



14 GREAT JAMES STREET, LONDON
DESIGN AND ACCESS STATEMENT

MAY 2015



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1.0 INTRODUCTION



This Design and Access Statement is prepared in support of the planning application and application for listed building consent at 14 Great James Street, WC1 for :

'Erection of a two-storey rear extension at lower ground and ground floor level with a terrace and meeting room at first floor level following demolition of the existing two storey extension, alterations to rear façade, associated internal restoration and erection of dormer and terrace at rear roof level.'

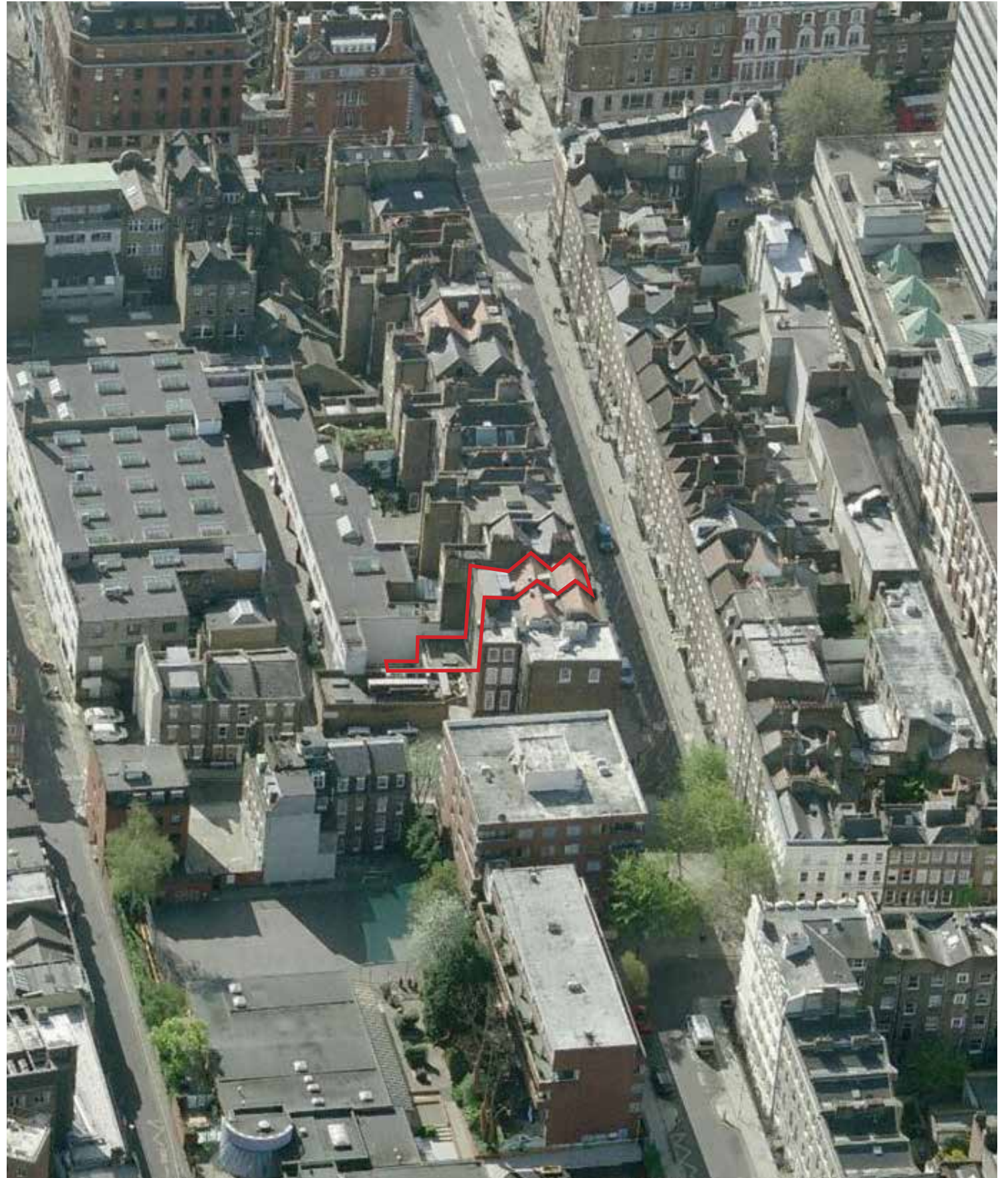
The proposed development is made by Latis Homes following their recent acquisition of 14&15 Great James Street. It is their intension to create a high quality, showcase sustainable office space as their head quarters within number 14 Great James Street, retaining its exist- ing use. No 15 is to be re-developed as a residential dwelling as per the existing consent.

Full consideration is given in this Design and Access Statement and supporting drawings forming part of the planning application submission to ensuring that the proposals support a sensitive, high quality design which responds to the character, setting, context, form and scale of the site and neighbouring buildings - in particular its Grade II* listing and location within the Bloomsbury Conservation area.

The proposals for the Great James Street site are considered to accord with design policies within the Camden development plan and other material considerations. The proposals also fully accord with the NPPF. Latis Homes have acquired the design copyright for the Pollard Thomas & Edwards architects design in relation to the recent consent Ref: 2013/3114/P. The proposed design builds on the established principles of the consented design in relation to the internal alterations, extension and rear facade alteration.

The Design and Access Statement should be read in conjunction with the following docu- ments submitted as part of the planning application and listed building consent:

1. Application drawings of the existing building prepared by Pollard Thomas & Edwards Architects;
2. Application drawings of the proposed scheme prepared by Latis;
3. Appendix 1 of the Design and Access Statement: Historical context and development history by Pollard Thomas & Edwards Architects;
4. Appendix 2 of the Design and Access Statement: Existing property analysis by Pollard Thomas & Edwards Architects.



2.1 HISTORICAL CONTEXT



1. Photograph of front entrance showing original three panel fanlight to No.14 and the separating railing which no longer exists (1960, London Metropolitan archives)



2. Photograph of the front elevation (1965, Camden Town Hall, Planning Department)



3. Photograph of the original rear elevation taken from Northington Street (1965, Camden Town Hall, Planning Department)

14 Great James Street is an early eighteenth-century house on the east side of Great James Street and within the London Borough of Camden. The house is Grade II* and lies within the Bloomsbury Conservation Area. A comprehensive history of the site and surrounding area in particular has been provided within Appendix 1 and is an extract from the Design and Access Statement for the recently consented application Ref: 2013/3114/P.

14 Great James Street was constructed in the early 1720's. The external walls were originally of brown brick with red brick surrounds to the segment-headed windows. All the principal rooms would have originally been panelled with timber box cornices and flat plaster ceilings. The 1951 listing of the building has preserved a large amount of the interiors including the staircase and a considerable amount of panelling. Alteration to suit different tenants has led to changes and replacement to some of the internal door openings as well as, wall and ceiling finishes. All of the original fireplace pieces except for one have been lost/replaced.

Possible WWII bomb damage and tenant change has led to the entire loss of the original rear facade re constructed in its entirety in 1965. Part of the front facade also shows some later brickwork but retains a number of the original Georgian sash windows.

In considering the historical records and evidence provided, it is clear that this building was built originally as a residential house, has been in commercial use for the majority of its existence from about 1870 to date.

The existing rear facade is considered to be of poor architectural merit and presents the opportunity to be replaced.

2.2 EXISTING BUILDING



The existing building is Grade II* listed with a large amount of the original rooms, staircase and panelling preserved however as discussed the original rear facade has been replaced by 1965 alteration and extension that reconstructed the rear facade from basement to roof level including extending the rear rooms of the building and addition of a lift. A number of alterations have also been made to the interiors.

