PURCELL

40 GREAT JAMES STREET

DESIGN & ACCESS STATEMENT

January 2016

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CONTENTS

PART 1 - BACKGROUND

1.1 INTRODUCTION / EXECUTIVE SUMMARY

This design and access statement has been prepared to accompany the Planning and Listed Building Consent application for proposed works at Number 40 Great James Street, London.

This document sets out the rationale of the collective proposals for the property, a grade II* listed eighteenth century townhouse. Currently the building is vacant, unable to be put into beneficial use associated with its mixed land use class whilst there are structural issues and a lack of modern servicing. The document will discuss how proposals have been carefully considered such that further removal of historic building fabric is avoided whilst the structure is repaired and modern services are installed.

To develop all of the proposals it has been important to establish an understanding of the building as it exists currently. This document will begin by describing the existing building and provide a brief timeline of its historic development. A building condition survey has also been undertaken, a full version of which is included within the appendix, which identifies the main issues with the building that require urgent attention.

This is followed by a description of the proposals as they feature within the proposed drawing package. Details have been provided that further illustrate how the structural problems and servicing requirements are intended to be dealt with in the least intrusive manner possible. A description of how the proposals relate to access issues and local transportation is provided. The structural strategy is then presented that shows how the pertinent issues are proposed to be addressed whilst the minimal intervention is required. The same is described for the proposed servicing strategy.

This document aims to assist officers in determining the application, illustrating that a considered approach has been undertaken to ensure that minimal historic fabric is removed whilst bringing the property up to a habitable standard, therefore ensuring its sustainable future.

1.2 PRE-APPLICATION SUBMISSION AND ADVICE

A request for pre-application advice was first submitted during September 2014. Plans of proposals are included in the appendix of this document and it was requested that the written advice be given on the drawing set submitted on 4th December, after the initial site visit.

The chronology is as follows:-

- Initial proposals submitted to Camden in September 2014 by former Architects Canaway Fleming.
- Appointment of Purcell as new Architects in October 2014.
- Site meeting on 23rd October 2014 with Neil Collins [Planning Officer] and Claire Brady [English Heritage] to discuss general principles using original plans submitted to Camden in September.
- Site meeting on 19th December 2014 Michelle O'Doherty [Conservation Officer] to discuss detailed proposals submitted to Camden on 4th December.
- The advice letter from Officers at Camden was received on the 25th March 2015. This is included on the following pages.

1.2.1 SUMMARY OF PROPOSALS

Officers raised a number of points within the advice letter, and in response the proposals have been revised as follows. (Headings are as contained within the advice letter);

Proposed mix of uses

Plans have been revised to show no loss of accommodation. The existing flats to the second and third floor are maintained and the proposed flat in the basement has been removed and is propsoed to be used as storage space for the offices above.

Outlook

The outside space has been enahnced through removal of the proposed (and existing) stair.

Light

A daylight/sunlight calculation is no longer needed as the proposals for converting the basement into a one bedroom flat have been withdrawn.

Privacy

Access to the rear lightwell via the offices is not a privacy issue as both the basement and the ground floor are kept as office space.

Lifetime homes

Lifetime Home Statement is no longer needed as proposals to create a one bedroom flat have been withdrawn.

WORKS TO LISTED BUILDING

Basement

The basement is kept as an open plan space to allow flexibility of storage.

The new proposed services have been accommodated within the ceiling void at this level. This follows the line of the existing ceiling and maintains the original plaster ceiling with timber boarding below.

Vaults

Rear vaults - no interventions are proposed to this area beyond redecoration and removal of modern partitions and finishes. A new floating floor is to be laid over the existing concrete slab on a damp proof membrane, neither of which will be fixed to the structure.

Front vaults - access for cleaning and maintenance is to be maintained. The northern vault (which has been tanked as existing) is to be redecorated, with the southern vault to remain as existing. The proposed new opening between south and north vaults has been omitted.

Ground Floor

The 19th century rear addition to the closet wing is to be retained. The modern infill extension to the east of this and spiral stair to the lightwell are to be removed.

1.2.1 (CONTINUED)

First, Second and Third Floors

The proposal to remove the modern partition to the first floor front room has been maintained. Further justification for the relocation of the separating partition between the first floor rear room and the closet wing is included within Section 3.1.

All WC fittings proposed within areas, where historic timber panelling remains intact, are to be located away from panelling, fixed to bespoke joinery vanity units.

The source of leaks at third floor levels have been addressed with temporary repairs.

Roof

The roof is to be retained in its existing form with coverings to be renewed. Existing historic clay tiles to the inner slopes are to be retained and relaid on the external slopes. New clay tiles will be sourced to match the existing to make up for any shortfall.

General

An overfloor heating system has been omitted with a new wet radiator system proposed to be installed with distribution through existing floor voids.

All windows are to be replaced with 6 over 6 sashes with glazing bar and frame profiles to the correct historic sizes of the 1720's.

The facade is proposed to be cleaned using a light DOFF steam clean. This is considered to be necessary since the excess dust and dirt obscures original detail and character, in particular the red brick window surrounds, an original feature that is barely discernible. The proposed gentle cleaning method will remove excess dirt whilst maintaining something of the patina of age present to the historic facades.

Impact on Neighbouring Occupants

The proposed roof terrace is at a relatively low level at first floor, with the result that the opportunity to overlook adjacent properties is limited. In addition, the terrace is proposed to be screened to its perimeter.

Transport

Cycle storage will be provided to the north vault to the front of the property. A rail will be included to the side of the new stair to allow bicycle access to this level.

1.2.2 ADVICE LETTER FROM CAMDEN

Date: 20/03/2015
Our Ref: 2014/6191/PRE
Contact: Neil Collins
Direct Line: 020 7974 4215
Email: neil.collins@camden.gov.uk

By email to David Hills

Development Management
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Dear David,

Town and Country Planning Act 1990 (as amended)
RESPONSE TO PRE-APPLICATION ENQUIRY REF 2014/6191/PRE
Site: 40 Great James Street, London, WC1N 3HB

Thank you for your enquiry regarding alterations to the above listed building. The advice contained within this letter is based on the proposal outlined in documents received both from Canaway Fleming Architects, the original agents, and Purcell, who took over the project part way through the submission.

This letter represents the Council's initial view of your proposals based on the information available to us at this stage. It should neither be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

The Site and its Planning History

The building is Grade II* Listed and forms part of a larger terrace of 14 buildings on the western side of Great James Street. The site is located within the Bloomsbury Conservation Area and the accompanying Management Strategy states that the building, as well as the wider terrace, makes a positive contribution to the area.

There is no significant planning history for this property, which suggests that the building has not been the subject of any formal planning permission or Listed Building Consent in relation to its use, or to any works that have been undertaken to the building. Notwithstanding the lack of recorded planning history, use of the building has changed since its original single residence and a number of [insubstantial] associated works have been made both internally and externally.

At the time of considering this pre-application submission, the last known use of the building was offices (B1) from basement to second floors, with a residential flat (C3) occupying the third and fourth floors. Indicative plans have been submitted, although it is not know exactly how the office space operated and the degree of self-containment of the residential unit, given that each operation had shared use of the hallway and stairs.

The Proposal

The submission seeks advice on the proposed internal rearrangement of uses within the building, with offices occupying the ground floor up and relocation of the residential flat to the basement. Associated internal and external works are also proposed and are discussed later in this letter.

This submission has also acted as the vehicle to agree immediate necessary works to arrest water ingress, which has caused damage to the listed building. Furthermore, a schedule of 'soft strip-out' works has also been agreed in the interest of undertaking more detailed exploratory works.

I can confirm that both Listed Building Consent and Planning Permission would be required for the proposed works.

Policy Background

Should you submit an application for alterations to the building, the works would be assessed against the NPPF; the revised PPS5: Planning for the Historic Environment Practice Guide (still applicable to the NPPF); The London Plan (2011); policies CS5, CS8, CS14, DP5, DP6, DP13, DP16, DP17, DP18, DP19, DP24, DP25 & DP26 of Camden's Local Development Framework, Camden's Planning Guidance 1 (design), CPG 2 (Housing), CPG 6 (Amenity), CPG 7 (Transport) and the Bloomsbury Conservation Area Strategy.

The main issues to be considered are: the impact of the proposal on the special interest of the Listed Building and the appearance of the property and the wider conservation area; the acceptability of the proposed alternative arrangement of uses within the building; and the standard of the proposed self-contained residential accommodation.

Assessment

Until recently, the building has been in use predominantly as offices falling within the B1 use class, with a separate residential flat on the uppermost two floors, which falls within the C3 use class.

Proposed mix of uses

Office (B1)

Policy CS8 of the Council's adopted Local Development Framework (LDF) seeks to ensure that the Borough retains a strong economy. It seeks to do this by, amongst other things, safeguarding existing employment sites that meet the needs of modern industry and employers. Policy DP13 seeks to implement the priorities outlined in CS8 and states that the Council will retain land and buildings that are suitable for continued business use. Given that the proposed use of the building is centred on retention of existing office space, this is wholly supported in principle.

Residential (C3)

Camden's LDF, in particular Policy DP2, emphasises the priority for housing in the borough and states that Council will seek to maximise the supply of homes. In this particular location, the site lies within a predominantly residential area. Coupled with a Public Transport Accessibility Level of 4, the site is suitable for sustainable residential development and this is wholly accepted in principle. DP2, which resists the net loss of two or more housing units, is relevant. Given that the application proposes the loss of only one residential unit, the proposal meets the requirements of policy DP2, and is acceptable in principle.

Standard of proposed residential accommodation

In assessing any future planning application comprising residential accommodation, we would take into account policies DP2, DP4 and DP5 of the Council's Local Development Framework and adopted standards contained within Camden's Planning Guidance 2 (Housing), London Plan 2015 (FALP) and the Mayor's Housing Supplementary Planning Guidance 2012.

Space standards

The flat would comprise an approximate internal floor space (GIA) of 54.2 sq metres, which would adequately meet both Camden's LDF and the London Plan minimum space standards.

Outdoor space is not clearly expressed on the submitted plans, but is does appears that access would be available from the flat to the rear lower courtyard. In line with London Plan standards, appropriate and accessible outdoor space should be made available for recreational use for proposed dwellings. In this case, the proposed flat would generate the requirement for at least 5 sq metres of external space.

Outlook

There are concerns about the level of outlook that the proposed flat would offer its future occupants. The flat would provide a main outlook to the front, via the existing basement windows openings, with a secondary outlook to the rear, via an enlarged window opening. Given the basement level of the flat, and that both light wells would comprise stairs directly outside windows serving the flat, the outlook would be particularly poor for future occupants. An improved level of outlook, for example by providing better quality external areas, should be considered in any revised scheme.

Light

Again, given the basement level, there is also concern with regard to the level of light serving the flat. It is noted that the rear of buildings in Great James Street are very constrained by neighbouring buildings and this is particularly applicable to the subject site, which is adjacent to the rear of buildings fronting Theobalds Road. As such, very little sunlight would be afforded to future occupants from the rear, whilst the front would also be restricted by way of the light well. Given these considerations, it is advised that light levels within the dwelling be adequately tested to meet BRE standards and that any future planning application adequately demonstrates how this has been achieved.

