

Heritage Statement

This Heritage Statement has been created and submitted to support the fill planning application and Listed Building Application for 39 Great James Street. The proposal is for the construction of a single storey extension at basement level with a Green Roof, Proposed Rear Staircase from Basement to Ground Floor, Proposed Guarding to form basement lightwell, new first floor single storey extension, conversion of existing main flat roof terrace into a garden terrace.

Existing Context

39 Great James Street is a Grade II* listed four storey terraced building in use as a single dwelling. It has been vacant for a number of years and requires extensive renovation in order to make this property habitable.

Background Information



The site is situated North of Theobalds Street and is within the Bloomsbury Conservation Area. The property is a Grade II* listed building which is part of a row of terraces that dates back to 1720-30's. 39 Great James Street is part of a row of 14 townhouses which are constructed of a load bearing masonry brown brick with decorative Stucco to the front elevation. The existing roof is flat and the windows are timber sash, painted white.

Proposal

We propose to construct a single storey rear extension at basement level in order to accommodate a kitchen/dining area. In addition to this, we also propose to include a rear staircase which would provide direct access from the basement to the green roof above.

Lightwell & Rear Stairwell

A lightwell to the middle of the property has been included to provide natural light to the Kitchen and Shower room located on the basement level.

The stairwell in the middle of the extension will allow a large glass wall system to be incorporated allowing natural light to flood the dining/lounge area.

We propose to excavate the existing lower ground rear garden level by 450mm.

Garden Roof Terrace

The existing roof already has access through a main staircase leading from the Third floor. It is our intention to install a clear glass guarding around the parapet wall of the building in order to upgrade the flat roof terrace into a garden terrace. Both adjoining properties have already converted this area and the installation of clear glass guarding would minimise any impact of its presence.

Green Roof

The green roof will be a more sustainable option and will provide the amenity space that is required for a single family dwelling. The proposed extension would not reduce the amount of amenity however as it will be on the ground floor level we feel that it will benefit from more sunlight as opposed to being at basement level.

The ground floor level green roof will be used as a terrace however this would not cause any overlooking issues as the walls on all sides are more than 6m above our existing garden level. Please see 3D render below.

A key benefit of the green roof will be to reduce the amount of rainfall entering the existing rainwater system. It will discharge water at a slower rate and thus reduce the risk of flash flooding.

New First Floor Window



We are proposing to extend the first floor wing in order to convert the existing WC into a shower room. The proposed window that will be a timber framed window with obscure glass to match the existing.

Existing 1st Floor WC Window

Preservation

As highlighted within the drawings created by Temple Chartered Surveyors all period skirtings, cornices, architraves, doors and wall panelling will be retained and unaltered. The bathroom on the second floor will be set away from the wall so that the existing wall panelling, cornice and skirting's will be untouched.

The lower ground floor does not have any features original to the house. All skirtings are a standard rectangular design and no cornice's are present. All lower ground doors are featureless and do not merit their preservation.

Existing Rear Metal Staircase

The existing rear staircase was installed in the 1970's and holds no preservation merit. It is therefore our intention to remove this staircase in order to accommodate the lower ground extension. the proposed new staircase will be of a cantilevered design.



Conclusion

The overall aim is to return this building to a habitable state and considerably introduce modern fittings that blend with the original features of this Grade II* Listed building. The proposed external areas are key to providing a family home with sufficient amenity space which we feel that our proposal does.