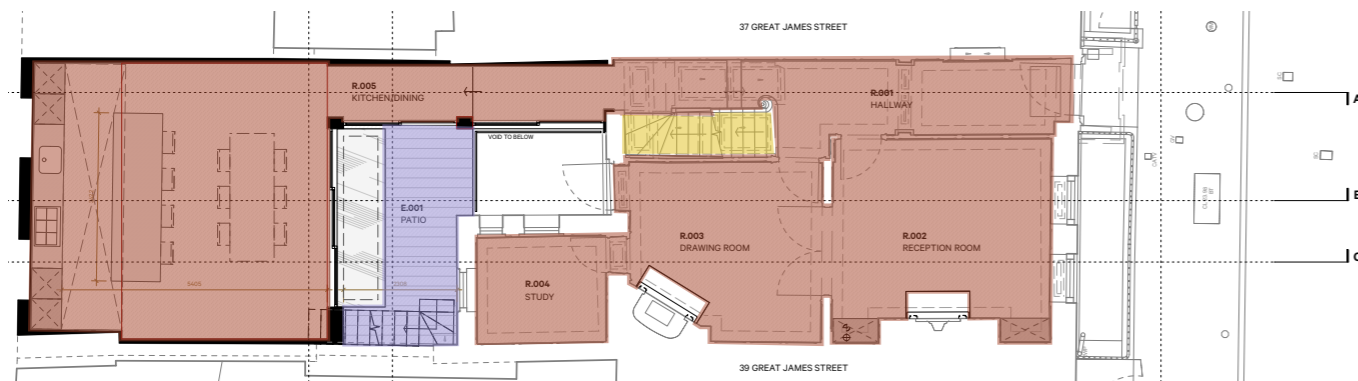


Fig. 4.30. Proposed Ground Floor Plan



Fig. 4.31. Proposed Second Floor Plan

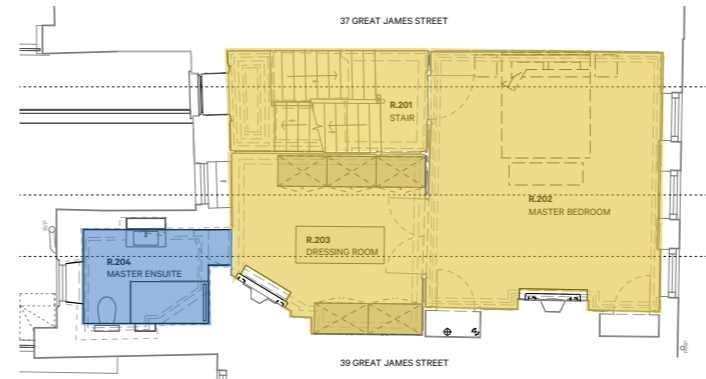
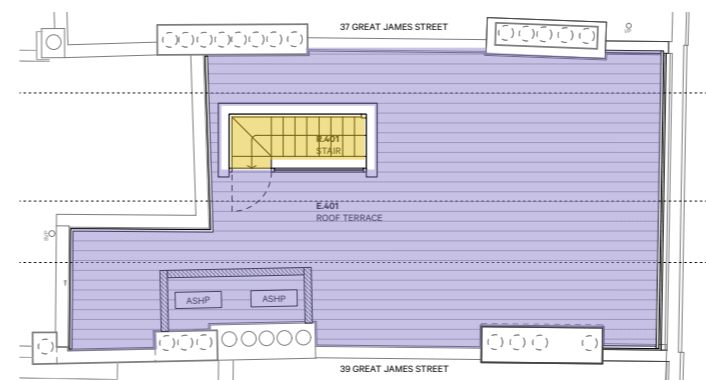


Fig. 4.31. Proposed Third Floor Plan



Fig. 4.31. Proposed Fourth Floor Plan



4.6. Flooring

Heritage assessment submitted with this application has assessed the presence of historic floor boards on ground and first floor levels which will be retained. Levelling works are required on most floors but especially on ground and first due to severe unevenness of the existing floor boards. Following the levelling it is proposed to lay new engineered timber planks over the top to achieve final finish. In addition to existing spaces on ground and first floor levels, the same floor boards will continue into the ground floor rear extension and the existing bedroom and hallway spaces on lower ground floor as shown in figures 4.28, 4.29 and 4.30.

Front and rear lightwells on lower ground floor and the lower ground floor rear extension which incorporates existing vaults is proposed to have stone pavers for a seamless inside/outside transition in a space which will have the utilised vault spaces as the accent of that space.

Bathrooms on each floor will have either stone slab or tile finish as shown in the figures included on this page.

All internal stairs, landings above ground floor and bedrooms on the 2nd and the 3rd floors will have a carpet finish.