Privacy

Residential amenity concerns extend to the arrangement of outdoor space at the rear, which appears to connect ground floor outdoor space related to the office to the basement level via a fire stair escape. Without control, this arrangement would prejudice the private enjoyment of the basement accommodation through significant overlooking and a lack of private outdoor space. Further to this, it would appear that means to overcome this problem would likely cause a sense of enclosure for the basement flat, exacerbating concerns surrounding outlook.

Lifetime Homes

The proposed flat would not meet Lifetime Homes standards, given its location at basement level and the absence of level access. However, taking into account the existing level of access to the residential unit on the upper floors, and the constraints of alterations to the listed building, it is not envisaged that this would form a basis for refusal of any future application. However, it is advised that any future application fully explores non-invasive options for accessibility to residential floor space.

Works to the listed building

Basement

The basement floor has been considerably altered from the original plan form through the removal of all partitioning and the insertion of a new staircase up to ground floor level. The existing windows and plasterwork also appear to be modern. Despite the apparent loss of historic fabric at basement level, further loss of significance is not acceptable and a balanced approach must be taken to not completely remove all evidence of the building's special interest at this level. Likely when built, there would have been few architectural embellishments at this level (in terms of joinery or plasterwork) but the importance of the division of space (through walls, stair compartments and resultant spaces, proportion and room volume) is part of its significance. Whilst the creation of a single residential unit at basement is likely to be acceptable in terms of heritage impact, there is certainly scope to reinstate some of the original plan form.

In practical terms, this means that original plan form must not be further lost by removal of the stair, the full expression of the chimney breast must not be obliterated and rooms must not be created that bear no relationship to the historic ones. In this regard, it is advised that the existing boxing on the chimney breast be removed and the build out for the proposed kitchen counter be reconsidered because it is not acceptable being it partially obliterates the chimney breast, impacting the plan form.

Similarly, the random placement of walls without any reference to the original plan form affects the building's special interest and there is scope to reinstate some of the original floor plan. The stair must remain in situ (though it could be boxed in at ceiling level) and the new walls could be reinstated in part along the lines of the position of the originals.

Therefore, construction against the chimney breast, the proposed division of rooms and the complete loss of the stair (as a plan form component not as historic fabric) would not be acceptable and it is strongly advised that these issues be revisited in any planning proposal.

Vaults

The rear vaults still exist and have been tanked sometime in the 20th century. The proposal is to reuse these areas for document storage and there would be no principle objection to, save for the consideration of any proposed shelving that might facilitate this. It was recommended that the existing modern furniture and floor coverings be removed in order to allow the room to dry out and to allow the condition of the vaults to be properly assessed as part of any future scheme.

The front vaults appeared to be in a poor state of repair and were inaccessible. The insertion of a new staircase within the light well (replacing the existing modern stair) is unlikely to be controversial in heritage terms, depending upon detailed design and installation. However, access to the vaults for cleaning and maintenance should be ensured. It is unlikely that the creation of a new opening within the masonry wall underneath the ground floor access bridge would be an acceptable solution, as this would involve major structural works and loss of original fabric.

Ground floor

It appears that the original plan form, staircase and much of the original panelling is retained at ground floor level. The proposals would comprise repairs only and installation of new services and this is supported in principle.

The rear addition to the closet wing appears to date from the mid/late 19th century and it is recommended that this extension is retained. There is no objection to the installation of WC facilities within this area although future proposals would need to ensure that the position of services did not interfere with historic fabric. The additional infill extension at the rear and the spiral staircase appears to date from the mid-20th century and are not considered to be of significance. The removal of these elements is welcomed.

First, Second and Third floors

The proposals again include repairs and installation of new services. The removal of the later partition within the front room at first floor level is welcomed. The removal of the 19th century partition between the rear room and the closet wing at first floor needs more justification before it can be agreed. The installation of WC facilities within the closet wing at all levels is considered to be acceptable, subject to the fittings being set away from any panelling.

There was significant water ingress evident to the rear room at third floor level. As there did not appear to be any obvious reason for this at roof level, it was recommended that the area of modern ceiling within the rear room be opened up in order to allow for further assessment and access for remedial repairs.

Roof

The M shaped roof form is still evident. This is considered to be of high significance and should be retained. The existing tiles to the inner slopes of the M roof are also considered to be of significance and should be reinstated if the external coverings if the roof are to be renewed.

General

The use of under floor heating was discouraged in preference for a standard radiator heating system, possibly with free standing radiators adjacent to window openings. The use of floor mounted service boxes is encouraged and the use of surface mounted conduits is considered acceptable only where the panelled partitioning does not allow for discrete installation or chasing in (normally to light switches, which need to be at a higher level). The use of areas of floating flooring may be considered acceptable for areas where the floors dip significantly, but further details would be required before formal comment.

The building has suffered from water ingress in the front rooms at all levels. This appears to be as a result of a blocked hopper to the downpipe on the neighbouring property. It was recommended at the site visit that the owners of the neighbouring property be contacted as soon as possible with a request to undertake the necessary measures to deal with the blockage to the downpipe. Given that this may be the only cause of water ingress, unblocking the downpipe may eliminate more invasive remedial works, which would need to be considered at a later date if necessary. In addition to unblocking the downpipe, it was also recommended that measures be undertaken internally to dry out affected areas, including dehumidification/airing out of the property, partial removal of affected panelling in order to allow the panelling and walls to dry out and removal of any carpet finishes that may be holding moisture.

All windows appear to be modern additions. Despite the lack of original windows, replacements should be single glazed multi-paned sliding sashes. The installation of 6 over 6 pane sashes is likely to be considered acceptable, depending upon their detailed design, section sizes and installation within rebated reveals.

The proposed cleaning of the front elevation has been proposed. There may be some merit in a very light wash of the front facing brickwork to remove dust and excess dirt, but a case should be made alongside details of the degree and method of cleaning, as part of any future proposal. Over-cleaning of the façade could be considered to remove some of the building's special interest.

Impact upon neighbouring occupants

The adjacent property comprises an upper floor flat. There is no identified impact upon the residential amenity of that flat at this stage, but the design of the proposed rear elevated terrace would need to ensure that the privacy of existing occupiers would be protected in submitted any future planning application.

Transport

The site has a Public Transport Accessibility Level of Level 6A (Excellent) and is located within a Controlled Parking Zone (CPZ). If the proposals were considered acceptable then it would be recommended that the development would be car free i.e. the occupiers of the residential units could not apply for car parking permits. This would be secured via a S106 legal agreement.

In line with the Council's cycle parking standards and the London Plan, the proposed residential unit would generate the requirement for at least one secure and covered cycle storage space for future occupants. I note that the submitted plans do not indicate that any cycle storage would be incorporated and, as such, you are advised to include this as part of any future proposed scheme, in line with the Council's adopted standards contained within CPG 7 (Transport).

Conclusion

Taking into account the above consideration, the submitted scheme require some revision prior to an application being submitted. The main areas of concern lie with the proposed relocation of the residential flat within the basement level and the arrangement and nature of internal and external works at that level. I would urge you

to consider the points outlined in this letter in revising any scheme for consideration as part of a planning application. I should note that whilst we would encourage the retention of residential units in most cases, the loss of a single residential unit on this site would not conflict with adopted policy. Therefore, if the constraints of the building are too great to adequately accommodate a residential unit, the Council would consider a scheme for a change of use of the building entirely to commercial uses.

Application process

Should you wish to submit a planning application; forms can be completed online through the national Planning Portal www.planningportal.gov.uk or downloaded from our website www.camden.gov.uk/planning. The website also provides details of the validation requirements and guidance notes.

For a valid application, I would advise you to submit the following:

- Completed "Application for Planning Permission and Listed Building Consent" form;
- The appropriate fee (payable online);
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red;
- Full set of plans (plans and elevations) at a scale of 1:50 labelled 'existing' and 'proposed';
- Large Scale drawings (elevations and cross-sections) of architectural detailing;
- Schedule of Proposed Works;
- Design and Access Statement;
- Heritage Statement;
- Completed Agricultural Holdings Certificate (this is part of the application form); and
- Photographs are helpful to provide site context.

Once you have submitted your application, if any further information is required to make your application valid, the validation team will write to you.

Please note that the information contained in this letter is an informal officer opinion only and is without prejudice to further consideration of this matter by the Development Management Section or the Council's final decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Neil Collins

Planning Officer
East Area Team
Development Management

From: Collins, Neil [mailto:Neil.Collins@camden.gov.uk]
Sent: 03 March 2015 15:49
To: Robin Flindell
Subject: 40 Great James Street - Conservation Officer comments

Robin,

Please find below, comments from Michelle O'Doherty, Conservation Officer. Please accept my apologies for the delayed sending of these comments, we are experiencing extremely high workloads at present time and I have a number of outstanding priorities to attend to, in addition to your submission. I will respond further tomorrow with planning comments an endeavour to bring this pre-application submission to a close.

General

This grade II listed building is one of high significance given its features and fabric, which contribute to its special architectural and historic interest.*

Subsequent to my site visit with the appointed architects at Purcell on 19 December, and Claire Brady's site notes of 28/10/14, I offer the following additional comments. I will not reiterate her comments and I would appreciate if you could provide the applicants with both sets of observations that act to complement one another.

The following comments are based on the site visit and the submitted drawings (existing and proposed floor plans). More detailed feedback cannot be given without elevations, a detailed survey and an assessment of fabric. An application for LBC requires a description of the building's significance and how it would be affected by proposals. Any intervention into fabric (even repair) requires full details. In this regard, a window and door schedule will be required for proposals affecting them, while any proposed structural interventions necessitate a detailed method statement including justification for the works.

Pre-LBC InvestigativeWorks

Further to the soft strip that was conducted in accordance with EH advice, it may be beneficial to undertake limited pre-LBC investigative works so as to inform future proposals (whether for repair or potential alterations). An exchange of emails would facilitate such works, whereby the applicant must write the local planning authority detailing the types of investigative works they wish to undertake, the reasons and method for doing so, the precise location and size of openings. Support documents such as photographs and drawings can be submitted. Upon receipt of the request, Camden will consider the proposals and respond in writing to advise whether the works are acceptable. The works may only commence once agreed in writing.

Upgrades to Meet Building Regulations

Conversion of this terrace house to one flat in the basement and office use on the floors above will have an impact on historic fabric due to building regulations requiring fire separation and noise insulation between units. Methods can be invasive, potentially impacting the building's special interest depending on the approach and amount of extant historic fabric. Detailed information about how these requirements will be achieved in line with the regulations is required at the application stage for listed building consent in order to assess impact. In this regard, it is also a requirement that all service runs are shown on proposed drawings (soil, water, electrical) and that existing notching be re-used where

possible. Ventilation proposals for kitchens and bathrooms are also required at application stage.