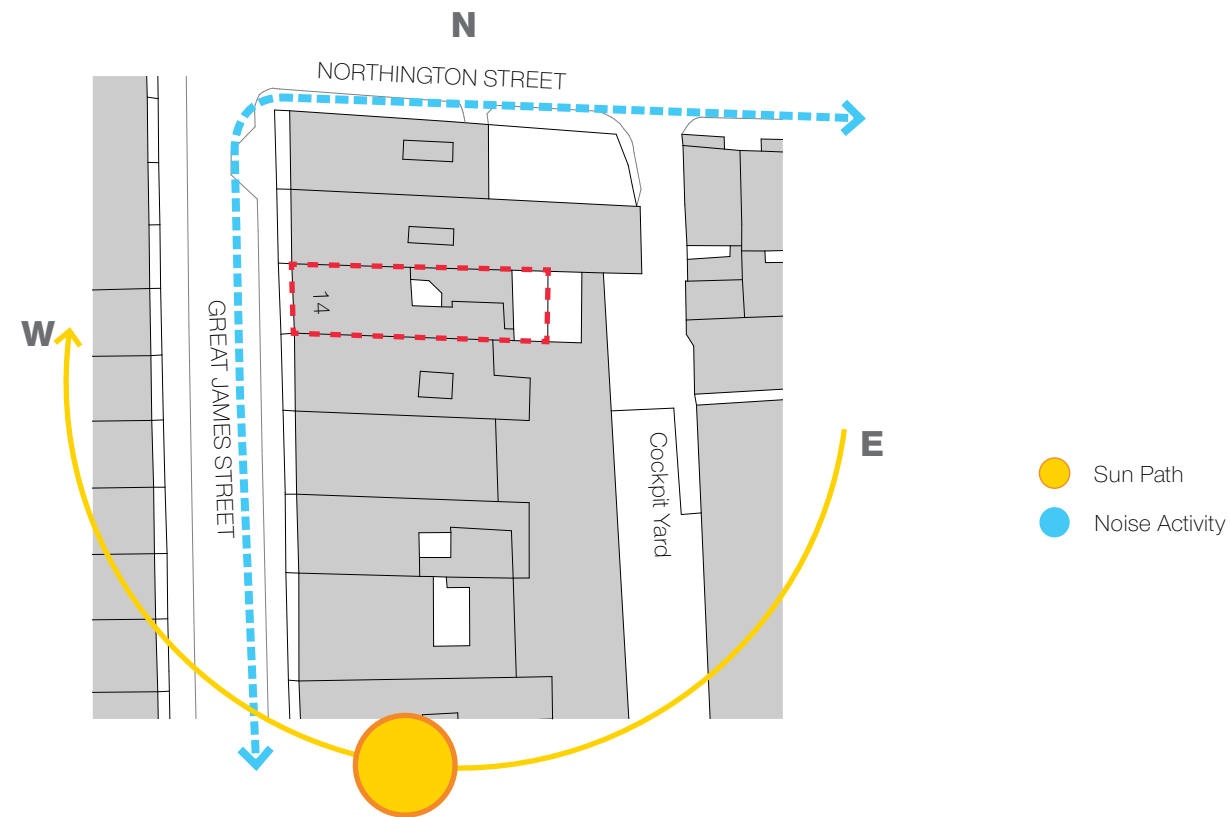
A comprehensive assessment of the existing building and its features is included within Appendix 2 and is an extract from and is an extract from the Design and Access Statement for the recently consented application Ref: 2013/3114/P by Pollard Thomas & Edwards architects. The building is now vacant since this visual inspection report was conducted however remains unchanged apart from the addition of a new rear boundary wall reducing the size of the courtyard prior to the sale of the building.

Overall the in depth analysis of the existing building clearly shows scope for the improvement of the rear of the building whilst presenting an opportunity to replace the 1965 extension with a well considered high quality rear elevation. The internal layout could also benefit from removal of the lift and restoration of the panelling as well as reintroducing the missing and blocked fireplaces within the building. The existing layout suits office accommodation well.



1. View of the rear context showing the two storey blank facades the define the South and East boundary walls . 2. Existing Rear Facade constructed in 1965 3. Photograph of the rear elevation taken from Northington Street 4. Photograph of the front elevation on Great James Street

2.3 SITE ANALYSIS

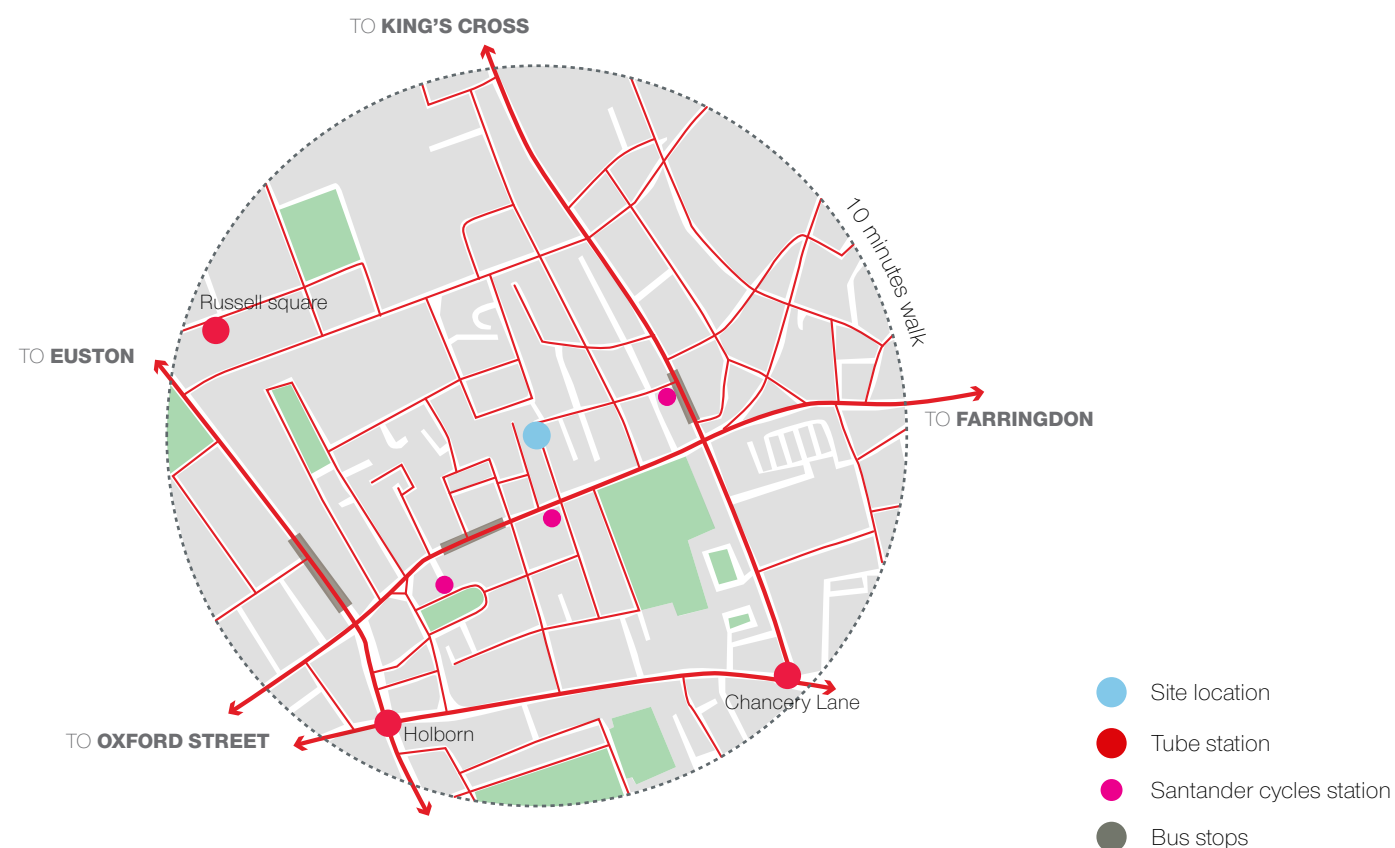


ORIENTATION AND NOISE

The site has a predominant East-West orientation which is well suited to office accommodation allowing abundant light within the space throughout the majority of the day. The massing of the surrounding buildings is consistent to the front of the properties forming a strong urban street front along Great James Street however the rear of the properties is highly varied and inconsistent. A number of properties have been altered with two and three story rear extensions along the Eastern Terrace.

The rear courtyard of the property is flanked on all four sides by neighbouring properties. The Southern and Eastern edges are defined by a two story blank wall of the Cockpit yard building to the rear of the property which heavily overshadows the courtyard space.

The main noise activity is along Great James Street and Northington Street however the traffic remains relatively calm in this area suggesting that the internal glazing within the property may be removed to restore the existing original panelled timber shutters whilst maintaining acceptable noise levels within the offices.



LOCATION AND ACCESSIBILITY

The site is in the Central London location within a controlled parking zone.

There is no direct vehicular access into the site however the site has excellent access to public transport with a number of tube stations within 10 minutes walking distance of the site the nearest underground stations are located at Holborn, Russell Square and Chancery Lane.

