

NAME

Design and Access Statement

38 Great James Street

15th May 2025 - Revision A



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Fig. 1.1 Existing staircase



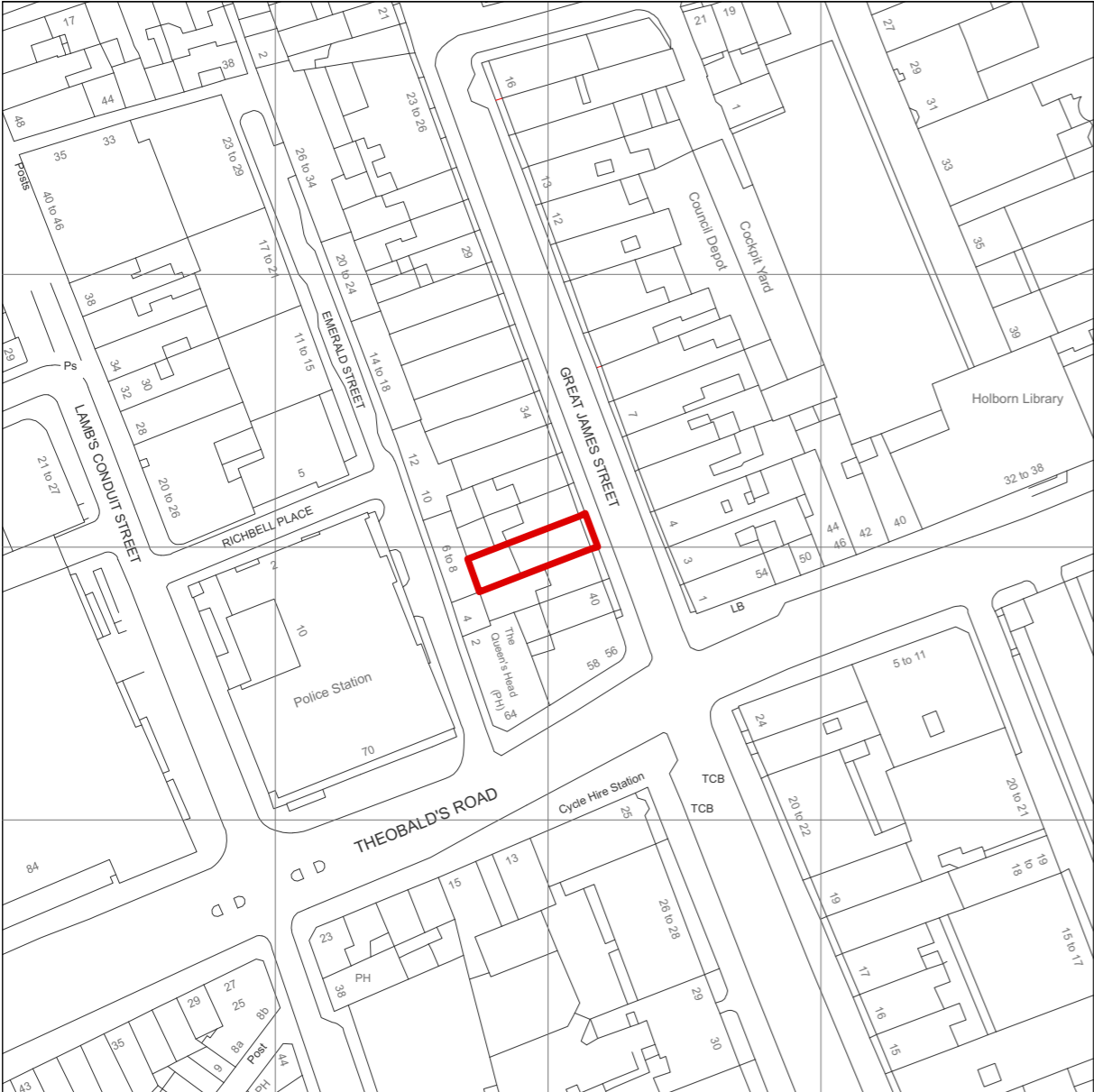
1.1. Introduction

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 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;
 - Recreation of pitched roof slope to front elevation at 4th floor 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