Basement

Though little fabric remains internally at basement level due to the removal of all partitioning, further loss of significance is not acceptable. While the creation of a single residential unit at basement is likely to be acceptable in terms of heritage impact, a balanced approach must be taken to not completely remove all evidence of the building's special interest at this level. Likely when built, there would have been few architectural embellishments at this level (in terms of joinery or plasterwork) but the importance of the division of space (through walls, stair compartments and resultant spaces, proportion and room volume) is part of its significance.

In practical terms, this means that plan form must not be further lost by removal of the stair, the full expression of the chimney breast must not be obliterated and rooms must not be created that bear no relationship to the historic ones. In this regard, it is advised that the existing boxing on the chimney breast be removed (as advised by English Heritage) and the build out for the proposed kitchen counter be reconsidered because it is not acceptable being it partially obliterates the chimney breast, impacting the plan form.

Similarly, random placement of walls without any reference to the original plan form affects the building's special interest. As advised by EH, there is scope to reinstate some of the original floor plan. The stair must remain in situ (though it can be boxed in at ceiling level) and the new walls can be reinstated in part along the lines of the position of the original ones.

Therefore, construction against the chimney breast, the proposed division of rooms and the complete loss of the stair (as a plan form component not as historic fabric) would not be acceptable.

WaterIngress

The significant water ingress seems to have been temporarily remedied though its effects can be seen on internal fabric. Repair and possibly replication (of materials and construction method) will be required once investigative works have been carried out as agreed with Camden and English Heritage.

Kind regards,

Neil Collins
Planning Officer

Telephone: 020 7974 4215

PART 2 - EXISTING BUILDING

2.1 DESCRIPTION

2.1.1 EXTERIOR

FRONT ELEVATION

Number 40 Great James Street was constructed in 1724 as a four storey townhouse including a basement. It is constructed out of yellow/brown bricks generally with a parapet to the front elevation. The brickwork pointing is modern using a cement mortar. There are decorative red brick dressings to windows with red rubbed-brick segmental arches.

The roof is M-profiled with red tiles; the front and rear slopes are covered in modern concrete tiles whilst hand-made clay tiles cover the internal slopes and appear original.

The facade is three bays wide; windows are vertical sliding sash type with boxes flush to the external wall face which is typical of the period. Some boxes may be original (although in poor condition), however all sashes are modern with a 1 over 1 configuration instead of the original 6 over 6.

The front door has a canopy over with carved timber console brackets. The surround has an architrave with bulls-eye motif that appears to date from early C19, together with the 6-panel door. There is a rectangular cast iron fanlight over dating from the 18th - early 19th century. The front step is covered with 19th century encaustic tiles.

There are wrought iron railings to the frontage with urn finials. The railings have been altered to allow inclusion of a modern steel gate and stair to basement.

REAR ELEVATION

The rear elevation is constructed as per the front with segmental arches formed of common brick and modern cement repointing. The windows are similar to the front but generally of a 2 over 2 configuration.

There is a rear closet wing that has been rebuilt to the upper storeys evidenced by the newer brickwork. The roof of the closet wing is in asphalt and is flat.

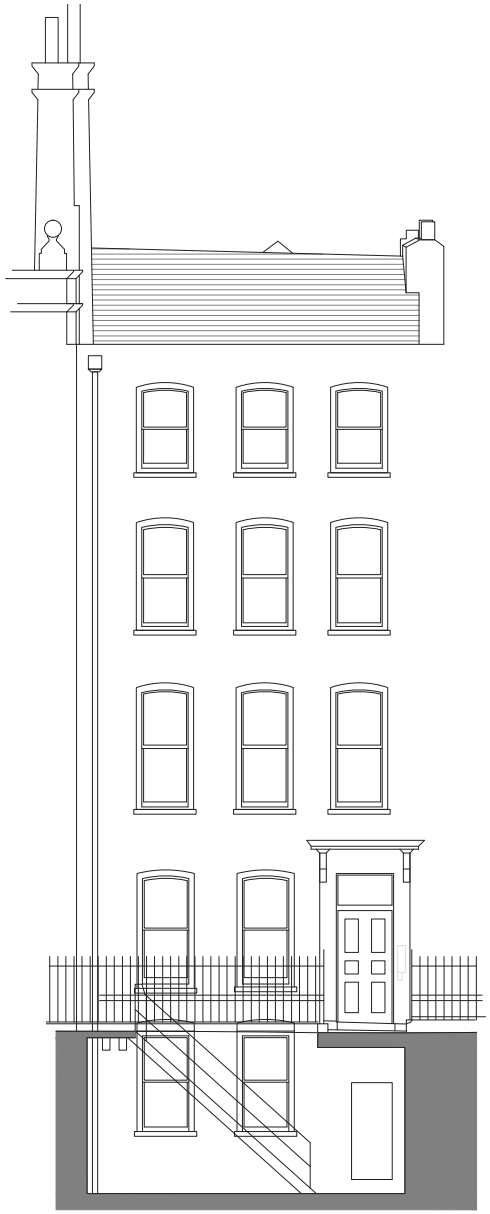
To the rear of the stair, a later closet extension has been constructed between ground & first and first & second floors accessed via the stair half landings. This has historically required the alteration of the original stair windows to form doorways. It is constructed of timber with modern asbestos and timber cladding.

The rear area to the basement is reached via a later iron spiral staircase.

Front entrance door


Stair down from pavement to basement at the front


Spiral staircase to basement at the rear



FRONT ELEVATION SHOWING
BASEMENT

REAR ELEVATION SHOWING
CLOSET WING

REAR ELEVATION SHOWING
BASEMENT

PART 2 - EXISTING BUILDING

2.1.2 INTERIOR

The interior survives remarkably intact. The building is timber panelled throughout with original shutters on the front elevation. The layout generally follows the pattern of a front room occupying the full width of the property with the stair and an adjacent room to the rear. This rear room provides access to the closet wing. The first and third floors have a further subdivision to the front room, the former modern, the latter original.

Fireplaces are located to the south wall centrally to each room. Fire surrounds are generally later, although simple stone examples to the third floor may be original.

Grates are generally nineteenth century throughout.

The stair runs the full height at the rear of the building. The ground and first floors feature elaborate carved strings and newels with a Corinthian motif and candy-twist balusters. The second and third floors have plain newels and balusters.

The floors are of timber joists with timber boards over, some are original with later infill.

Ceilings generally are of lath and plaster with a timber cornice. The first floor front room has an additional plaster cornice, cut where a later subdivision has been installed.

Front entrance hall

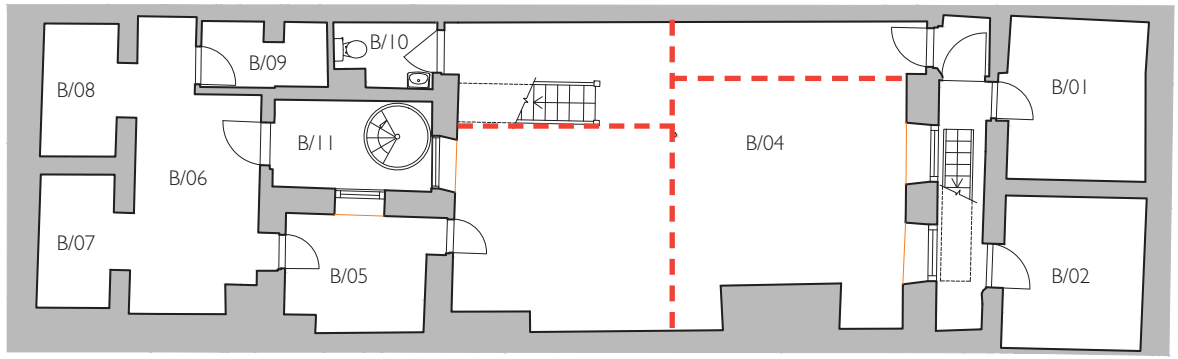
Staircase showing carved wooden skirting

Carved timber detail to pilasters, entrance hall

BASEMENT

Key

Original partition layout



The basement would originally have been occupied by service spaces, such as the kitchen, storage and servant accommodation. Goods would have been lowered down into the front area, often via a crane arm set within the railings. No evidence of this survives, although the gate to the stair is modern, indicating that there was no stair present originally.

The area beneath the main house has been converted into a large open plan space - it is thought that the partitions were removed in the early 20th century. Support is now provided by central single cast iron column. The stair up to ground is modern and there is timber overboarding to the ceiling which dates from the open plan intervention. There is a large fireplace to the former front room which would have contained the original range. This has a rendered surround.

The front area provides access to under-pavement vaults. The northern vault is modern waterproof render, in the south vault original brickwork remains. A modern steel stair leads up to the street from the lightwell.

The rear lightwell spiral stair dates from the early 20th century.

The rear vaults are accessed by a passageway to the north of the area which is now blocked by modern partitions with WC facilities or by a modern door between rooms B/05 & B/06. The rear vaults are finished with modern waterproof render with a concrete floor.

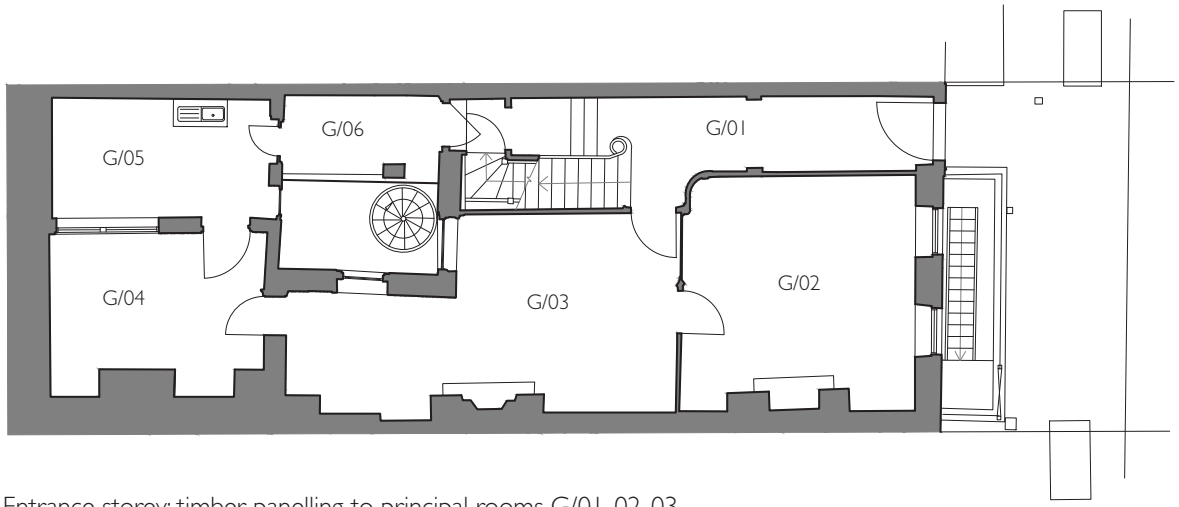
Existing coal chute within vault (blocked)

Open plan space to basement

Fireplace with render surround

Vaulted store at the rear with modern partition (right)

GROUND FLOOR



Entrance storey; timber panelling to principal rooms G/01, 02, 03

The building is accessed at this level. The timber panelling to the principal rooms G/01, G/02, G/03 is raised and fielded with a carved timber dado rail and cornicing.