External patios and terraces on ground, 1st and 4th floors will have timber decking on pedestals finish.

- New timber floorboards
- Stone pavers
- Stone slab/ tile finish
- Carpet
- Timber decking

Fig. 5.1. Proposed Lower Ground Floor Plan

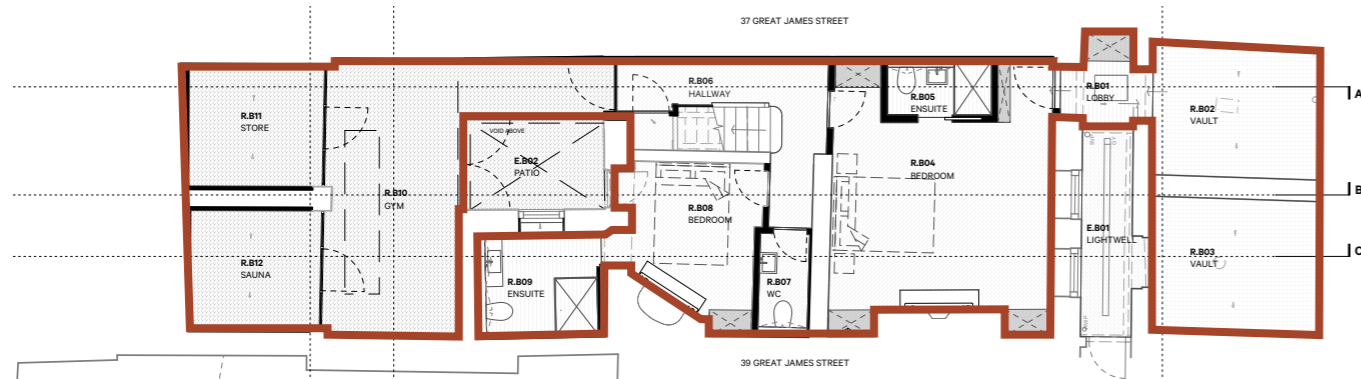


Fig. 5.2. Proposed Ground Floor Plan GIA

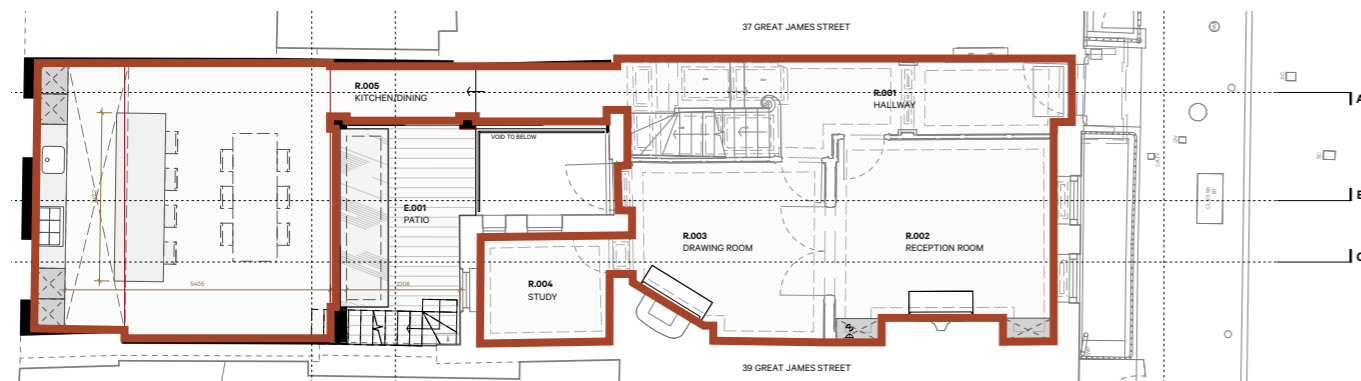


Fig. 5.3. Proposed Ground Floor Plan GIA

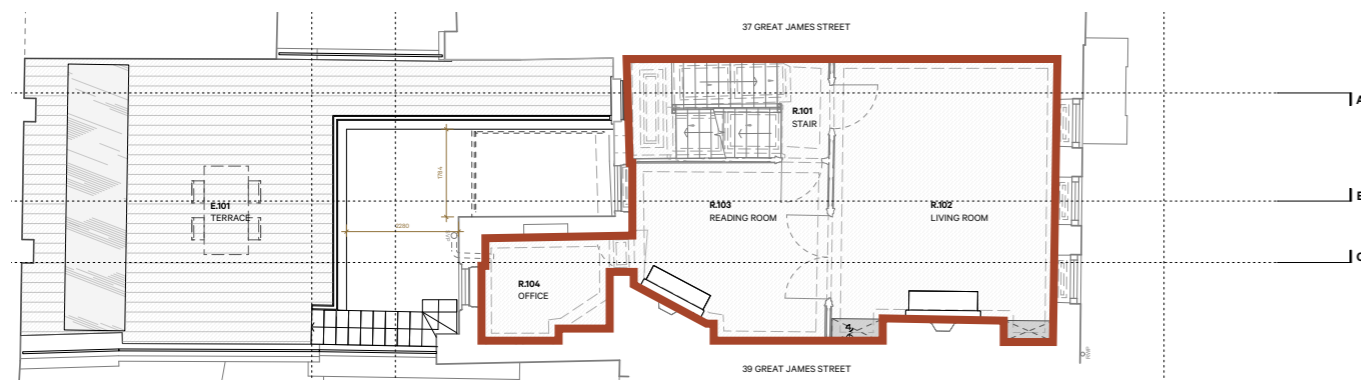


Fig. 5.4. Proposed Second Floor Plan GIA

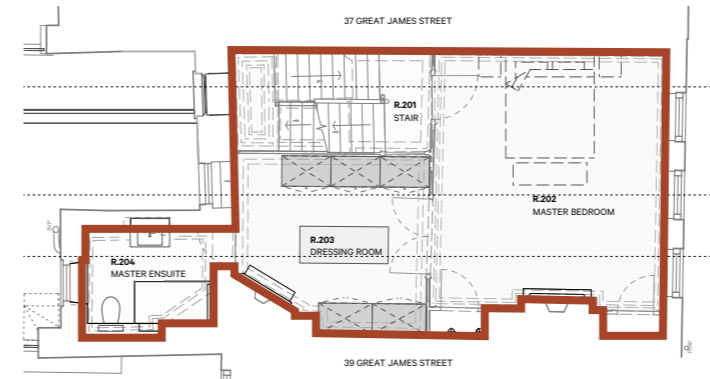


Fig. 5.5. Proposed Third Floor Plan GIA

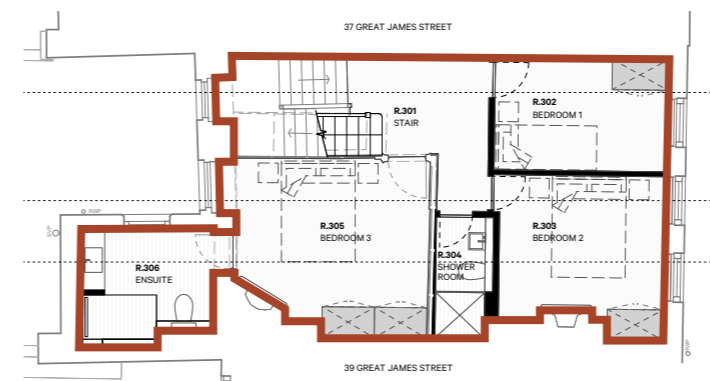
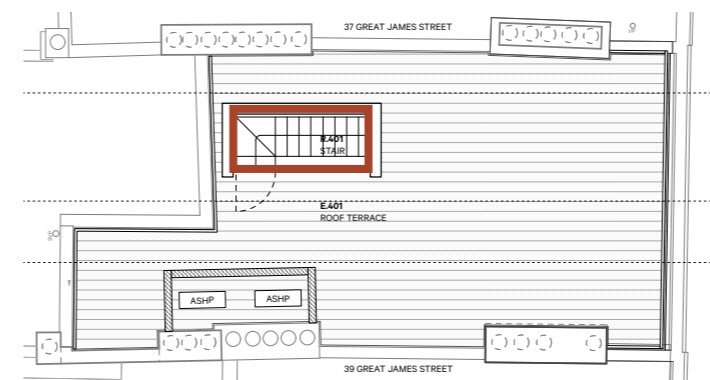


Fig. 5.6. Proposed Fourth Floor Plan GIA



5.1. Overview

The proposed changes as presented with this submission result in an increase of the dwelling size through the additional space gained on the lower ground floor and ground floor levels. Small decrease of GIA on the first and second floor levels is the result of the removal of the non-original closet wing to rear. Fourth floor stair enclosure is also smaller compared to the existing one but the change here is negligible and is within the margin or error.

Fig. 5.7. Accommodation Schedule

	Existing		Proposed	
	sqm	sqft	sqm	sqft
LGF	93.20	1,003.20	108.69	1,169.94
GF	58.57	630.45	94.89	1,021.40
1F	56.59	609.13	54.40	585.56
2F	56.66	609.89	54.36	585.13
3F	55.85	601.17	55.85	601.17
4F	3.96	42.63	3.07	33.05
<b>Total:</b>	<b>324.83</b>	<b>3,496.47</b>	<b>371.26</b>	<b>3,996.24</b>

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