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14 GREAT JAMES STREET, LONDON  
MATERIAL SELECTION

REVISION A JULY 2016



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**1.0 INTRODUCTION**

**2.0 MATERIALS**

- 2.1 Contextual Materials
- 2.2 Proposed Front Facade
- 2.3 Proposed Rear Facade
- 2.4 Material Sample Palette

# 1.0 INTRODUCTION

This document has been prepared to facilitate discharge of the external materials condition 4 within the Listed building consent (Ref: 2015/3185/L) for the redevelopment of 14 Great James Street. The document contains a schedule of materials referenced back to the proposed front and rear elevations.



Existing Rear Facade





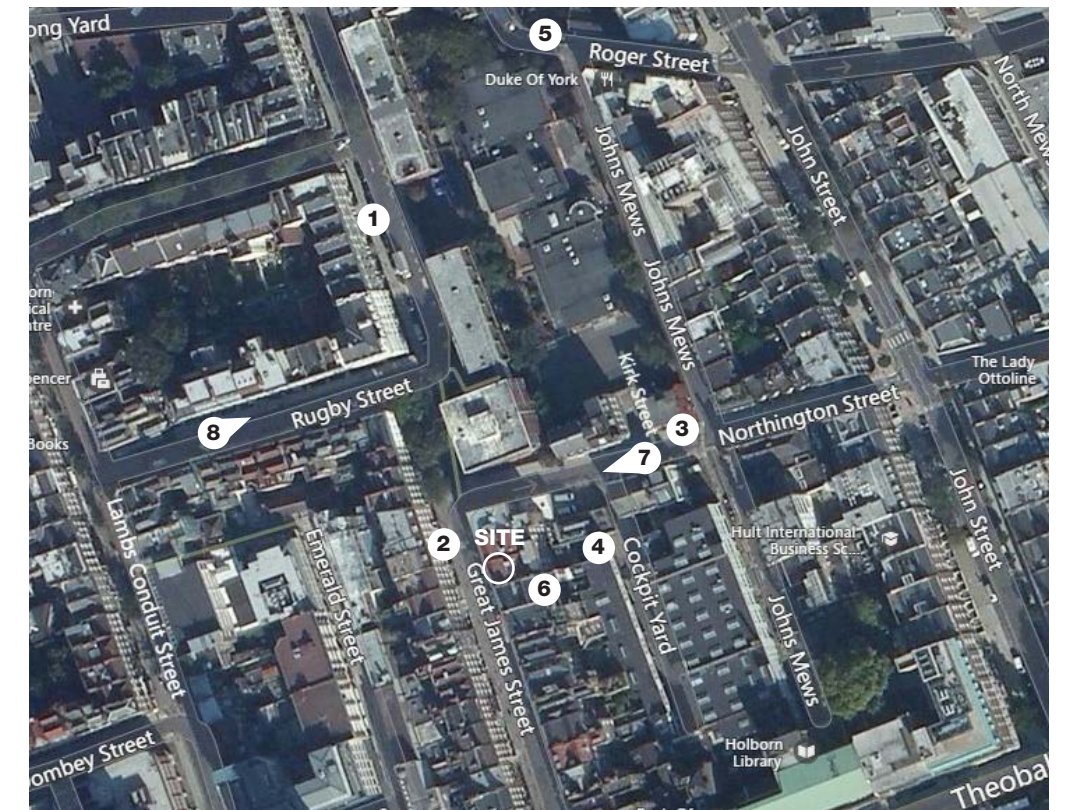
## 2.1 CONTEXTUAL MATERIALS

The Bloomsbury conservation area and in particular the neighbouring streets around Great James Street display a limited palette of materials with rich diversity of colour and texture. Predominantly these consist of brick and render. The primary building material is brick forming much of the historic fabric.

What is apparent however is the varying brick colours and textures ranging from soft reds to warm greys and traditional yellow London stock. Different degrees of aging and weathering also create an integral part of this variation in colour, creating depth and contrast. It is this variation that makes up a significant part of the visual character of the area.

To compliment the historic fabric, there are also very successful contemporary buildings within close proximity of the site which create a precedent for the use of modern materials that compliment the historic surrounding rather than attempt to replicate it.

The specific context for the proposed rear facade is Northington street which displays a good mix of white render, red terracotta, London stock, and glazed bricks. The white rendered cockpit yard dominates the immediate surroundings as it shares two boundaries with the proposed site.



Aerial View

1. 1 Millman Street : Light London Stock Brick.
2. 25 Great James Street : London Stock Brick.
3. 14 Northington Street : Glazed Brick.
4. Cockpit Yard : White Render.
5. Levring House, Doughty Mews.
6. 32 Great James Street Extension.
7. View of Northington Street looking West.
8. View of Rugby Street looking East.