The stair up to first floor is original with elaborate carved timber strings and newels with a Corinthian motif and candy twist balusters. The stair up from the basement is enclosed with timber boards abutting the balustrade in this location and is of late twentieth century construction.

The timber fire surrounds to fire places in G/02 and G/03 are not original.

Ceilings are of lath & plaster construction, plain with modern painted lining paper over concealing undulations and cracks.

There is some sagging to the floor in room G/03 is attributable to weaknesses in the floor structure in this location.

The rear room G/04 is a 19th century addition within what once was the garden. The window in the north wall is at high level; the westernmost section is a modern opening casement. The south wall features inset arches either side of a (now blocked) fireplace. The adjacent room is modern, consisting of a lean-to type construction creating a small kitchenette.

The external space is limited primarily providing access via an external metal spiral staircase to the basement vaults at the rear of the building.

Original shutters to the front windows remain operational although in need of refurbishment.

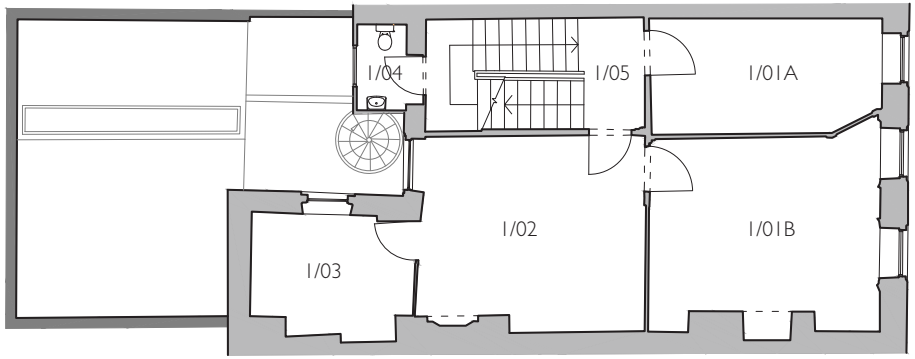
Existing carved timber pilasters to entrance

Existing later fireplace to G/02

Original panelling and later fireplace to G/03

Modern 20th Century rear extension

FIRST FLOOR



This would have been the most important floor in the original hierarchy of spaces of the house, known as the piano nobile. The stair to this level and above is original and has decorative carved timber strings, newels and balusters. A WC closet is accessed at the half landing of the stair 1/04. This is a later addition as can be determined from the interruption to the original panelling layout. The closet is constructed from a variety of materials; masonry, timber and corrugated boards.

In the front room 1/01A & B a non-original timber partition has been inserted within, evidenced by the cut marks in the original decorative plaster cornice and unusual geometry. Original shutters to the front windows remain operational although in need of refurbishment. The partition between 1/02 and 1/03 is a later insertion, possible dating from the early 20th century as evidenced by the timber construction with glazed infill (painted over) and hopper window above the door. This is unsympathetically inserted into the existing fabric, cutting through the fire surround in this location.

The rear closet wing 1/03 has timber panelling and cornice throughout.

Ceilings of lath and plaster are plain with painted lining paper over concealing undulations and cracks in the finish.

Extensive sagging to the floor in room 1/02 is attributable to a rotten timber beam end adjacent the rear wall; no primary structure remains and the floor to this location is effectively suspended from secondary structures.

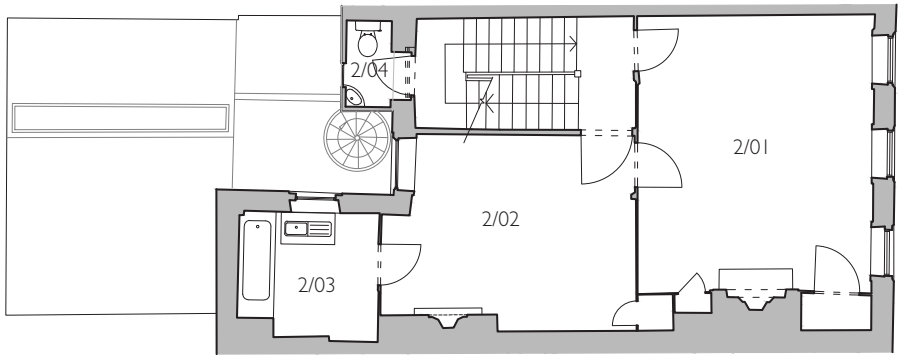
Ceiling above landing 1/04

Original panelling and existing fireplace 1/01B

Original panelling and existing fireplace 1/02

Stair

SECOND FLOOR



This level would have originally been occupied by the master bedrooms. The stair to this level is original and has decorative carved timber strings, newels and balusters. The WC closet is accessed at the half landing 2/04.

The front room is as per the original layout with later nineteenth century cupboards either side of the fire place. Original shutters to the front windows remain operational although in need of refurbishment.

The rear closet has original panelling and timber cornicing although the previous use as bathroom / kitchen has left some parts damaged.

There is some sagging to the floor around the timber panel partition between 2/01 and 2/02.

The wall panelling to this floor is plain, not raised and fielded, indicating the lower status of these rooms within the original hierarchy of spaces throughout the house.

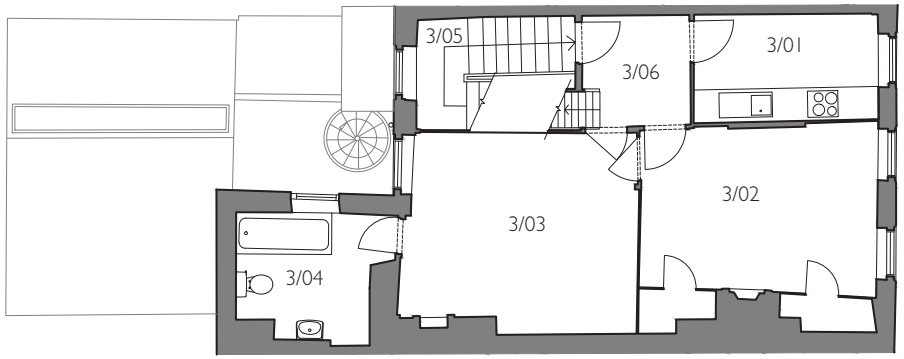
Windows with window seats to 2/01

Original shutters to 2/01

General shot showing original panelling & existing fireplace to 2/02

Window seat to 2/02

THIRD FLOOR



This level would have originally been occupied by lower-status functions, such as childrens and servants bedrooms. Signifying this, the stair to this level is original but is more utilitarian, lacking the same level of decorative timber carving as found on the lower levels. The original window to the half-landing is still present at this level, the WC closet terminating at 2nd floor level.

The layout of rooms to this level is thought to be original, with two smaller rooms to the front and a larger room to the rear through which the rear closet wing is accessed. A modern kitchen has been inserted into room 3/01.

Historic fire surrounds in both 3/02 and 3/03 were vandalised by burglars.

There is a considerable amount of sagging to the floors at this level, which is most noticeable around the landing 3/06 and the doors to rooms 3/02 & 03. This appears to be the result of the deformation of the main central beam that runs between the party walls.

Ceilings throughout are generally of lath and plaster with modern lining paper over. The ceiling to 3/01 has been replaced with modern plasterboard with recessed downlights cut in.

In common with the second floor, timber panelling throughout is plain, signifying the lower status for room to this level. Room 3/02 features built-in cupboards either side of the chimney breast.

No timber panelling remains in the bathroom in the rear closet.

A steep, non-original stair leads up into an attic room.

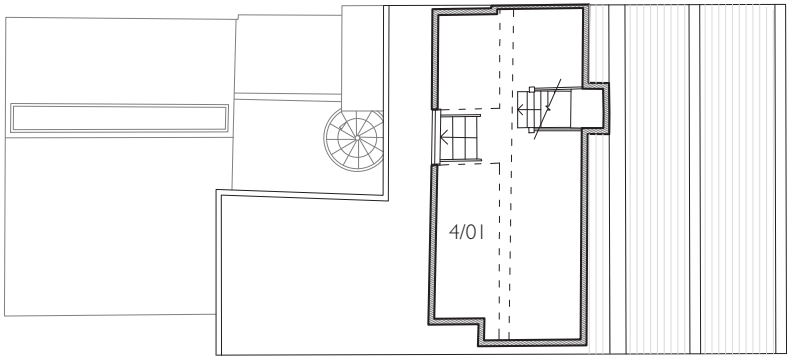
Modern kitchen fit-out 3/01

Windows with window seats 3/02

General shot 3/03

Existing stair up to third floor

FOURTH FLOOR



The attic room is the result of an earlier conversion, fitting within the original 'saw tooth' profile of the roof. The soffit is lined with lath and plaster over which modern plasterboard and timber boarding have been placed.

To the south modern timber boxing encloses the original lead-lined 'trough gutter'. This collects water from the flat roof over the rear closet through to the central valley gutter within the 'M' profile of the roof. From here a further trough gutter runs through the front roofspace to discharge into the front parapet gutter, where it is further discharged via a hopper and drainpipe to the front facade.

A timber casement window within a dormer window allows access to an area of flat roof to the rear.

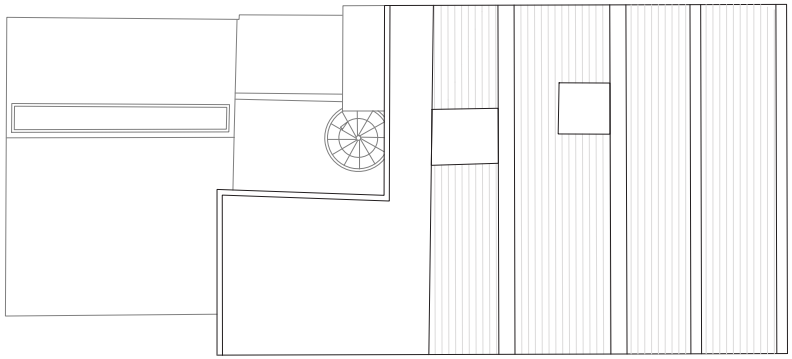

Roofspace facing north with access stair (right) and access to flat roof (right)


Roofspace facing south with trough gutter running through


Modern staircase providing access to roof


Window out to roof

ROOF



The original 'M' profile of the roof is still intact. The roof is covered in hand-made clay tiles to the inner slopes with modern concrete tiles to the external slopes.

Gutters and valleys are lined in asphalt which have cracked and deformed in some locations.

There is mortar flaunching between the roof tiles and the party walls.

A plain painted steel balustrade is fixed to the rear parapet wall to allow safe access to the area of flat roof.

Parapets are topped with a mixture of stone and replacement concrete copings.