In addition, public/sustainable transport access is enhanced by the viability of two Santander Cycle Hire docking stations within a 100m of the site on Theobald's Road and Northington Street.

The site is in an ideal location to encourage a sustainable office development.

3.1 DESIGN APPROACH

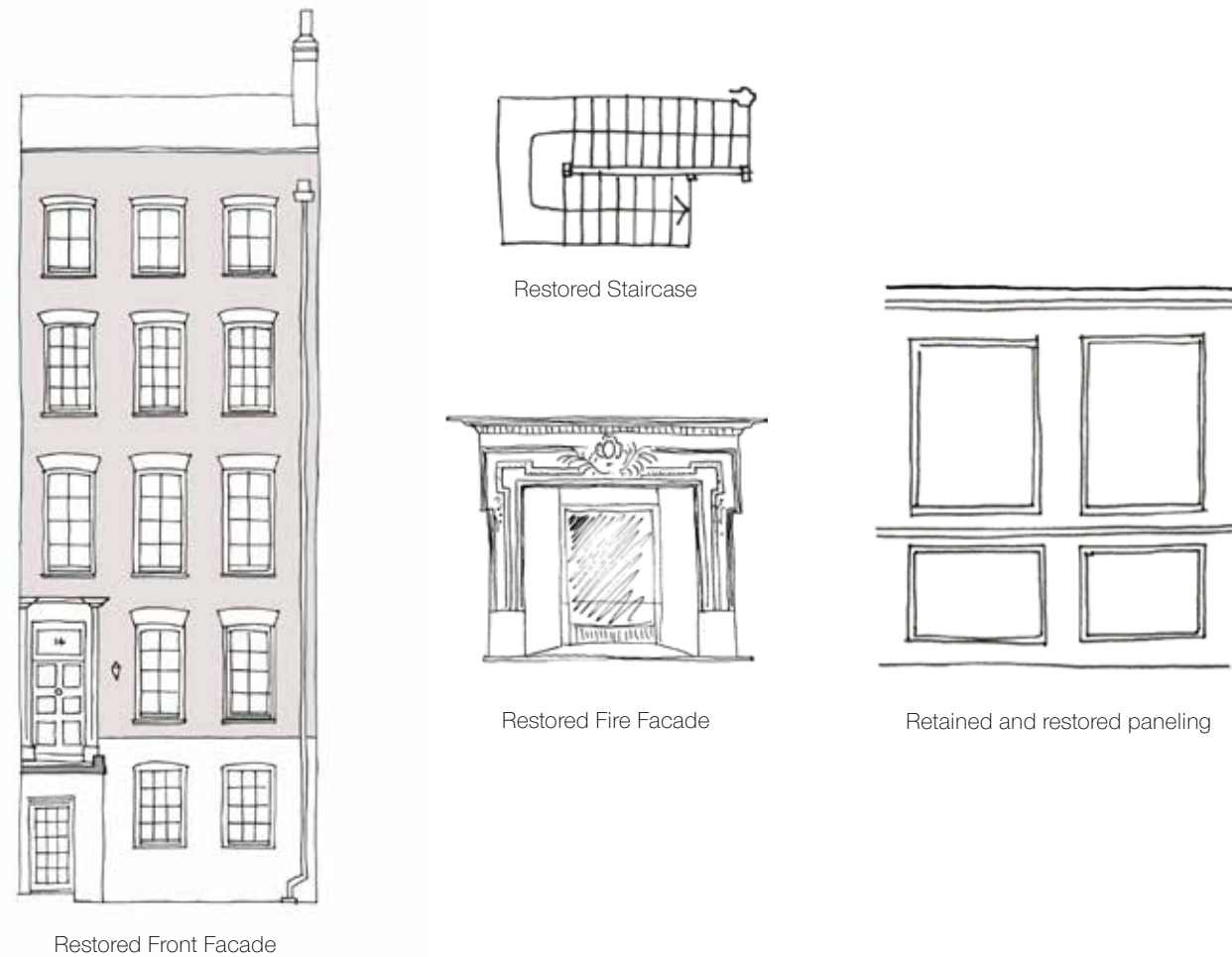
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RESTORATION AND PRESERVATION

The historic character of the site is an essential component of the architecture. The heritage study within Appendix 1 highlights the original features preserved through the Grade II* listing and the proposed design will restore these features.

The brickwork is to be cleaned and parapet flashings repaired. The front door fanlight is proposed to be replaced with a 3 panel light and the separating railings to no.15 with decorative finial are to be reinstated to match the original (as described in earlier photographs of the property dating 1960). Externally the front facade 4 panel sash windows are proposed to be stripped back and redecorated with the mechanisms restored.

Internally all the existing panelling is to be retained, stripped back and re decorated. The missing fireplaces surrounds are to be reinstated with Georgian surrounds of a similar age to the building. The stair case and decorative balustrade are to be retained and restored.

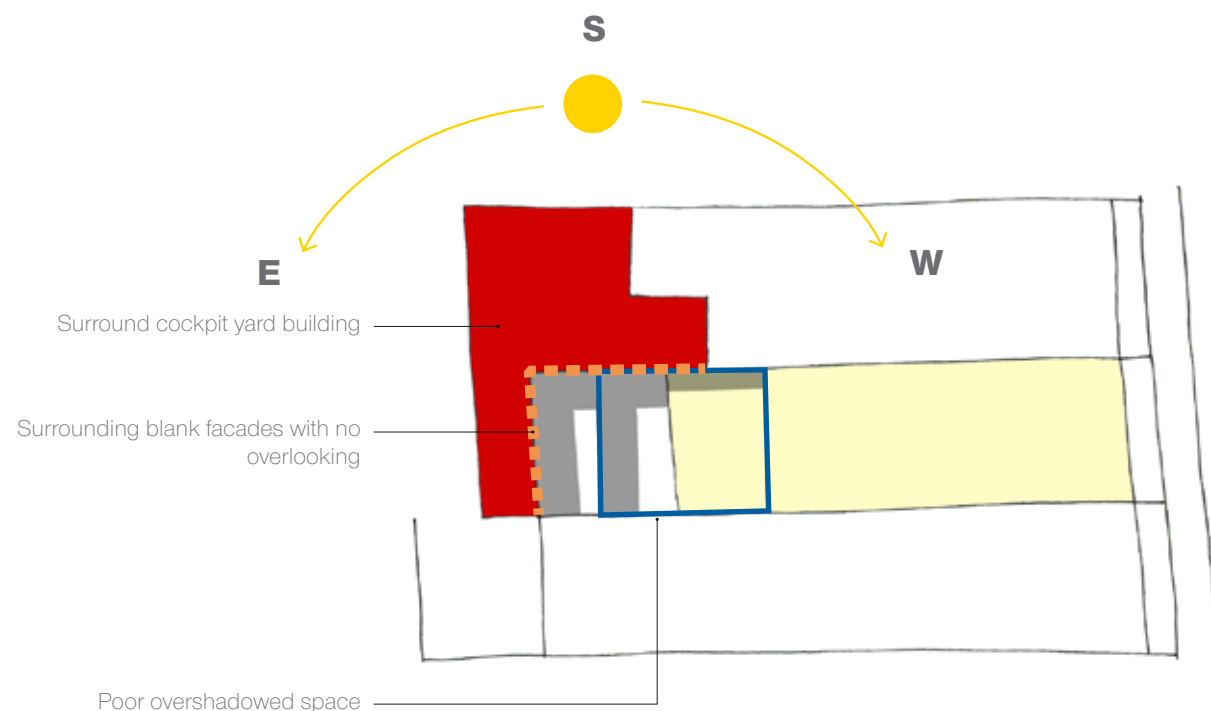


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IMPROVING THE REAR OF THE PROPERTY

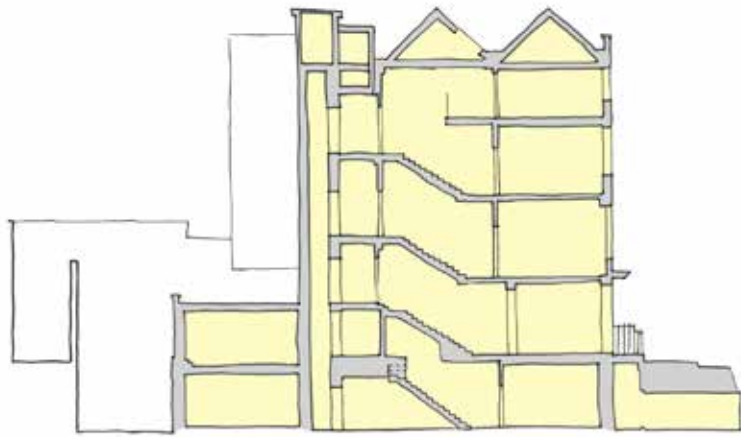
The original rear wall of the property was altered significantly during the 1965 extension. The relationship between the existing rear wall and the original wall including openings were lost when the rear rooms were opened up during the construction of the extension. The existing modern extension is constructed in smooth yellow-pink multi-stock brickwork with flat soldier brick arches to the modern one-pane sash windows. The facade is considered of poor architectural quality and presents the opportunity to construct a new rear facade as consented within the recent application Ref: 2013/3114/P.