## 2.2 PROPOSED FRONT ELEVATION



1. Flush Pointing : Natural lime mortar
2. Sash windows painted in RAL 7003-30 Moss grey

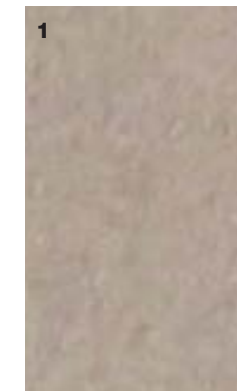
The original Grade II\* listed frontage will remain unaltered. The facade is proposed to be repointed and windows are to be re-decorated as follows:

### 1 Existing brick work

To be repointed in a natural lime mortar.

### 2 Sash Window

The Sash windows will be repainted with RAL 7003 Moss grey.



Proposed natural Lime mortar.



Existing windows to be re-decorated in a Moss grey (RAL 7003-30) paint.



Existing front facade

## 2.3 PROPOSED REAR ELEVATION



1. Glazed brick
2. Birchridge NZ 038 DF  
Manufacturer: All About Bricks Ltd
3. Velfac V200 System windows  
Manufacturer: Velfac Ltd
- 4.. Velfac RIBO system Door

The proposed material selection is focused on the rear elevation, which as existing, is considered to be a poor elevation both in terms of architectural merit and brick quality. The approved design creates depth through the introduction of the closet wing and introduces larger contemporary windows in keeping with the floor by floor hierarchy found within the Georgian proportioning system.

In replacing the existing rear façade bricks, a neutral warm grey wire cut brick is proposed to compliment the surrounding London stock bricks. The bricks are to be laid in a Flemish bond to reflect the original bond as evident on the front façade of the building. A wire cut brick has been selected to add a sharpness to the elevation to reflect the quality of tuck pointing prevalent during the Georgian era and still evident on Great James Street. A glazed London white brick is proposed at first floor level to improve the brightness within the first floor terrace. The white glazed brick is also proposed to the meeting room at the rear of the site against the white rendered cockpit yard building

Material Details:

### 1 MAIN BRICK - BIRCHBRIDGE

Manufacturer: Daas Baksteen

Supplier: All about Bricks

Description: Neutral, grey wire cut brick. The face contains diverse variation of light to dark bricks with indented textures to create richness, detail and depth.

Size: 215x102.5x65mm with lime mortar.

### 2 SECONDARY BRICK AT FIRST FLOOR LEVEL - GLAZED BRICK

Description: London white (off white).

Size: 215x102.5x65mm.

Pointing : Flush Pointed.

Mortar : Lime Mortar

### 3 REAR WINDOWS - VELFAC V200 SYSTEM

Manufacturer: Velfac

Description: Composite Aluminium exterior and timber interior high performance windows. The key architectural feature is the slim 50mm frame which reflect the elegant nature of the original Georgian sash windows.

Colour: Matt RAL 7003-30 Moss grey finish.

Pointing : Flush Pointed.

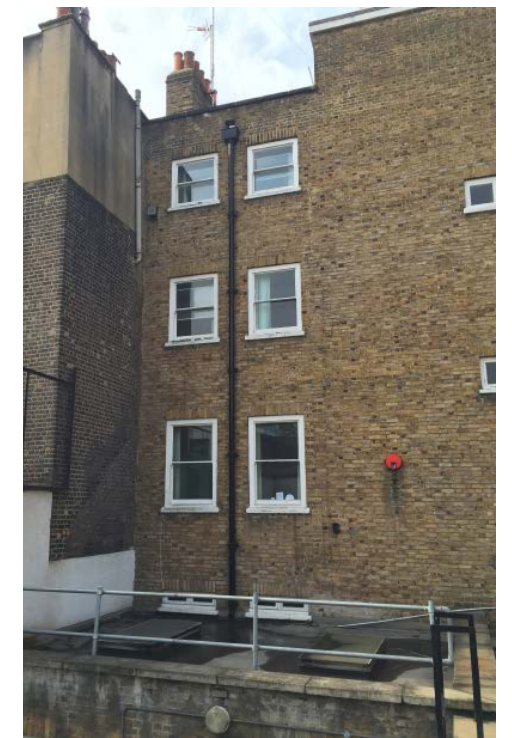
Mortar : Lime based PAREX Historic EA205

Light Grey mortar.

### 4 ROOF TERRACE DOOR - VELFAC RIBO SYSTEM DOOR

Manufacturer: Velfac

Matt RAL 7003-30 Moss grey finish.



Existing rear facade



## 2.4 MATERIAL SAMPLE PALETTE



1. Off White Glazed brick,
2. Birchridge NZ 038 DF,
3. Matt Finish, Aluminium window frame RAL 7003-30 Moss grey finish.
4. Natural lime mortar.