Lead flashing is loose in some locations.

Rear dormer wonder providing access to roof with steel railings to parapet

View down into central lightwell

Contrast between original and modern tiles

Chimney breasts to south party wall

PART 2 - EXISTING BUILDING

2.2 HISTORICAL DEVELOPMENT

Great James Street lies in the south-east of Bloomsbury, running north from Theobalds Road. The land upon which the site sits once formed part of the Doughty Estate – extensive lands which were owned by the Doughty and Tichborne families. The estate's proximity to the neighbouring Foundling Estate meant that during the 18th century it was involved in exchanges of land to enable the Foundling Estate to connect up its burgeoning residential developments. These exchanges would also help the Doughty Estate owners to begin developing their own land.

A map of 1720 shows the state of development in the area at this time. Great James Street itself has not yet been laid out, although the approximate location of the site has been marked. It would be very shortly after this map was created that the street would first be developed, beginning in around 1721. Great James Street was named after James Burgess, who helped George Doughty and his wife Frances to develop the estate in the early years of the 18th century. Along with a number of other properties on the street, No. 40 is known to have been built for J. Metcalfe between 1721 and 1724. Many of the building's early features remain, including fine panelling and staircases.

The earliest map of the site which shows the building in any detail is the 1874 Ordnance Survey. In this image, the site can be seen backing on to a separate property which extends back from Theobalds Road at right angles. Prior to this date, probably in the mid-19th century, a rear toilet extension was constructed off the staircase on the west elevation.

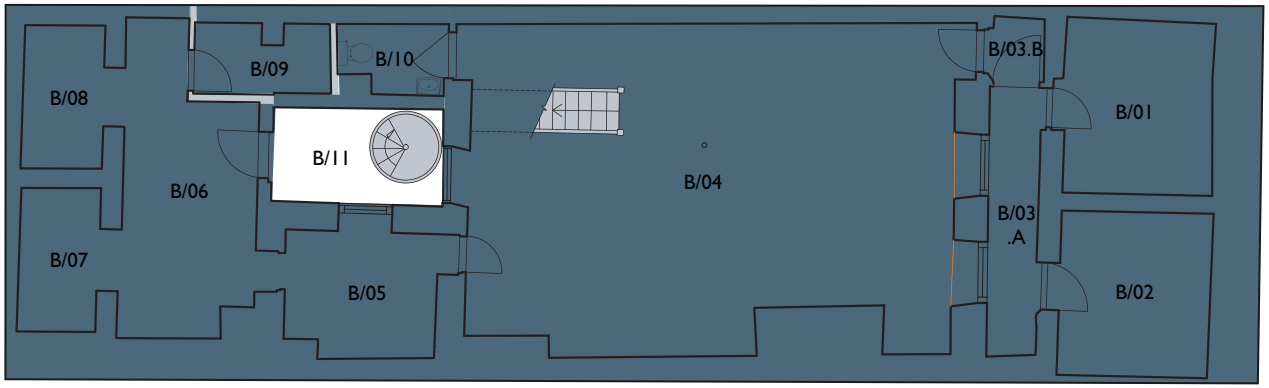
The next available map, dated 1896, indicates that some changes have taken place by this stage. The buildings which surround No.40 – those to the south and west on Theobalds Road and Emerald Street – appear to have been rebuilt due to their changed footprints. No.40 has been extended back, taking up an area which once formed the rear of a property on Theobalds Road. The back of the property, at ground level, has been extended back to meet the rear of the public house at the corner of Emerald Street and Theobalds Road.

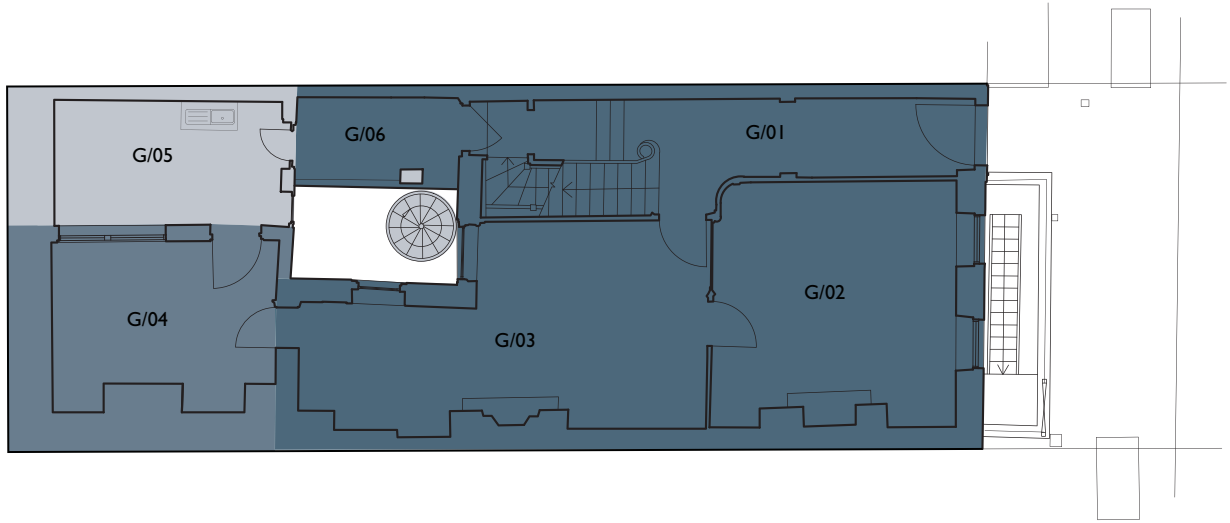
The next available map is the 1937 OS, which shows the main footprint of the property to be unchanged. The building would also thankfully escape damage during the Second World War. The 1951 OS shows the footprint of No.40 once again unchanged, although the west side of Emerald Street is still almost entirely ruined. Although a ground-floor level rear extension to 40 Great James Street was constructed in the later 20th century, few other interventions have taken place.

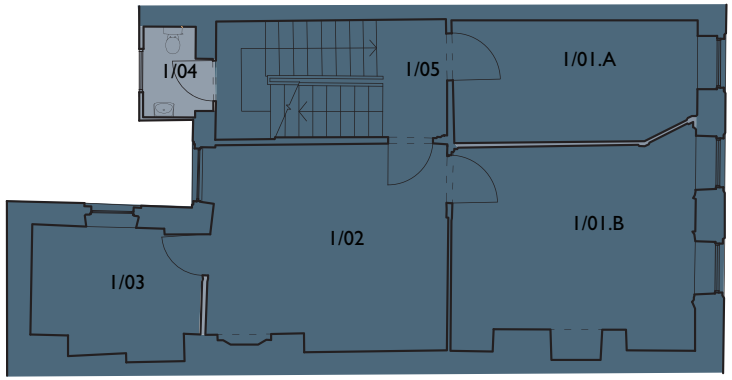
1720 Map. Approximate location of the site marked in red

1874 Ordnance Survey

1951 Ordnance Survey





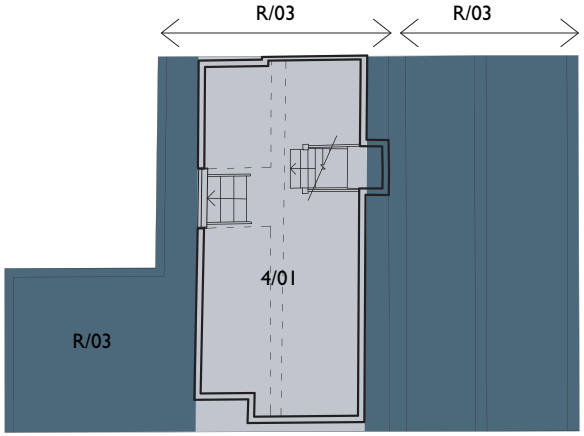


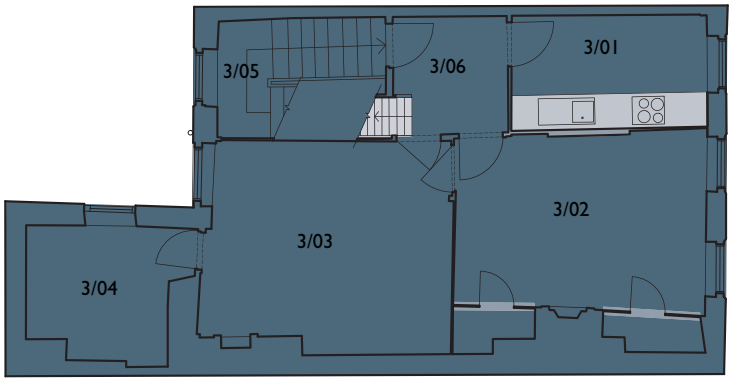
Original 1720s

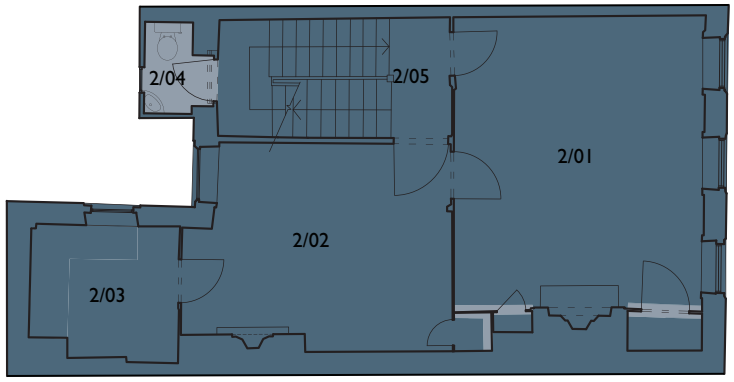
1880s

19th Century

Modern 20th Century







Original 1720s

1880s

19th Century

Modern 20th Century

PART 2 - EXISTING BUILDING

2.3 BUILDING CONDITION SURVEY - SUMMARY STATEMENT

A condition survey has been undertaken of the property and can be submitted if required. In summary the findings are as follows:

The building is in Poor condition overall.

It is obvious that little intervention or care and attention of the building has happened over an extended period of time.

The building is now at the point where considerable amount of remedial work will be required to arrest current state of decay and prevent more serious problems. If left unchecked the building could quickly become 'at risk'. Surviving historic features and fabric are therefore vulnerable to decay and loss.

MAIN CONCERNS

1. Leaking gutters are causing water ingress and damage to historic finishes which, if left unchecked, would cause considerable issues and potential structural instability.
2. The main east-west beam to the first floor at the rear is severely compromised. Historic water ingress has caused the beam end to rot resulting in complete loss of section and bearing [the wall plate has also rotted away completely]. This leaves the property in a precarious state.
3. There is a considerable amount of deformation to the structural beams that support the floors, particularly to the 3rd floor level. Although this may have reached its equilibrium in some places, it has had an impact on the timber panelling, which has started to bow. Structural strengthening of the beams is recommended to prevent any further movement and ensure structural integrity for continued use of the building.
4. Historic subsidence to the north party wall line is evidenced by deformed window and door head on the external elevation, although it appears that this has now settled.
5. The windows are generally in a poor condition. There is a danger of panes or sashes falling out. Water has penetrated as a result of poor fitting which has damaged adjacent surfaces.
6. Damp ingress to the front elevation from a blocked rain water pipe hopper has caused damage to internal panelling and an outbreak of dry rot in the southeast corner of the building.
7. The rear parapet wall is bulging and precarious and could be related to defective pointing allowing water to ingress.
8. Roofs and gutters have generally reached the end of their useful life and are in need of re-covering.