The courtyard to the rear of the property is currently overshadowed by the 4 storey flanking wall of No 13 Great James Street as well as on two sides by the blank 2 storey Cockpit Yard building to the South and East. There are no overlooking issues within this void and design approach looks at improving the quality of usable amenity in the space within the massing of the neighbouring context, whilst improving the visual amenity to the neighbours

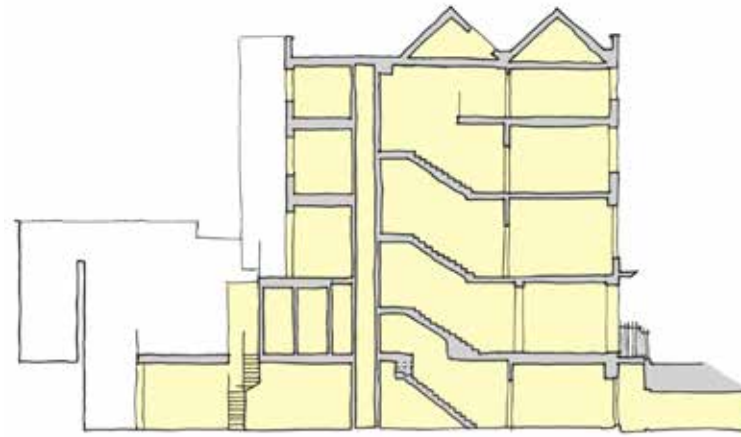


3.1 DESIGN APPROACH

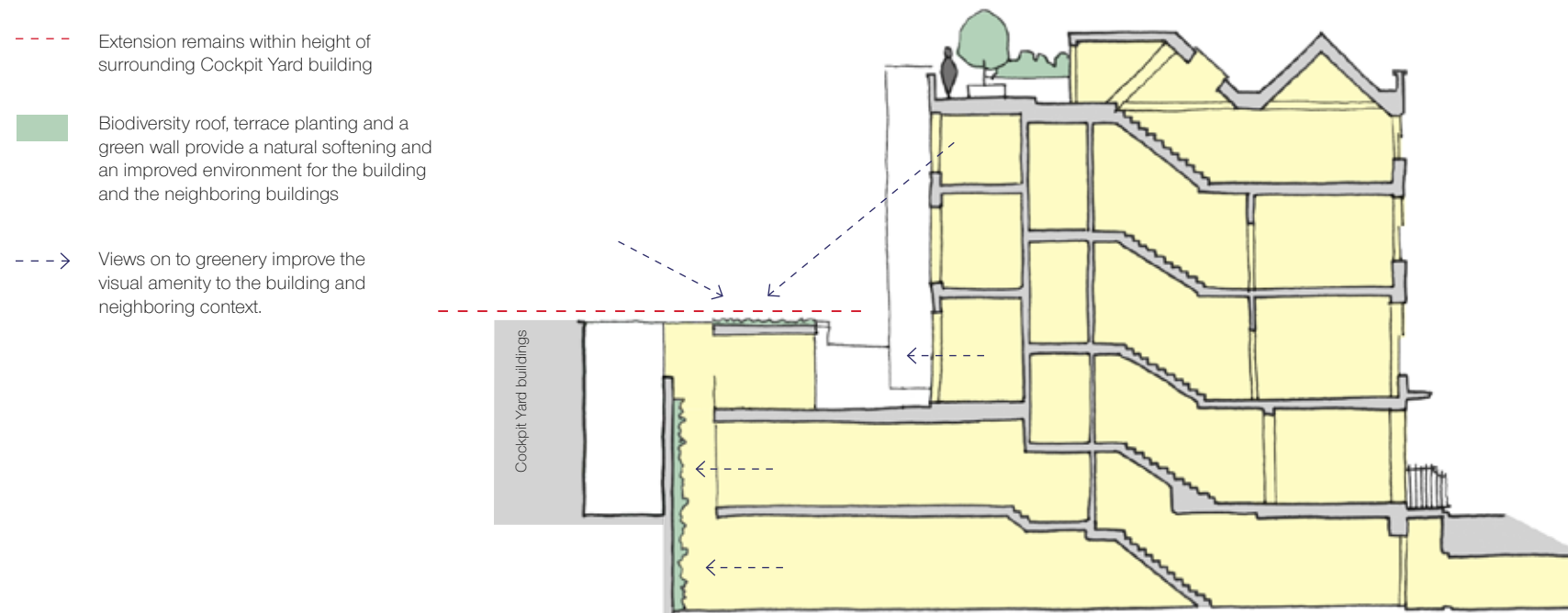
Existing Building section



Consented building and rear extension (App ref: 2013/3114/P)



Proposed rear extension



C

EXTENSION

In conjunction with the restorative component of the proposals, a high quality, sensitive extension is proposed to the rear of the building. There has been consistent precedent for rear extensions within the curtilage of the site with earlier maps showing extension to the rear boundary wall of the site against the Cockpit yard building. The diagrams show the existing situation the extension and first floor terrace recently approved in application Ref: 2013/3114/P and the proposed extension below.

A design approach that respects the existing building as well as the neighbouring context has been taken to create a better environment to the rear of the property and larger open plan rooms to suit collaborative design working space that is core to the Latis Homes methods of working.

A two storey extension above ground is proposed to the rear boundary wall from basement level, forming a usable terrace at first floor level. A light 'meeting/brainstorming' pod structure is proposed against the East boundary of the site maintaining a clear separation from the main building and increasing the privacy to the terrace. This space is designed to connect with the outside planted terrace to encourage creative and inspiring brainstorming of ideas central to the company. The pod will house a biodiversity roof and combined with the terrace will create an improved visual amenity for the main building as well as the neighbouring context.

From a massing perspective the extension is very low impact and will remain concealed and private. Importantly the pod remains within the height of the Cockpit Yard building and the existing party walls to No. 13 Great James Street to the Southern boundary.

Internally a light-well at the end of the extension will create a triple height space with a green feature wall against the rear boundary wall that extends to the full height of the space. A roof light above will allow natural light to the ground and basement floors below.

A planted roof terrace is proposed at roof level accessed via a dormer to the existing roof. This component remains consistent with the existing consent.

3.1 DESIGN APPROACH

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SUSTAINABILITY

Sustainability is a core value within the business strategy of Latis Homes and the design approach aims to reflect this. The proposals will create a highly sustainable office development that will become a precedent for future developments in the area. Sustainability has been incorporated into the concept from early stages of the design and the Eco strategy combines, natural/passive methods in the design renovation and construction of the fabric with innovative sustainable technologies that will encourage on site energy generation and energy efficiency.

Building Fabric

The building fabric is the most effective way to ensure energy efficiency. The design looks to combine thermal mass, insulation and air tightness to increase the thermal performance of the envelope of the extension. High performance glazing with thermally broken frames are proposed for the new windows and roof lights.

Due to the listed status of the main building, there is a limited amount of scope for improvement to the fabric within this portion of the building.

Natural ventilation

The building has large open-able windows to the front and rear of the plan. The light well and the end of the proposed extension as well as the existing staircase act to encourage the stack effect to enhance the draw of fresh air through the internal spaces.