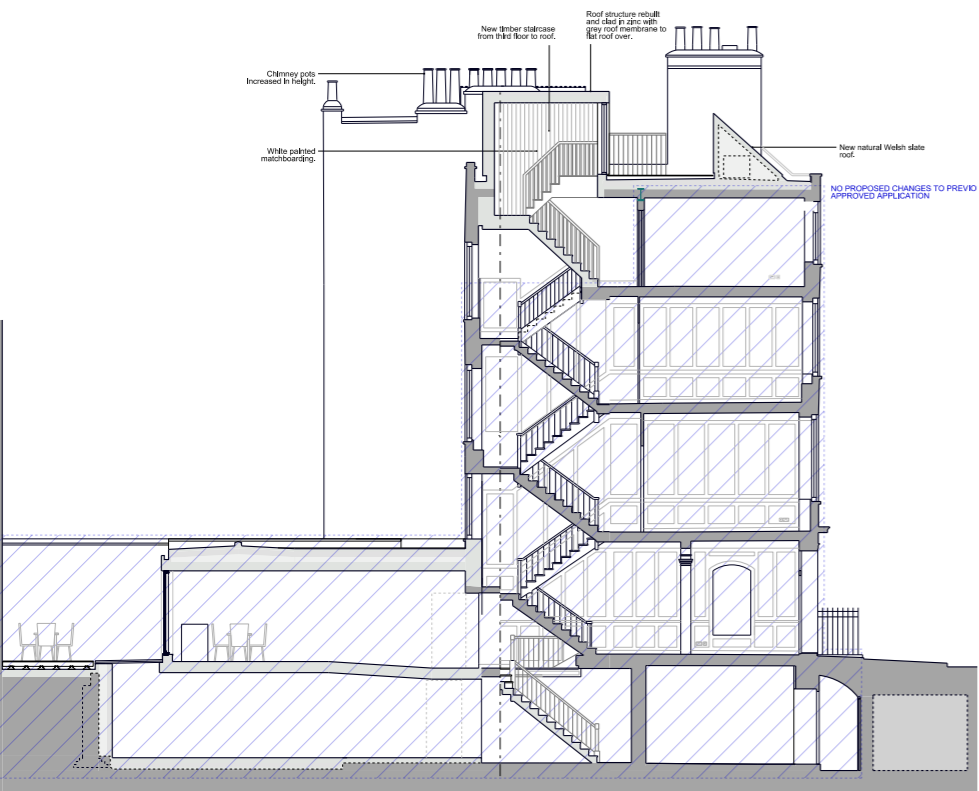


Fig. 3.2. Approved scheme at 36 Great James Street - 2015/7223/P



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

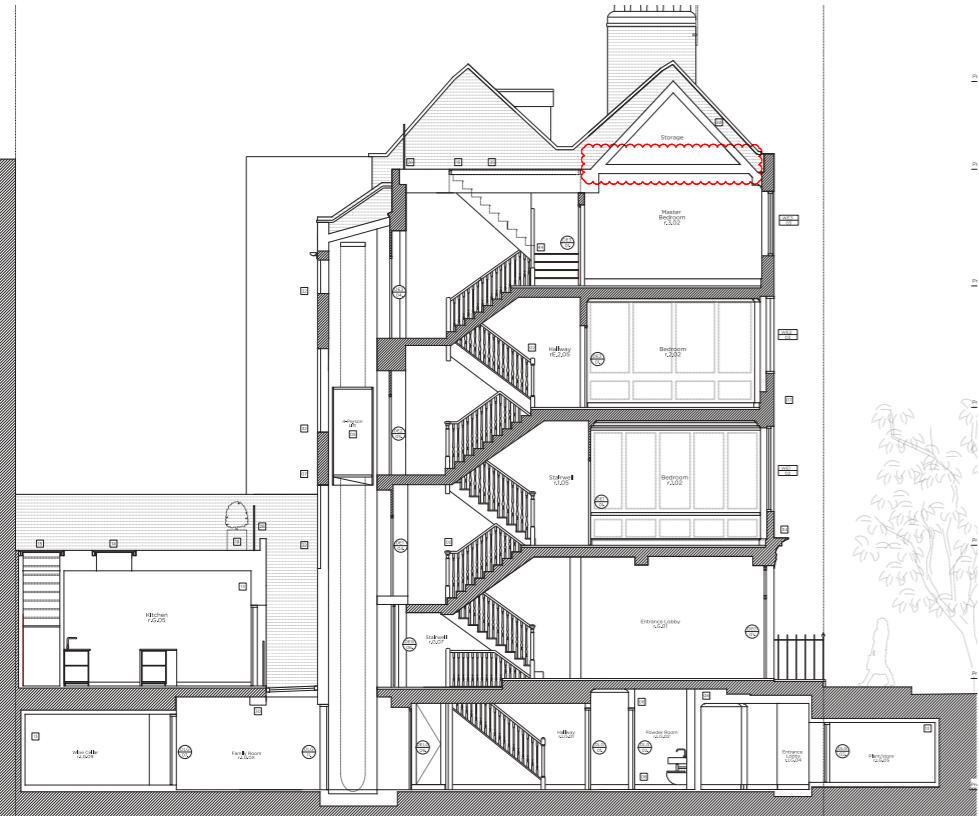
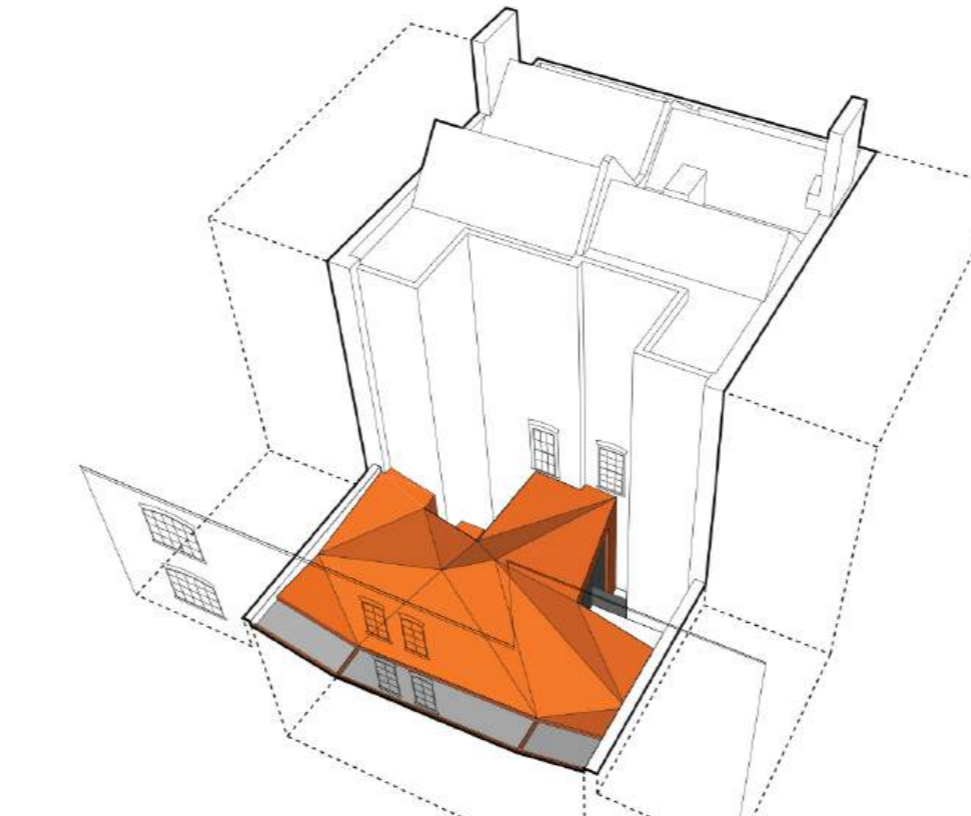


Fig. 3.4. Approved design at 32-33 Great James Street - 2012/3602/P



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. 4.1. Existing view of the rear elevation



To be demolished

Fig. 4.2. Proposed view of the rear elevation



Timber privacy trellis 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 trellis 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 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;
- Recreation of pitched roof slope to front elevation at 4th floor 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 rooftop
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 trellises
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. Proposed replacement glass glazing bar detail with 8mm acoustic glass