The building is currently considered to be uninhabitable for the above reasons and is necessarily not in occupation by the owner. This also leaves the building vulnerable to vandalism whilst vacant and renovation works are still under consideration. The property has already been broken into and vandalised as recorded with police. The crime reference number and schedule of damage can be provided if required.

RECOMMENDATIONS

It is recommended that the property be subject to a complete programme of sensitive renovation, addressing more serious issues of structural instability and water ingress as a matter of urgency.

Typical rotten window frames


Typical intrusive services installations


Rotten (missing) structural wall plate and beam end to first floor rear room

PART 3 - PROPOSALS

3.1 DESCRIPTION

3.1.1 BASEMENT

1. The existing modern steel steps to the basement are proposed to be removed and replaced with wider steel framed steps Access to the south vault is to be via the front window within the building.

2. A new plasterboard ceiling providing noise and fire separation is to be provided throughout. Historic ceiling finishes above are to remain in-situ.

3. The existing stair is proposed to be retained. The modern balustrade is proposed to be replaced to match the original stair at third floor with plain balusters and handrail. A new enclosure is proposed around the staircase. This follows the original partition line and will improve fire separation and remove security issues.

4. It is proposed to insert new French doors to the window opening looking onto the lightwell by removing the cill and brickwork panel below. A study of these on site has revealed the cill to be of concrete and the brickwork substantially modern to this location.

5. The external light well is proposed to have sole access via the new French doors at basement level. The existing steel spiral stair is proposed to be removed and door to the rear vaults blocked and replaced with a glazed block screen, maintaining the outline of the existing opening. The pointing to the lightwell are proposed to be repaired with lime mortar to match the original and the drainage pipes, which have been added incrementally over time and have a detrimental impact on the rear facade, are proposed to be rationalised. Any replacement is to be carried out in cast iron to match existing.

6. A bathroom is proposed within the existing closet wing.

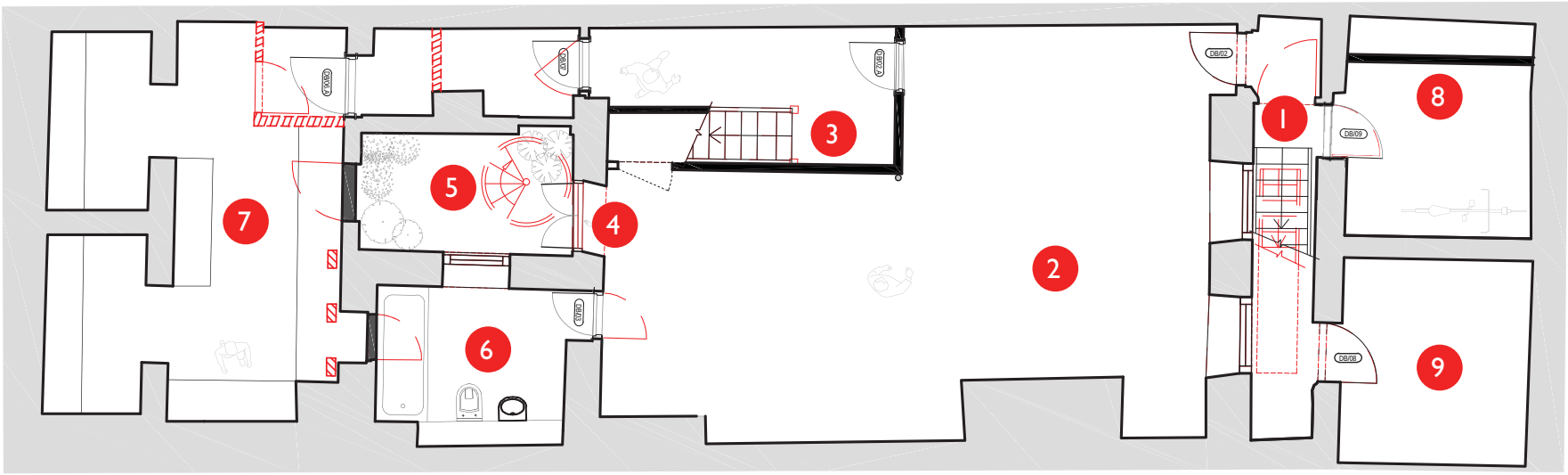
7. The existing vaults to the rear are to be used as storage to the offices. The existing waterproof render is showing signs of failure to the lower part of the walls. To address this the walls are proposed to be lined to dado height with timber boarding, avoiding further installation of impervious finishes which are considered to have a detrimental effect on the original brick behind. The space is to be ventilated with a mechanical extract fan into the vault and with background heating via radiators. Modern partitions are to be removed and the original route though the passageway to the north reinstated.

8. Services are to be run from the main intake points in the front vault through the new ceiling to the basement, rising within the rear vault to the rear face of the closet wing via holes core-drilled through the vault This will ensure that services are distributed through less sensitive areas of the building where there are no historic finishes.

9. The north pavement vault is to have minor repairs carried out to the existing waterproof render and the space redecorated. The south vault is to remain as existing with exposed brickwork.

Existing modern stair proposed to be replaced

Existing non-original open plan layout



KEY

New Wall

Demolitions

PART 3 - PROPOSALS

3.1.2 GROUND FLOOR

1. The front door and porch is proposed to be refurbished where water ingress has caused damage including repairs to flashings and fixings. New door entry furniture is proposed to replace the existing entry panel.

2. Following paint analysis to determine the historic build-up of paint layers, using gentle enzyme-based stripper, paint is to be removed from the carved timber capitals within the hallway and to the staircase at all levels. This will enable the original detail, which has been obscured by successive applications of paint, to be exposed. The remainder of timber panelling is to be repaired and refurbished, with existing surfaces being filled and sanded without stripping, Colour is to be informed by earlier paint finishes. Damaged treads to the stair are proposed to be repaired with new timber pieced-in to match existing.

3. Boarding to the rear of the stair balustrade up from basement is proposed to be removed and the original balustrade made good. The modern door to this location is also proposed to be removed.

4. The original timber shutters at the front of the building are proposed to be refurbished as existing.

5. A reception area for the offices is proposed to the rear panelled room and otherwise does not affect the existing layout.

6. A new accessible WC and kitchenette is proposed to the rear extension. A new secure door is proposed to be installed to access the proposed new external terrace area. Service risers are to be provided to either side of the connecting door to the main closet wing. This enables services from the basement to rise through less sensitive areas of the building where there are no historic finishes

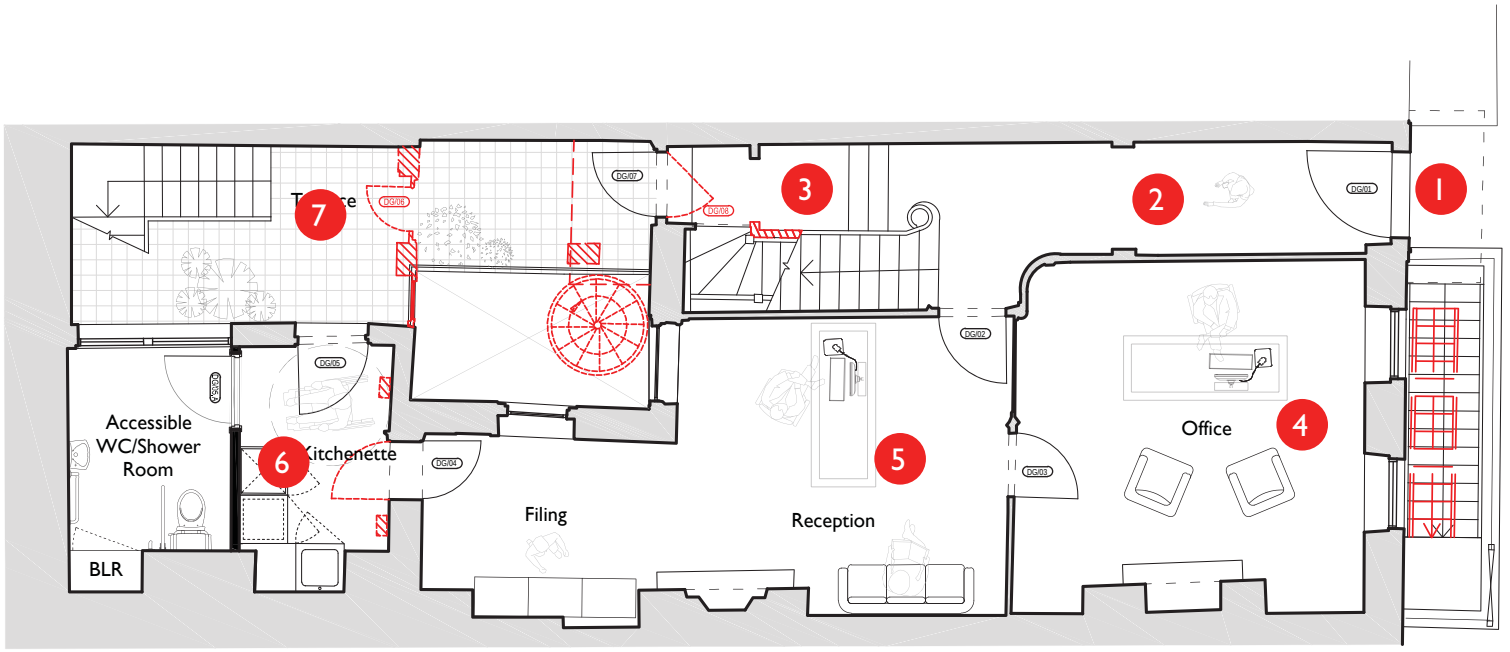
7. The existing lean-to kitchenette area is proposed to be removed making space for a new external terrace area. New York stone paving is proposed to this area; where present, existing stone flags are to be retained and relayed. The paved are is to be relaid with asphalt below the new stone paving to prevent moisture ingress to the vaults following removal of the lean-to over.
A new steel feature stair with York stone treads provides access to a new roof terrace at first floor level.
New external lighting to this area to be discreet and low-key, mounted on the wall adjacent to the new terrace stair.
The existing balustrade is to be refurbished and the section missing for the basement stair infilled to match the existing.