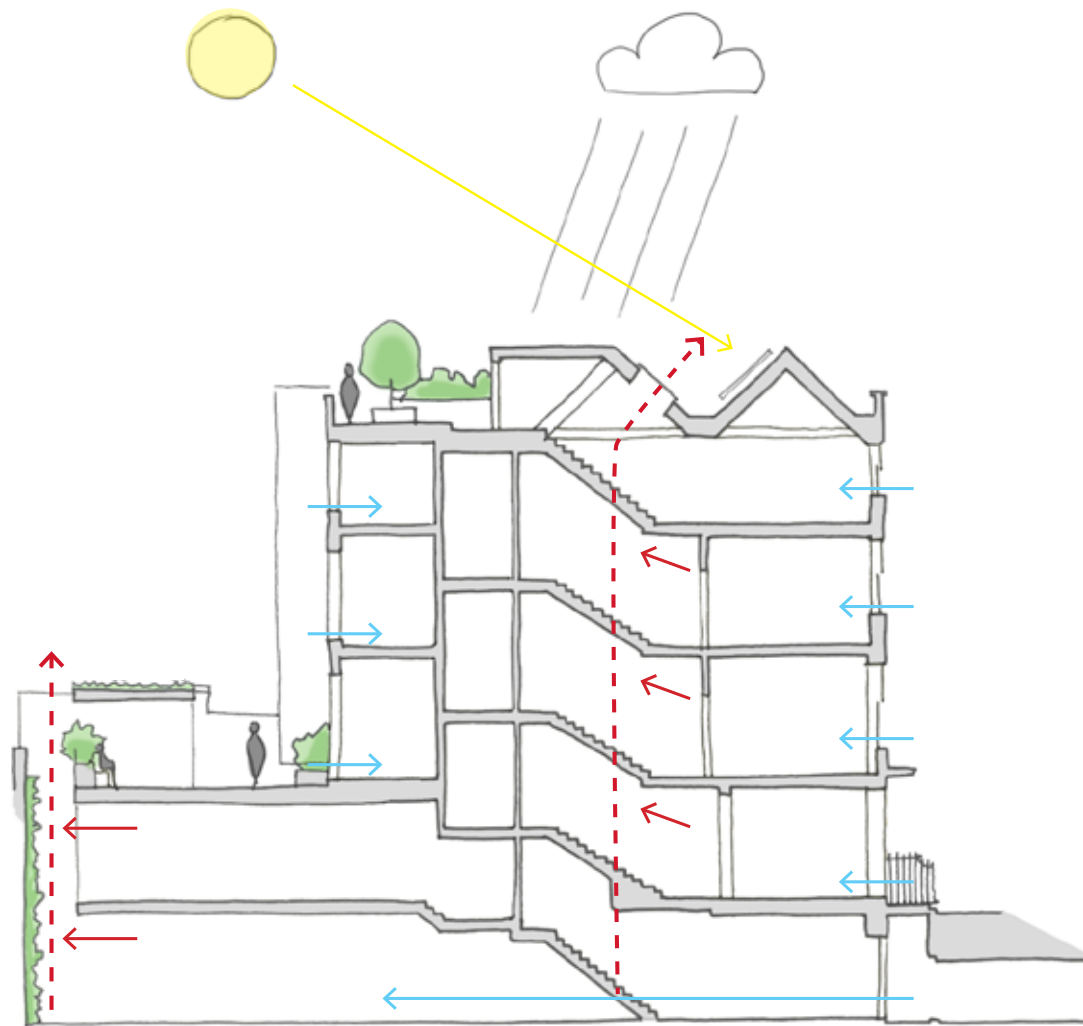
Landscaping and Biodiversity

The proposed design proposes extensive planting on the first floor terrace and roof terrace as well as a biodiversity roof above the meeting room pod on the first floor terrace. This will increase biodiversity in this urban location whilst significantly improving the visual amenity to the rear of the building. In general this will help to improve the quality of the environment within and without the site.

Sustainable Technology

Practical low-carbon technologies such as rain water harvesting and integrated LED lighting will be incorporated to enhance the energy efficiency. Photovoltaic panels are proposed within the valley of the main roof to encourage onsite generation.

The proposals will therefore accord with sustainability guidance in London policy 5.2 and Camden policies DP22 and CPG3.



3.2 PROPOSED DESIGN

Sectional perspective view showing the proposed rear extension massing and new landscaped amenity space to be provided, in relation to the surrounding context and neighbouring buildings.

The extension remains within the height of the Cockpit Yard buildings, avoids overlooking and respects the scale and legibility of the principal building.



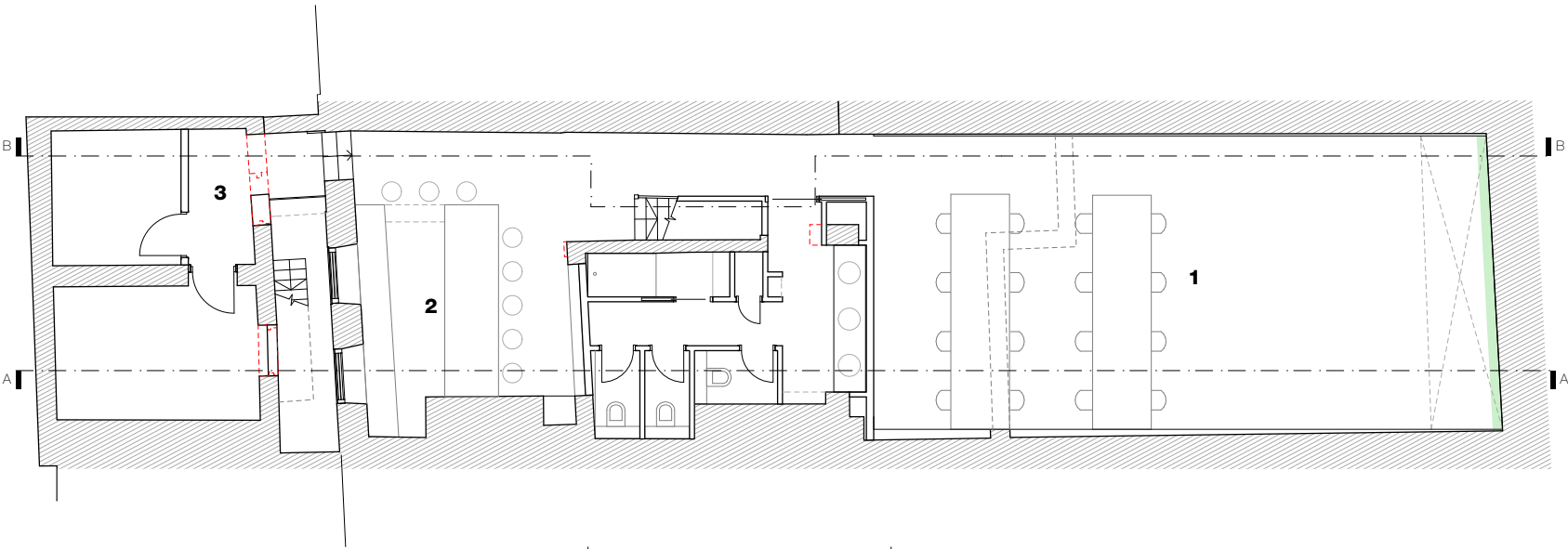
The proposed design is a culmination of the design approach described in the previous section. Overall the proposals aim to:

- Retain and restore the original fabric (including the front facade, internal layout, staircases, panelling and decorative joinery);
- Re institute the fire places;
- Create a roof terrace at roof level with a new access stair from third floor;
- Replace the existing 1965 rear facade with a new facade in line with the consented application Ref: 2013/3114/P
- Create a new two storey extension above ground floor and an extension of the basement floor to the rear boundary of the property.

As described within the previous section, the massing of the extension has been carefully considered and is a response to the neighbouring context to the rear of the property. The extension will not cause harm to the conservation area by remaining within the height of the Cockpit Yard buildings, avoids overlooking and respects the scale and legibility of the principal building. It will also significantly improve the outlook for the neighbouring buildings and the amenity space for the proposed office accommodation through the creation of a biodiversity roof above the meeting pod at first floor level.

3.2.1 BASEMENT FLOOR

- 1. Multifunctional space / breakout space
- 2. Serving kitchen and bar
- 3. Ancillary storage



The proposed basement extends to the rear boundary wall of the site and predominantly serves as the shared break out space to serve proposed offices above.

A proposed multifunctional space is planned to the rear of the building to compliment the work environment and will hold presentations, design workshops, yoga classes. A green wall is proposed within the light well to the rear which will allow natural light into the space and provide a visual amenity and feature.

The front of the plan houses the office kitchen. A minimal floor to ceiling height glazed window is proposed to internalise the passage under the entrance way bridge. The floor beneath the arches will be lowered to create the head height for usable storage. The front lightwell remains open.

The walls and ceilings are to be finished in smooth a modern covering or contemporary panels to contrast and distinguish the new space from the original fabric. The stair case and decorative balustrade are to be retained and restored.

