

## Design and Access Statement - 39 Great James Street, WC1N 3HB

### The Premises

No. 39 Great James Street is a Grade II\* listed building constructed circa 1720-1724. The building forms part of a 4 - storey terrace of 14 houses with brown stock brick facades and No. 39 is located near to the south end on the West side close to the junction with Theobolds Road.

The building is vacant and it is considered to be generally in a fair and sound condition and there is no evidence of vermin. The building as a whole is soon to be totally renovated and already has Planning Permission and Listed Building Consent for a small single storey extension to the rear addition at ground / first floor level over a small rear flat roof. A further application is soon to be made for Listed Building Consent for the proposed internal refurbishment.

### The Site

The rear garden area is currently accessed through the rear addition off the rear stairwell and then externally along a steel walkway to a rear access staircase down to Basement Level.

The house has a relatively deep full Basement Floor that extends to full length of the site. The rear garden is surrounded by relatively high level perimeter walls with houses backing from Theobolds Road and Emerald Street at the rear end.

### The Design Intent

This is to form a single storey infill rear extension between the existing party walls and rear wall previously constructed over the rear Basement garden area. The room will be for a play area and Media room for the single family house. It will have a replacement rear staircase located at the rearmost end for access on to the flat roof above which will be a green roof for a garden area.

### The Application

This application is a re-application for the same extension that has now expired and includes re-applications also for the associated Approvals from Camden Council for the discharge of Conditions.

### Historic Importance

The infill rear extension will be constructed of brown stock bricks to match the existing and faced externally where exposed at the front and rear ends. No other external detail will be altered.

The listing details the frontages of the properties especially the "architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door."

The proposed rear extension and would have minimal impact on the historic importance of the front elevation.

The lower ground floor contains no existing or historic detailing and it is considered the opening will not have an impact on the historic importance or significance of the building.

### Daylight Amenity

There will be a light-well at the front end of the extension for natural light into the Kitchen and Shower Room. Also, there will be large bi-fold doors across the rear end of the new extension for natural light and ventilation into the new extension.

The green roof will effectively elevate the garden amenity up to existing ground floor level where this will benefit from more sunlight. The depth of the existing basement garden level is about 6 metres below the level of the perimeter party walls.

The objective of the green room will be to provide a green garden space, and will reduce the surface run off of rainwater.

### Access and Parking

Car parking on the street and the existing pedestrian access from the street into the front door and Basement Area will remain unaffected by the proposed development.

### Photographs of the Basement Area at the location of the Proposed Rear Extension



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