Existing 20th century kitchenette proposed to be removed

Existing carved timber proposed to be stripped and repainted; to hallway features

Existing boarding behind original balustrade and modern timber door proposed to be removed

Existing front door showing existing door furniture. Water damage shown at base of timber pilasters


7
3
2
1
Accessible
WC/Shower
Room
6
Kitchenette
Filing
5
Reception
Office
4
BLR
KEY
New Wall
Demolitions
N

PART 3 - PROPOSALS

3.1.3 FIRST FLOOR

1. The existing modern partition is proposed to be removed reinstating the original plan form at the first floor. The existing timber window shutters are proposed to be refurbished as existing.

2. The non-original partition, cutting through the original fire surround, is proposed to be removed. This would allow the profile of the chimney breast to be discerned in the space.

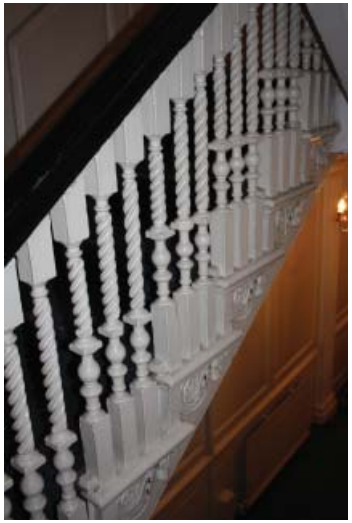
3. A new partition is proposed to form a WC within the existing closet wing. At high level the partition is proposed to be glazed to allow the original timber cornice and therefore the extent of the original room to be clearly discernible. New sanitary facilities are proposed to be mounted on new timber boxing that will minimise any intervention to historic finishes.

4. The existing closet is proposed to be removed. The existing panelling internally dictates that there used to be a window in the location, which is proposed to be reinstated with panelling underneath to match adjacent pattern.

5. Following historic paint analysis, the carved timber decorative elements to the stairs are proposed to be carefully stripped of paint and redecorated to display original detail. Damaged treads and risers are proposed to be repaired as existing.

6. An external terrace on top of the existing flat roof at the rear of the property is proposed. This is proposed to be accessed via new steps from ground level. New low-key external lighting is proposed to the area.

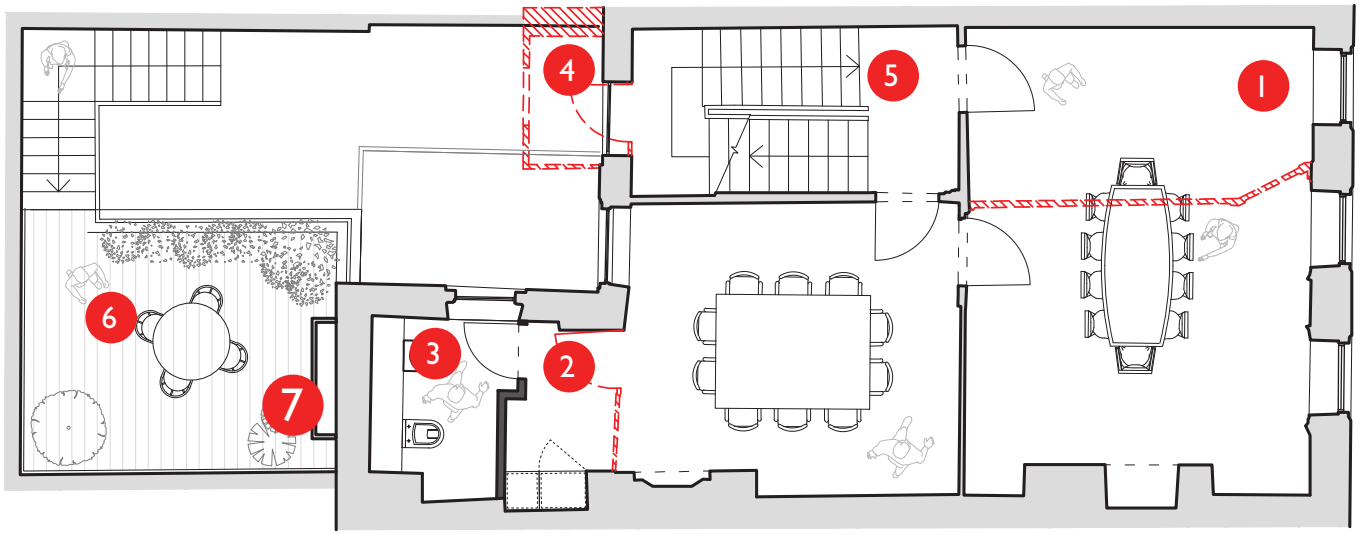
7. A new services enclosure is proposed to the rear. It is proposed to be timber weatherboarded and contain all services for the offices within, reminiscent of timber additions commonly found to buildings of this period. It will be serving an important function as it will allow necessary services to be distributed vertically and horizontally immediately to floor voids. This will eliminate the need to disrupt any of the original panelling, cornicing and historic finishes that would otherwise be affected by installing modern services within the building. The enclosure is proposed to be installed to the rear of the property and so will not be visible from the principle elevation.



Existing carved timber string to be revealed

Existing timber cornice proposed to be discernible at high level for proposed wc

Existing historic fireplace cut at right hand side by non-original partition



KEY

New Wall

Demolitions

PART 3 - PROPOSALS

3.1.4 SECOND FLOOR

1. Existing nineteenth century joinery cupboards are proposed to be removed to the room. The existing timber window shutters are proposed to be refurbished as existing.

2. The existing panel partition is maintained and a new bathroom is proposed to fit within the existing closet wing. New sanitary facilities are proposed to be mounted on new timber boxing that will minimise any intervention to historic finishes.

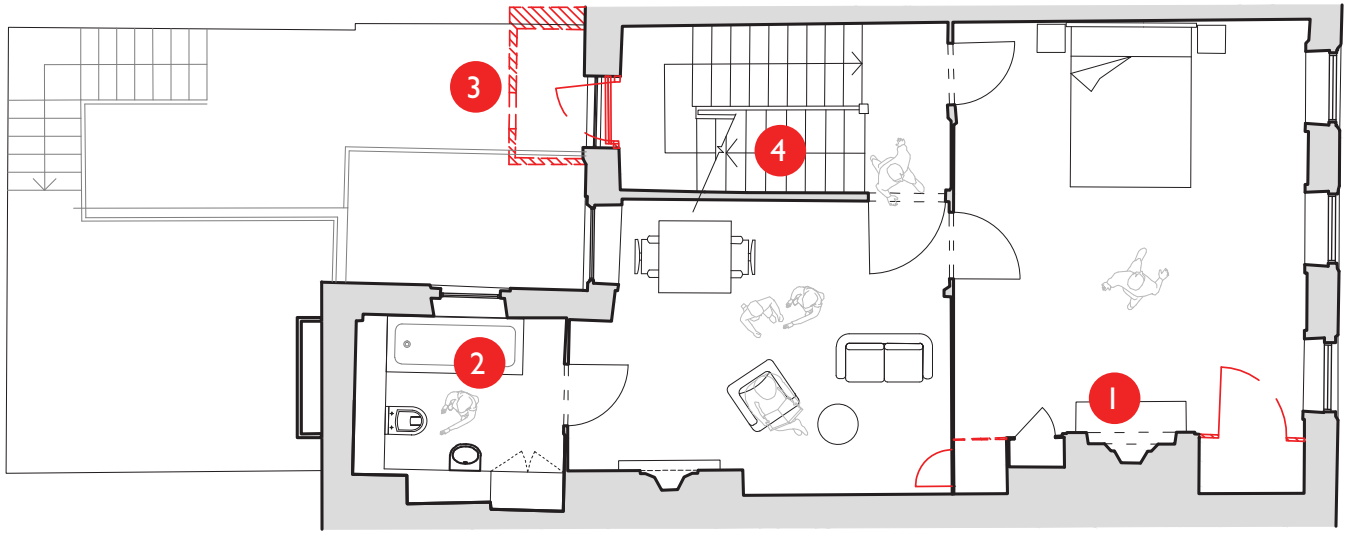
3. The existing closet is proposed to be removed. The existing panelling internally dictates that there used to be a window in the location, which is proposed to be reinstated as a sliding sash window with window seat.

4. Following historic paint analysis, the carved timber decorative details to the stairs up to this level are proposed to be carefully stripped of paint and redecorated to display original detail covered by layers of paint that obscure fine carving work. Damaged treads and risers are proposed to be repaired as existing.

Existing non-original cupboards proposed to be removed

Existing wc closet proposed to be removed and original window reinstated

Existing non-original windows proposed to be replaced



KEY

New Wall

Demolitions

PART 3 - PROPOSALS

3.1.5 THIRD FLOOR

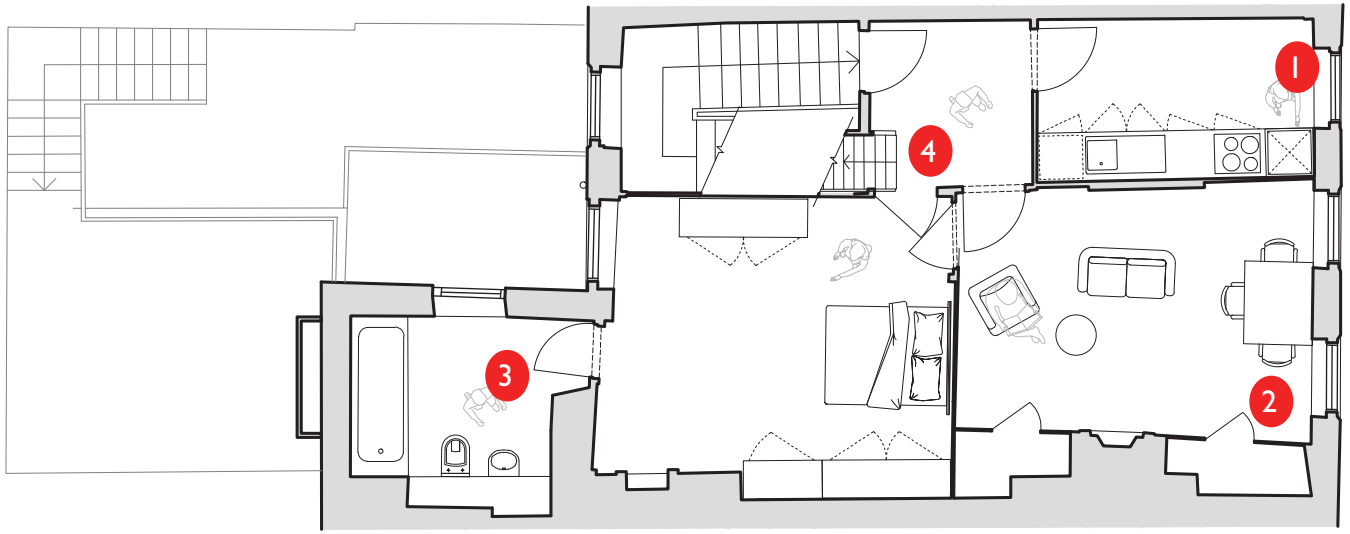
1. The kitchen is proposed to be maintained in its current position and replaced with new units. The modern plasterboard ceiling is proposed to remain as existing with new spot lights installed.
2. The water damage to panelling in the south east corner of the room is proposed to be repaired as existing.
3. New sanitary furniture is proposed to the bathroom in the closet wing.
4. The existing stair to fourth floor is proposed to be retained.