OFFICE KITCHEN



BATHROOMS

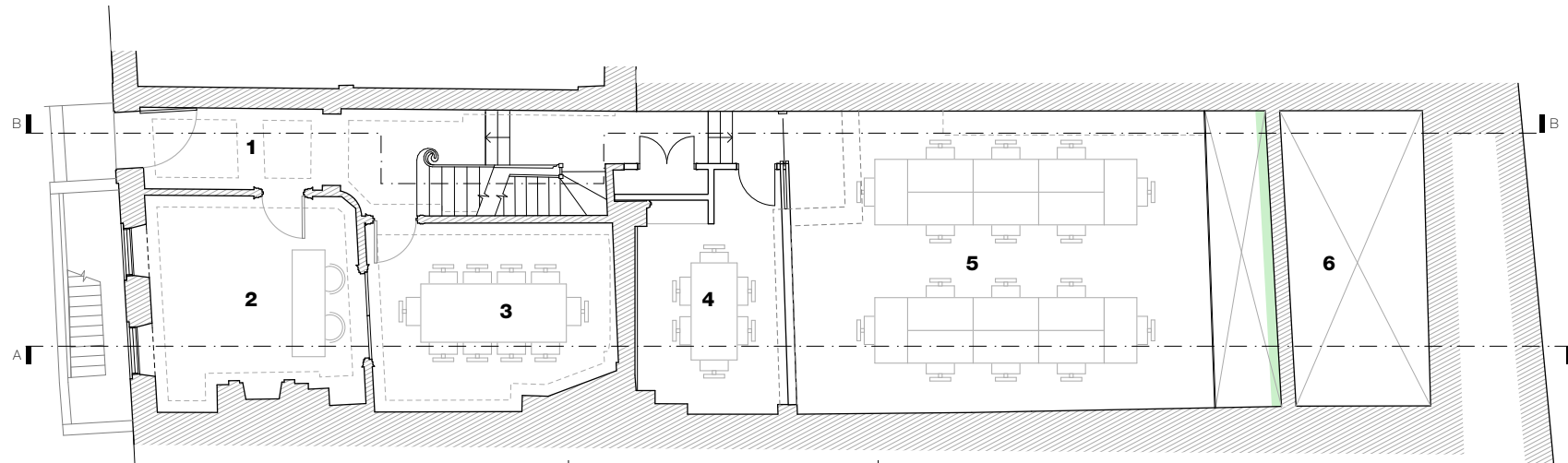


MULTIFUNCTIONAL SPACE



3.2.2 GROUND FLOOR

- 1. Entrance hall
- 2. Reception
- 3. Main conference room
- 4. Meeting room
- 5. Open-plan workspace
- 6. Feature wall



The original and main rear wall of the property was altered during the 1965 extension causing the rear rooms of the property to be opened up. The proposed ground floor extends to the rear boundary wall of the site preserving all the internal layout and creating an open plan office to the rear. The existing lift is proposed to be demolished.

The front room will form the reception room and the middle and back room form 2 meeting rooms. All the panelling on this floor is proposed to be retained renovated and redecorated. The fire place in the front room has a cracked, discoloured marble surround which is proposed to be restored. The flues are proposed to be re-opened and grate consistent with the period is to be reintroduced. The rear room fire place is sealed flush with the panelling and is proposed to be reopened and brought back into use. A fire place surround and grate in the period style are proposed to be reintroduced. The stair case and decorative balustrade are to be retained and restored.

The rear room will form an open plan working space suitable for design led collaborative working to suit Latis Home's working process. The end of the room opens onto a rear light well. A green wall is proposed within the light well to the rear which will allow natural light to and provide a feature within the space.

The walls within the rear extension are to be finished in smooth a modern covering or contemporary panels to contrast and distinguish the new space from the original fabric preserving and highlighting the heritage character of the space.

The entrance cantilevered canopies and carved brackets are to be restored and redecorated. The front door fanlight is proposed to be replaced with a 3 panel light and the separating railings to no.15 with decorative finial are to be reinstated to match the original (as described in earlier photographs of the property dating 1960). The entrance paving is to be reinstated in stone following the precedent of other successful renovations on the street.

RECEPTION



MEETING ROOMS

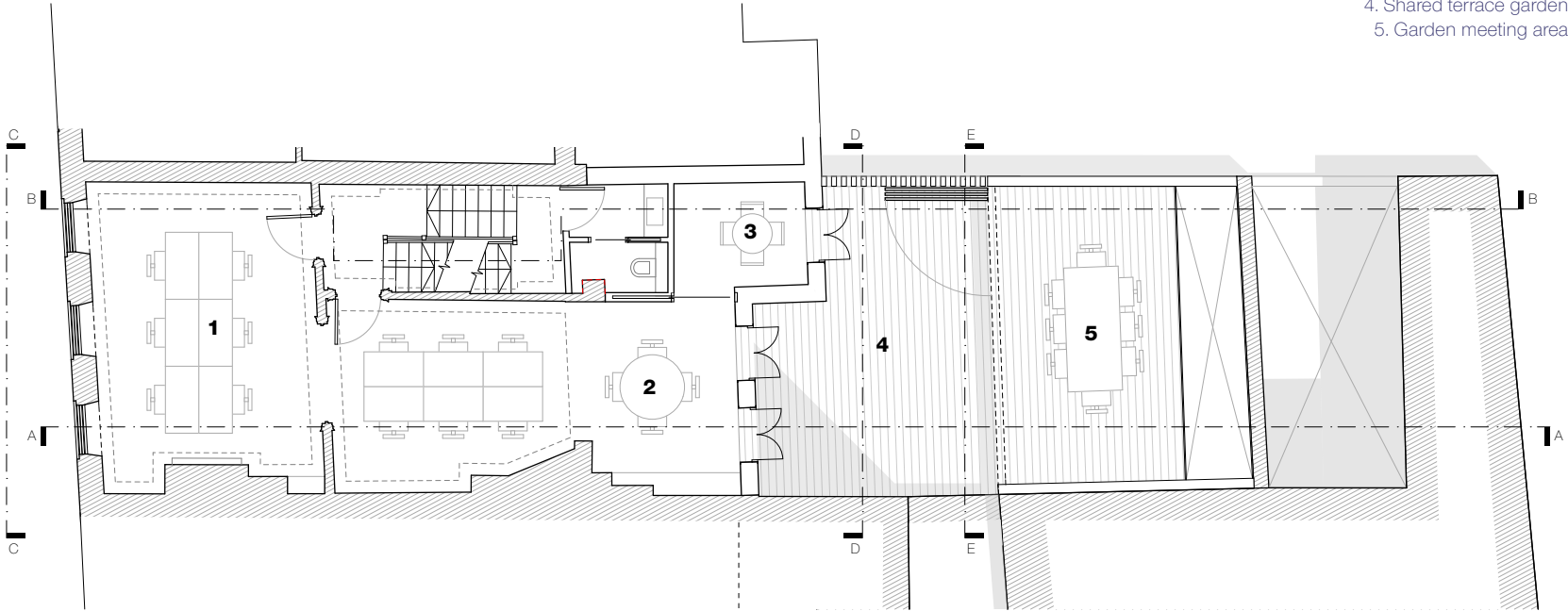


OPEN PLAN WORK SPACE



3.2.3 FIRST FLOOR

- 1. Office 1
- 2. Office 2
- 3. Meeting area
- 4. Shared terrace garden
- 5. Garden meeting area



The original and main rear wall of the property was altered during the 1965 extension causing the rear rooms of the property to be opened up. The internal layout on this floor is to be retained and the rear facade is to be reconstructed in line with the existing consent Ref: 2013/3114/P.

The front and rear rooms will form 2 smaller work areas with a small meeting space to the rear. The lift off of the mezzanine is proposed to be demolished however the room on the stair landing (mezzanine) level is to be retained to form a toilet.

The stairs, landings, main front and rear rooms are panelled, except where the back wall has been removed. All the panelling on this floor is proposed to be retained renovated and redecorated. The plain marble fireplace surround in the front room is in better condition than the ground floor and is to be retained. The fire place is to be reinstated into a working fire place if feasible. There is no fire place in the rear room and this has been blocked up.