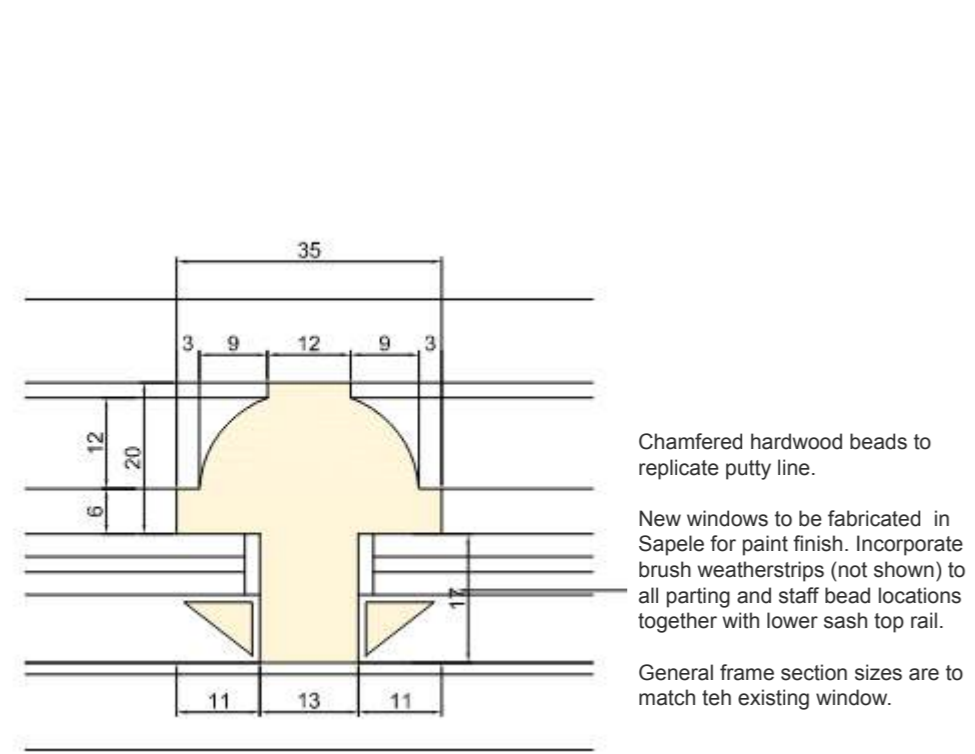


Fig. 4.8. Proposed 8mm acoustic glass comparison table

	Single Glazing	Slim Double Glazing	Double Glazing	Triple Glazing	FINEO
Thickness	4mm	11mm	28mm	36mm	7.7mm
U-value W/m2K	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. 4.9. Proposed rear elevation



4.3. 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. 4.10. Proposed Lower Ground Floor Plan

