

**ADDRESS: FLAT 10, 23-26 GREAT JAMES STREET, LONDON, WC1 3ES**  
**NOTE: THE SITE INCLUDES 25&26 GREAT JAMES STREET**

**PROPOSAL: EXTENSION TO EXISTING RESIDENTIAL UNIT**

## **DESIGN AND ACCESS STATEMENT**

**407A-DAS-SEP2013**

### Summary

The flat is addressed 23-24 Great James Street, which is a grade 2 listed building, but the flat extends over the roof of 25 and 26 Great James Street. Number 25 is part of the same listing as 23 and 24 and is grade 2, however number 26 forms part of a terrace of houses (26-37 and 39-40) that are grade 2\* listed. The site is within the Bloomsbury Conservation area. The details cited within the listed building reports for 23-25 relate to the front elevations and attached railings, which are not effected by the proposals. The listed building report for number 26 notes the interior details of the 'fine panelling' and 'staircases with mostly twisted balusters, column newels and carved brackets to treads'. There are no changes to the communal areas within the application and the only external changes relate to an area at the rear of the building on the roof.

The Bloomsbury Conservation Area Appraisal and Management Strategy report sets out details of the important aspects of the area, which it describes as 'Sub Area 10'. There are no specific details given in relation to the rear elements of the properties along Great James Street and the extension, as proposed in the application, does not adversely affect the details described within the document.

This application follows application reference 2013/1773, which was approved in June 2013. The application is essentially the same, the only difference relating to the use of the flat roof as terrace area and the installation of a frameless glass balustrade to surround this area.

### Roof Terrace Summary

The roof is currently used as an unofficial roof terrace and has been for a number of years. There is easy existing access to the roof via a spiral staircase and this application seeks to formalise the use and that of the new roof being created by the extension. A high quality frameless glass balustrade will be installed around the

terrace and will be set back where necessary to limit the visual impact and ensure that the terrace is subservient to the principle building.

The existing building has a number of terraces and the proposed extension will be partly across one such existing terrace. Camden are not adverse to terraces as long as they are carefully designed and do not effect the street scene or the amenity of others. The terrace has been set back from the building line in response to this and the terrace cannot be seen from the street at all. Other roof terraces have been approved along the street, such as at number 12, which was approved under application reference 2011/0314.

### Use

The building contains residential units and the unit subject to the planning application, flat 10, is currently a one bedroom flat. The application proposes to maintain the use, extending the flat over the flat roof to create a two bed flat with a larger kitchen and living space and a rear terrace area. The existing roof is currently used as unofficial terrace area, the application seeks to legalise this use and extend the terrace space on to the new area of flat roof.

### Amount

The application does not propose to change the number of units, but changes the unit in question from a one bedroom to a two bedroom flat.

### Layout

The application does not propose to alter the layout of the existing building except the flat that is the subject of this application. The existing bedroom is maintained, the small kitchen becomes a main bathroom with the existing living space divided into a new bedroom and kitchen. The proposed side extension on top of the existing flat roof becomes a living and dining space for the flat. The proposals maintain the access across the roof and makes use of the roof space, proposing to legalise the informal terrace to the roof space.

The changes can be viewed on drawings 407-EX.03 and 407-PA.11.

### Scale

The extension is not visible from the front of the building and so does not affect the details cited in the listed building or conservation area appraisal. The scale of the building as viewed from the rear is maintained, with the extension set below the existing parapet line and approximately the same as the roof line of the neighbouring property. The terrace is located so as to step back from the building line so that it is not visible from the street. The line of the balustrade on the street side is maintained,

following the line of that which is currently there forming the balustrade for the walkway.

This can be seen on drawing 407-PA.14.

### Appearance

23, 24 and 25 Great James Street and the attached railings are grade 2 listed. Originally terraced houses, 23 and 24 have been converted into a single entrance building containing flats. Number 26 is part of a row of terraced properties that run from 27 to 37 and 39 to 40 and are grade 2\* listed. No changes are proposed to this elevation or the main communal areas of the building or entranceways.

The area that is primarily the subject of this application relates to an area of flat roof to the rear of the property, see 407-EX.02, hidden from the front elevation by the existing pitched roof that is to remain. It is proposed that the external walls of the extension are finished in a white render to match the current material of the external finish of the flat. This can be seen in the birds eye photos on drawing 407-EX.02. Bi-fold doors will open on to a terrace area that is already established to the rear of the building.

The terrace is surrounded by a frameless glass balustrade in order to limit the visual impact and maintain the high quality design of the extension. It is stepped back from the building line where necessary to appear subservient to the principle building.

### Landscaping

No landscaping is proposed as part of the application, although areas for planting are indicated on the drawings. The terrace area maintained as part of the application will be finished in timber decking as existing. The existing flat roof over the unit is to be refurbished as part of the work due to water ingress into the building and it is proposed that this be used as terrace space as it is unofficially at present.

### Access

No change in access to the building or flat is proposed. The existing access across the roof for escape is maintained.