The proposed french doors within the new facade open out onto a terrace. A light 'meeting/ brainstorming' pod structure is proposed against the East boundary of the site maintaining a clear separation from the main building and increasing the privacy to the terrace. This space is designed to connect with the outside planted terrace to encourage creative and inspiring brainstorming of ideas central to the company. The pod will house a biodiversity roof and combined with the terrace will create an improved visual amenity for the main building as well as the neighbouring context. From a massing perspective the extension is very low impact and will remain concealed and private. Importantly the pod remains within the height of the Cockpit Yard building and the existing party walls to No. 13 Great James Street to the Southern boundary.

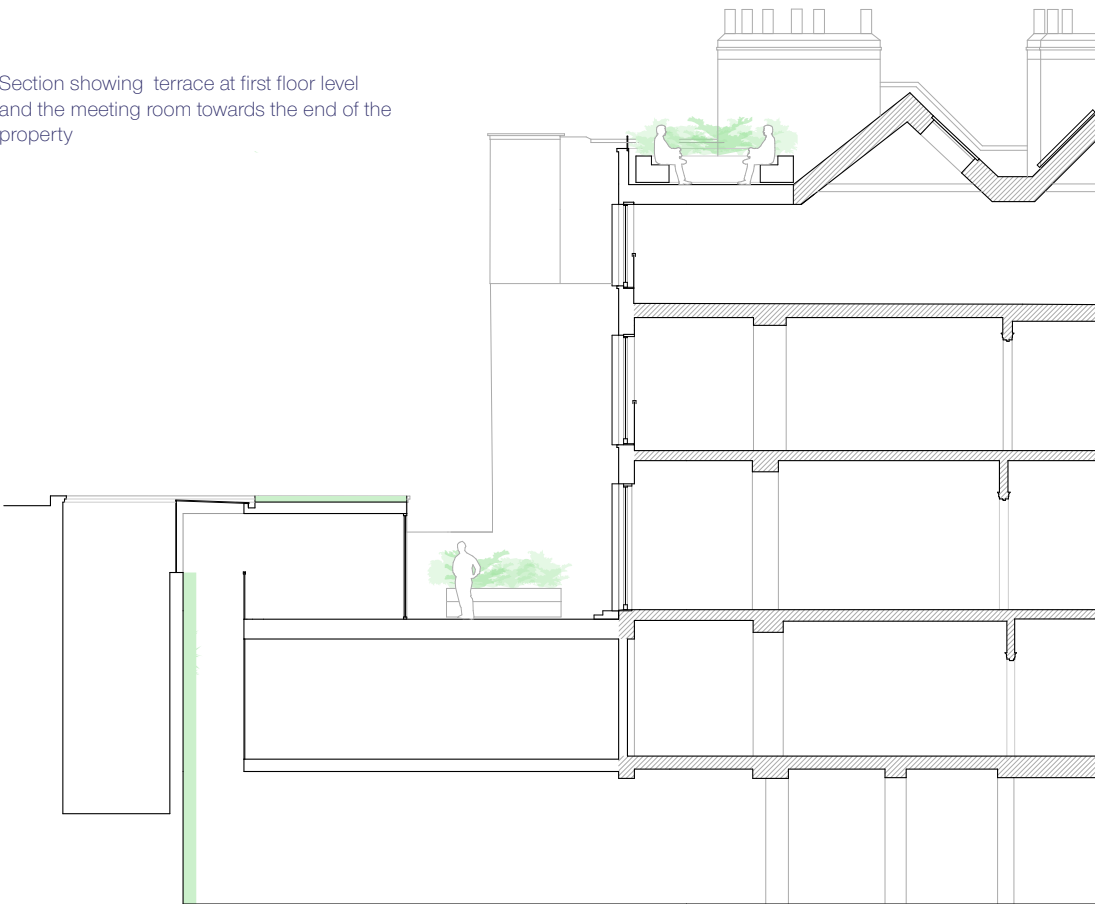
INDIVIDUAL OFFICE ROOMS



SHARED TERRACE GARDEN

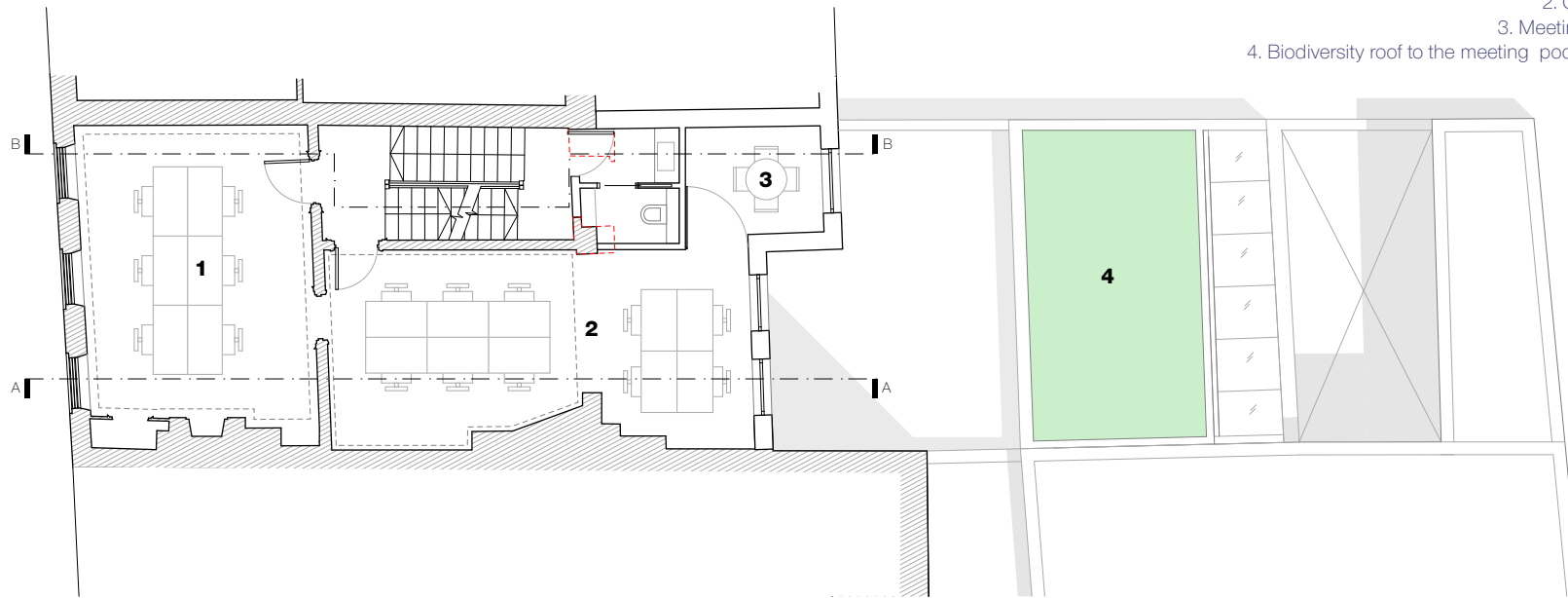


Section showing terrace at first floor level and the meeting room towards the end of the property



3.2.4 SECOND AND THIRD FLOOR

- 1. Office 3
- 2. Office 4
- 3. Meeting area
- 4. Biodiversity roof to the meeting pod below