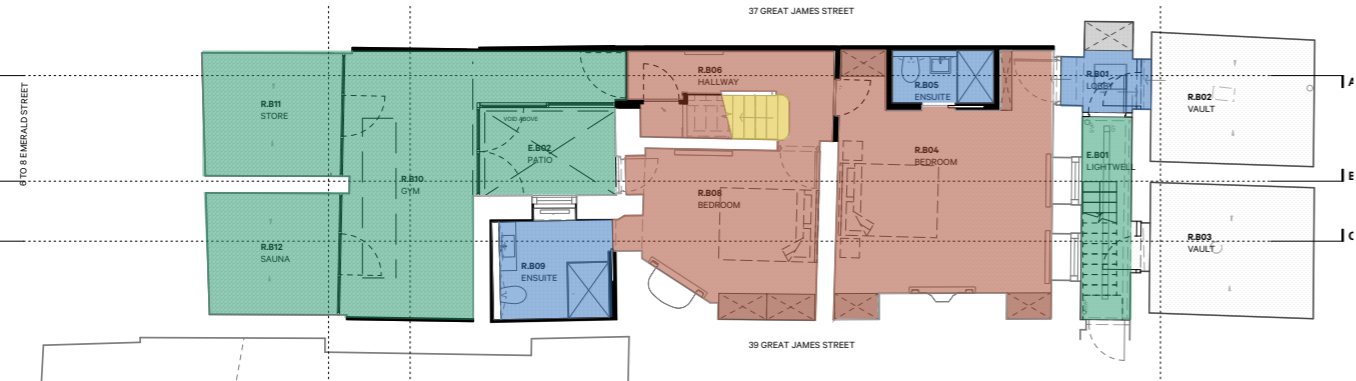


Fig. 4.11. Proposed Ground Floor Plan

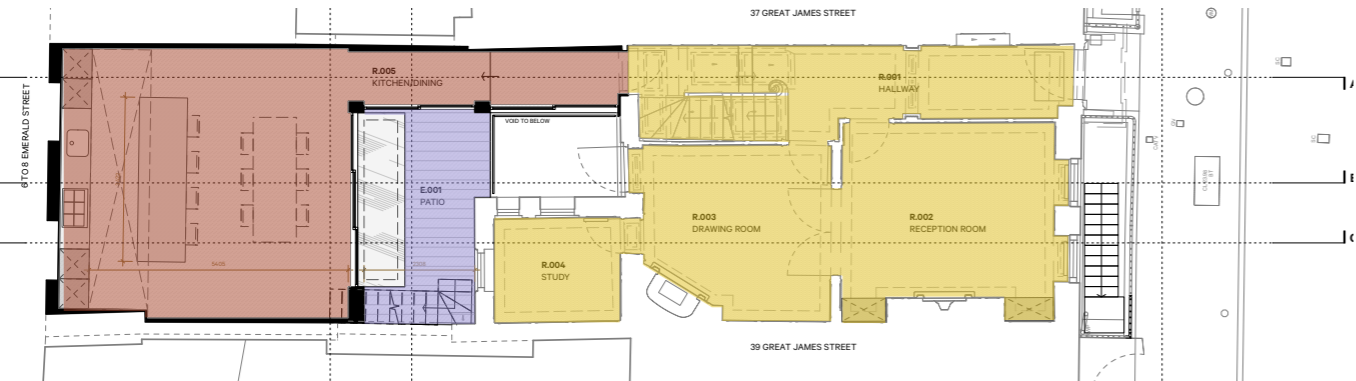


Fig. 4.12. Proposed First Floor Plan



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

Fig. 4.13. Proposed Second Floor Plan

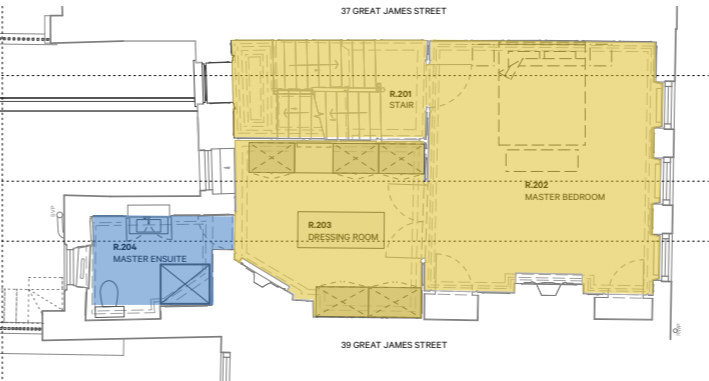


Fig. 4.14. Proposed Third Floor Plan

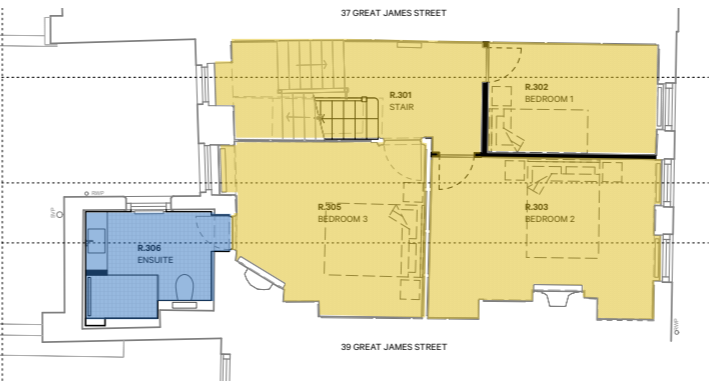
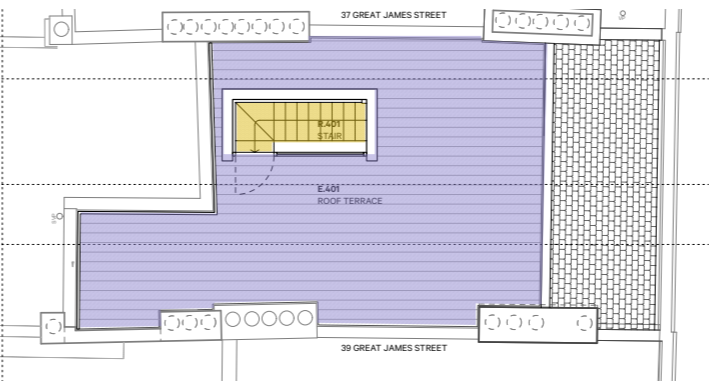


Fig. 4.15. Proposed Fourth Floor Plan



4.4. 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 carpets over the top to achieve final finish.