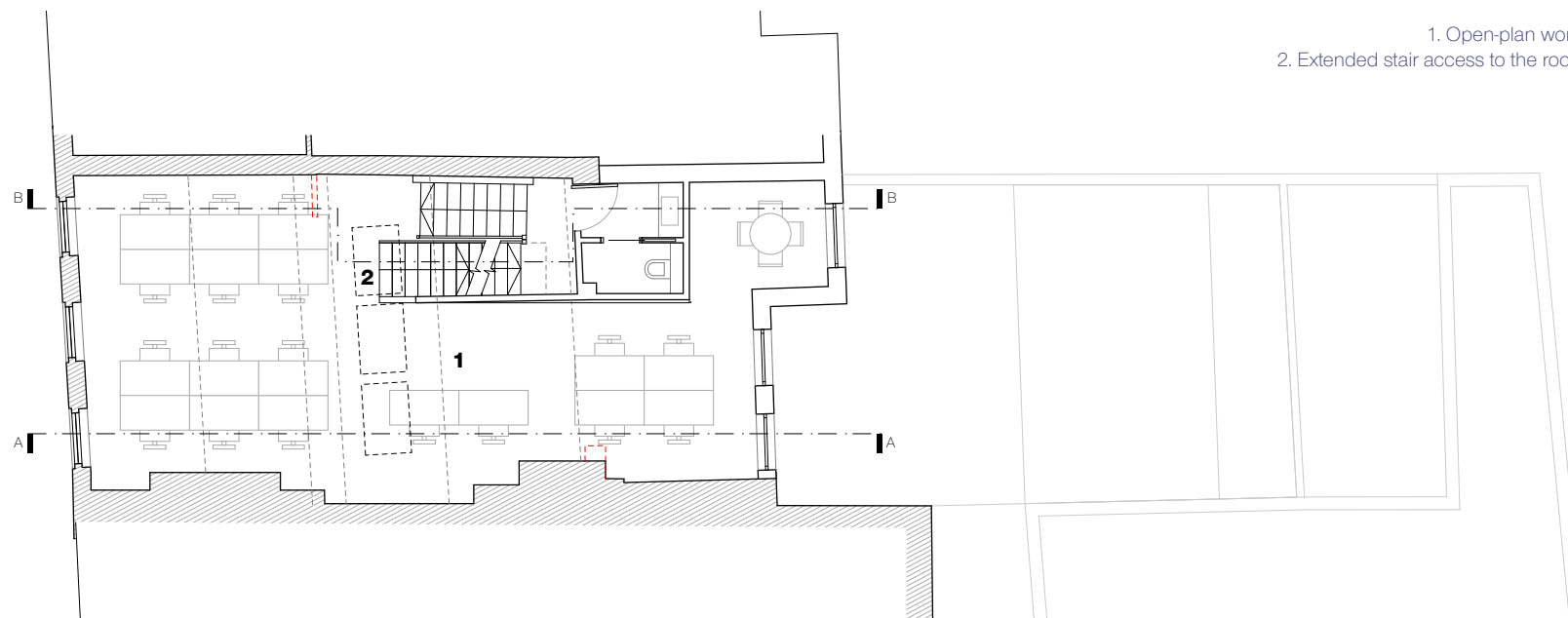
SECOND FLOOR

The original and main rear wall of the property was altered during the 1965 extension causing the rear rooms of the property to be opened up. The internal layout on this floor is to be retained and the rear facade is to be reconstructed in line with the existing consent Ref: 2013/3114/P.

The front and rear rooms will form 2 smaller work areas with a small meeting space to the rear. The lift off of the mezzanine is proposed to be demolished however the room on the stair landing (mezzanine) level is to be retained to form a toilet.

The stairs, landings and main front rooms are panelled, the rear room and where the back wall has been removed are not. All the panelling on this floor is proposed to be retained renovated and redecorated. The timber fireplace surround in the front room has dentil pattern mouldings and is to be retained restored and redecorated. The fire place is to be reinstated into a working fire place if feasible. The front room panelling where the interconnecting door to no.15 existed will be replaced to match the original. There is no fire place in the rear room and this has been blocked up.

- 1. Open-plan work space
- 2. Extended stair access to the roof terrace



THIRD FLOOR

Majority of the original internal layout on this floor is lost and all the existing partitions are modern. An open plan office is proposed and the rear facade is to be reconstructed in line with the existing consent Ref: 2013/3114/P.

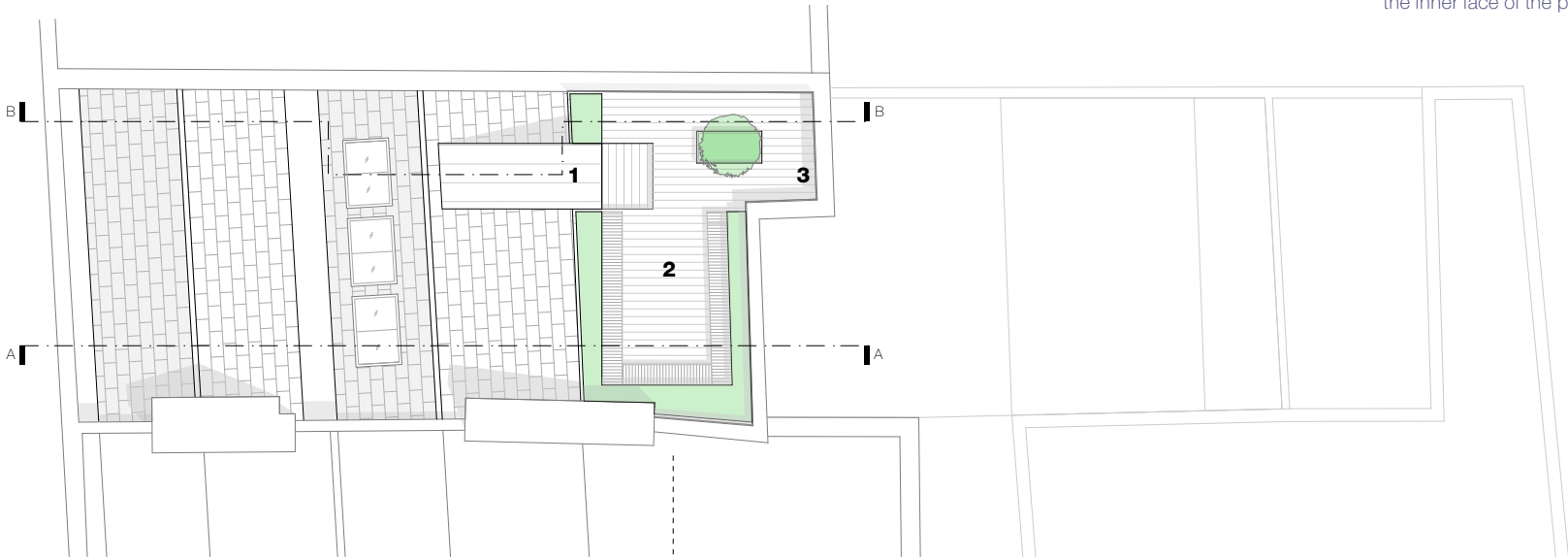
The lift off of the mezzanine is proposed to be demolished however the room on the stair landing (mezzanine) level is to be retained to form a toilet. No panelling remains on this floor apart from the panelled windows seats to the front windows. No window shutters or panelled reveals remain, however these are proposed to be reinstated taking the detailing from the floors below. The ceilings are false and a new ceiling that follows the roof form is proposed to create a lofty space. Three roof lights are proposed to be inserted within the western face of the pitch within the valley of the M roof.

The staircase has plain panelling to one side, this is proposed to be retained and restored. A new run of stairs forming a continuation of the stair is proposed to provide access to the roof.



3.2.5 ROOF PLAN

- 1. Proposed Dormer providing housing stair to the roof terrace
- 2. Shared Roof terrace with bespoke planters
- 3. Frame-less glazed balustrades attached to the inner face of the parapet wall .



The original parapet and gutter at the rear were altered through the 1965 extension. The rear part of the main roof is flat and has a felt roof covering. The rear facade is to be reconstructed in line with the existing consent Ref: 2013/3114/P and the flat roof area will be altered to extend to this new wall line.

In line with the existing consent, a roof garden is proposed at this level to provide a shared amenity space for the office. A frame-less glazed balustrade is proposed to the edges and will be fixed to the inner face of the brick parapet to allow the parapet edge line to be maintained.





Office re-development at 32 Great James Street for GMS Estates by Emrys Architects.

This sets a good precedent for a contemporary extension to an existing building on the same street promoting a high quality of architecture.

The proposals aim to reflect this quality to provide a work space conducive to the creative environment in which Latis Homes operate.



4.0 CONCLUSION

The proposed design aims to create a high quality, sustainable office development that remains sensitive to the existing listed building whilst using contemporary architecture to improve the immediate context to the rear. The design has undergone a rigorous development process to arrive at a scheme that;

- Preserves and restores the internal and external features of the principal building,
- Protects the character of the street and roof scape by retaining the existing roof.
- Replaces the rear facade in line with the consented scheme **Ref: 2013/3114/P**
- Creates a light and permeable contemporary extension that maintains a clear separation from the principal building, and creates usable amenity space for the office.
- Promotes a highly sustainable development that will utilise a high performance fabric natural ventilation and on site energy generation to create upgrade the energy efficiency of the building.

Overall the proposals for 14 Great James Street are considered to accord with design, heritage and sustainability policies in the Camden development plan and other material considerations. The proposals also fully accord with the NPPF policies and that there is no harm or loss of significance to the character and setting of the existing listed building fronting Great James Street and the wider Bloomsbury Conservation area.



latis

14 GREAT JAMES STREET, LONDON
SCALED DRAWINGS

MAY 2015