New engineered timber floorboards will be laid to ground floor rear extension and lower ground floor landing and bedrooms.

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.

Fig. 5.1. Proposed Lower Ground Floor Plan

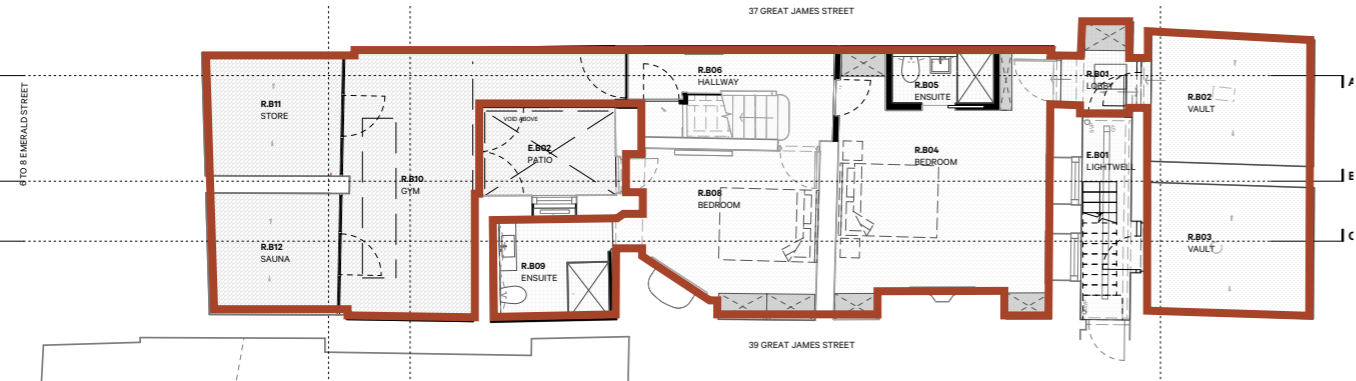


Fig. 5.2. Proposed Ground Floor Plan GIA

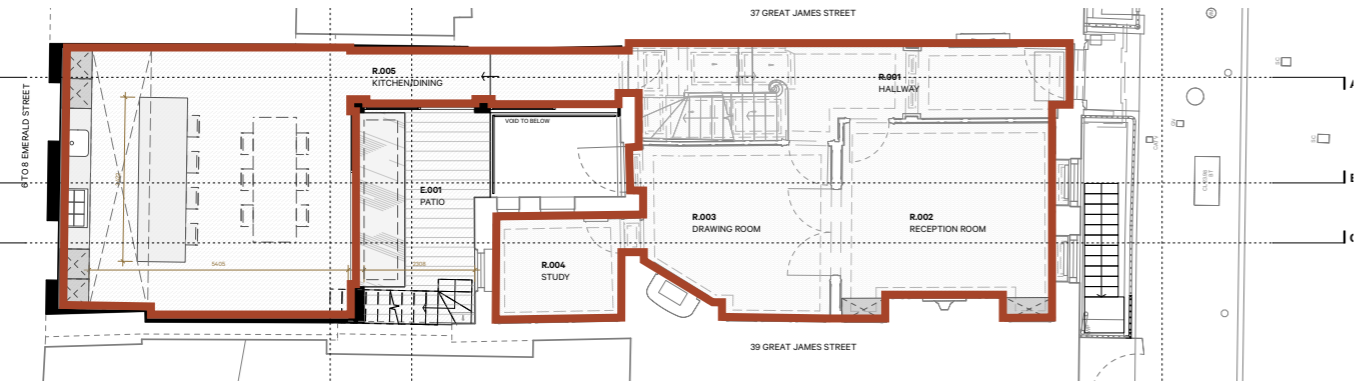


Fig. 5.3. Proposed First Floor Plan GIA

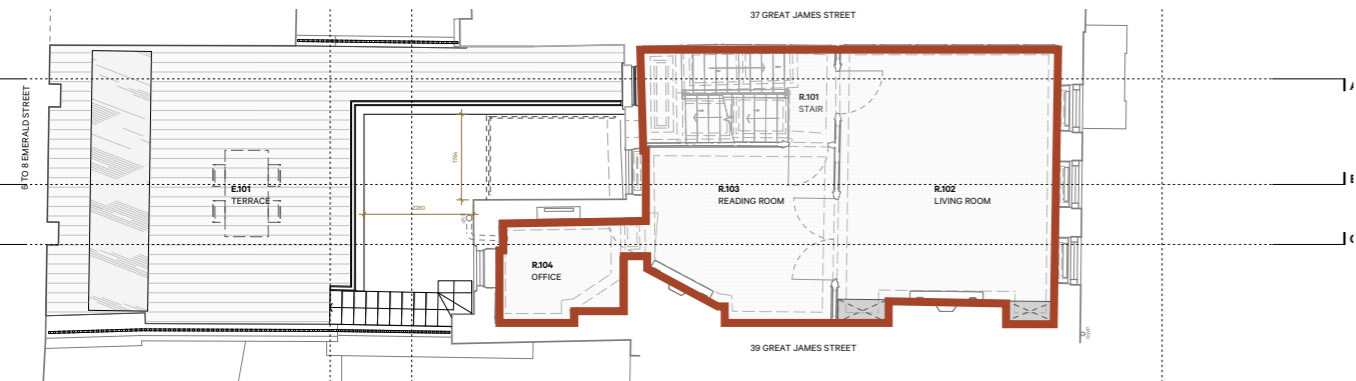


Fig. 5.4. Proposed Second Floor Plan GIA

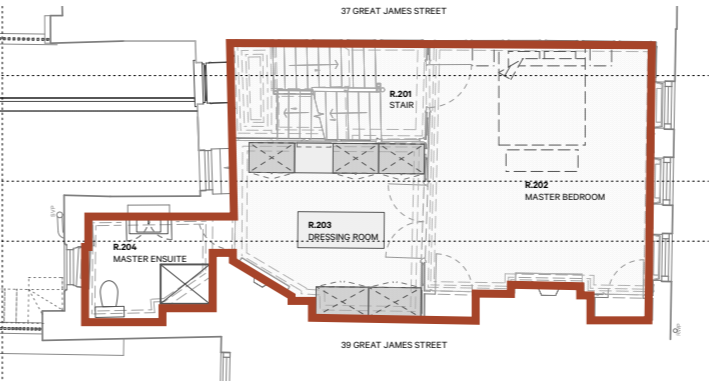


Fig. 5.5. Proposed Third Floor Plan GIA

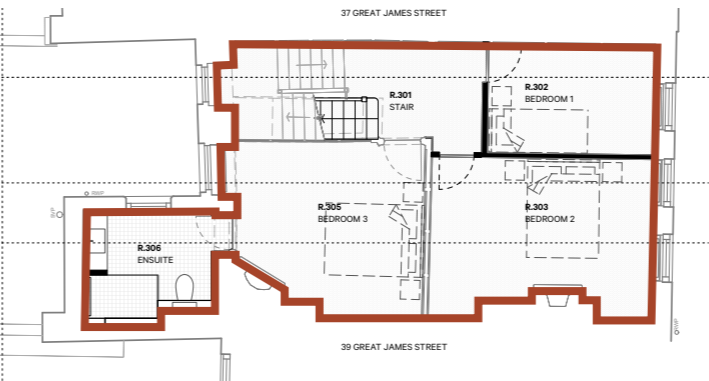
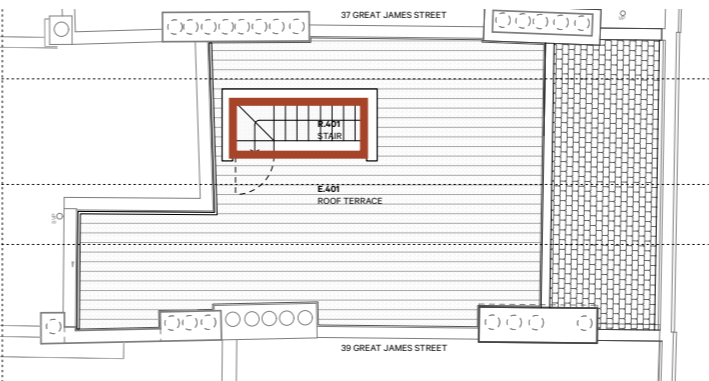


Fig. 5.6. Proposed Fourth Floor Plan GIA



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
Total	324.83	3,496.47	371.26	3,996.24

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