Existing modern kitchen units proposed to be replaced

Existing fireplace retained

Existing original cupboards retained

Existing stair to fourth floor retained



KEY

New Wall

Demolitions

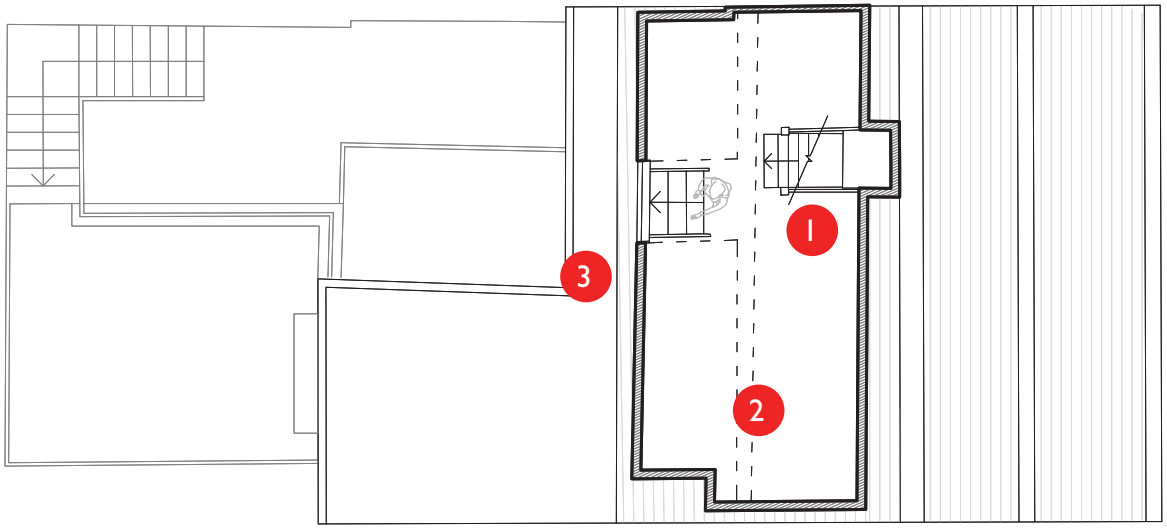
PART 3 - PROPOSALS

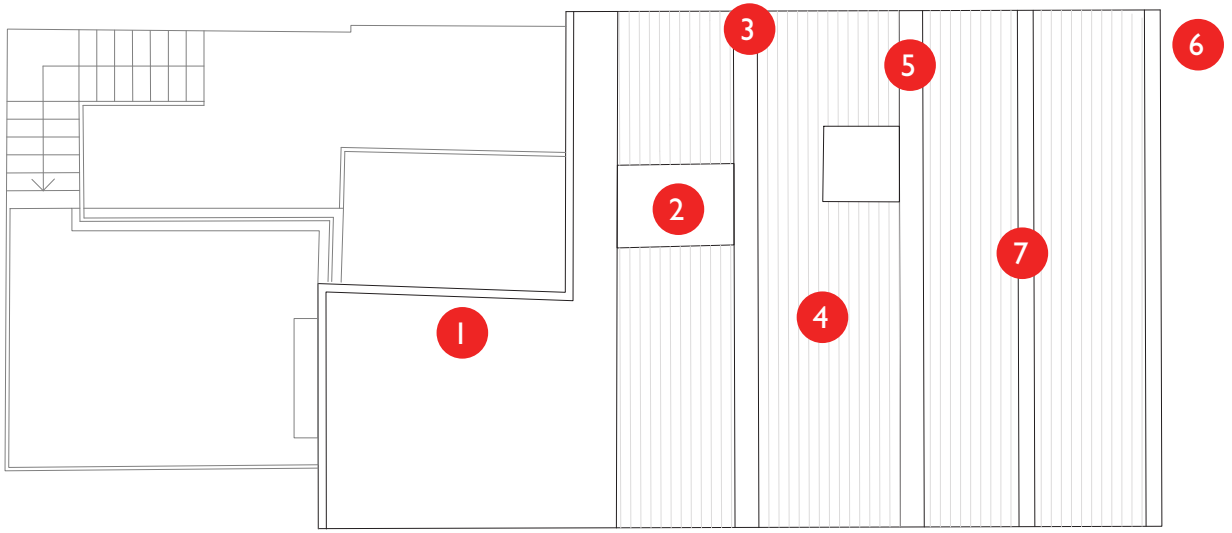
3.1.6 FOURTH FLOOR

1. The existing stair is proposed to be refurbished.
2. The existing gutter trough enclosure is proposed to be repaired and insulated.
3. The existing dormer window to access the roof is proposed to be repaired with rotten components replaced and new secure ironmongery fitted.

3.1.7 ROOF

1. The existing guarding to the rear parapet wall is proposed to be repaired. Existing concrete copings are to be removed and existing stone copings are proposed to be lifted, reset and re-pointed. The existing asphalt roof is to be removed and replaced with lead, which was probably the original roofing material in this location.
2. The existing flashings to the dormer window are proposed to be replaced with new leadwork.
3. The existing clay hip tiles are proposed to be lifted and reset on a new lime mortar base.
4. The existing clay roof tiles are proposed to be lifted to allow repairs to the roof structure to take place. New insulation is proposed to the loft space and roofing felt is proposed to be applied before relaying existing tiles. Clay tiles to inner slopes are proposed to be retained and reused to the outer slopes. New clay tiles to match originals are proposed for the remaining areas.
5. New leadwork guttering is proposed to replace the existing asphalt surfaces.
6. New stone coping is proposed to replace the existing, broken concrete copings at the front of the building. New lead gutter is proposed to replace existing slumped asphalt guttering to the front parapet wall.
7. Inspection of the existing roof timbers indicates that these are in reasonable condition, with minimal repairs required. There has been some historic strengthening work, including insertion of a steel beam between party walls.
   However, removal of the roof coverings may reveal that further repairs are required, such as rotting to the outer faces of the rafters where the roofing battens are fixed. In such instances, a 'minimal intervention' approach is to be adopted, with maximum retention of existing fabric, and an emphasis on repair rather than replacement.





KEY

New Wall

Demolitions

PART 3 - PROPOSALS

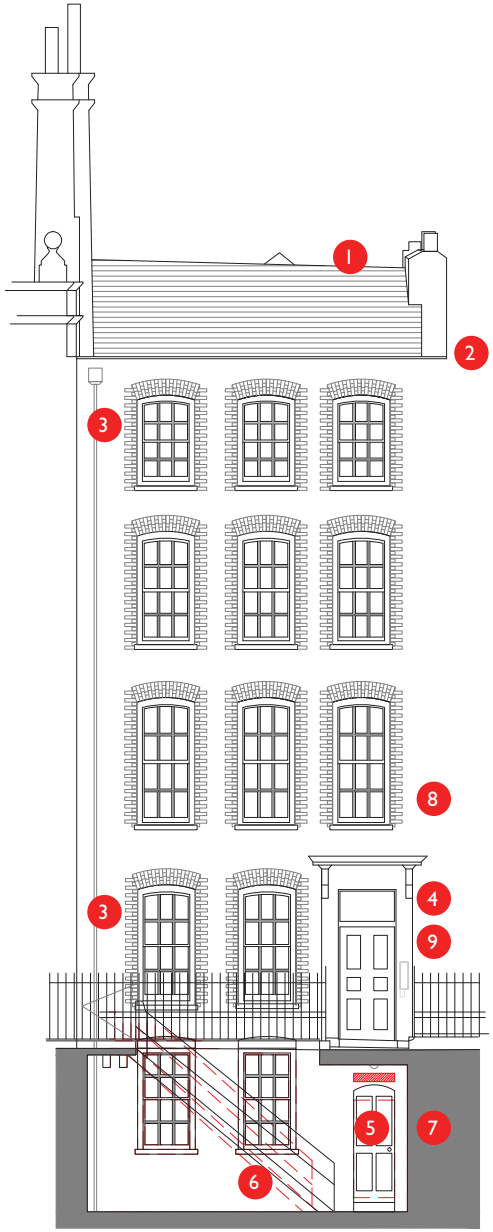
3.1.8 EXTERIOR

EXTERIOR - FRONT

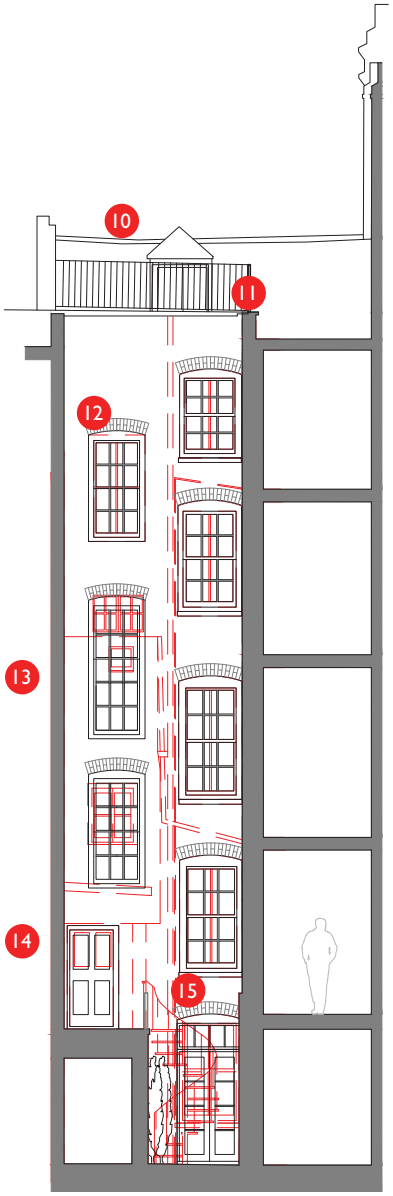
1. Existing clay roof tiles proposed to be lifted to allow repairs to roof structure to take place. New and existing tiles to be laid on new breathable felt underlay.
2. New stone coping to match existing proposed to replace existing, broken concrete copings at the front of the building. New lead lining to front parapet wall to replace slumped asphalt.
3. External brickwork proposed to be repointed in lime mortar to match the original pointing where water ingress from historic leaking gutter has been washed out of the joints.
4. Proposed repair of damaged front door and porch from historic water ingress and weathering.
5. Existing modern timber door proposed to be replaced with new panelled timber door to access basement from street.
6. Existing metal stair to lightwell proposed to be replaced with new metal stair..
7. Front façade proposed to be gently Doff steam cleaned to maintain historic patina whilst exposing historic features such as the red-brick window surrounds obscured by excessive dirt and grime.
8. New 6 over 6 timber sash windows proposed to the entire façade. Where possible sash boxes are proposed to be retained and repaired.
9. New door security furniture..

EXTERIOR - REAR

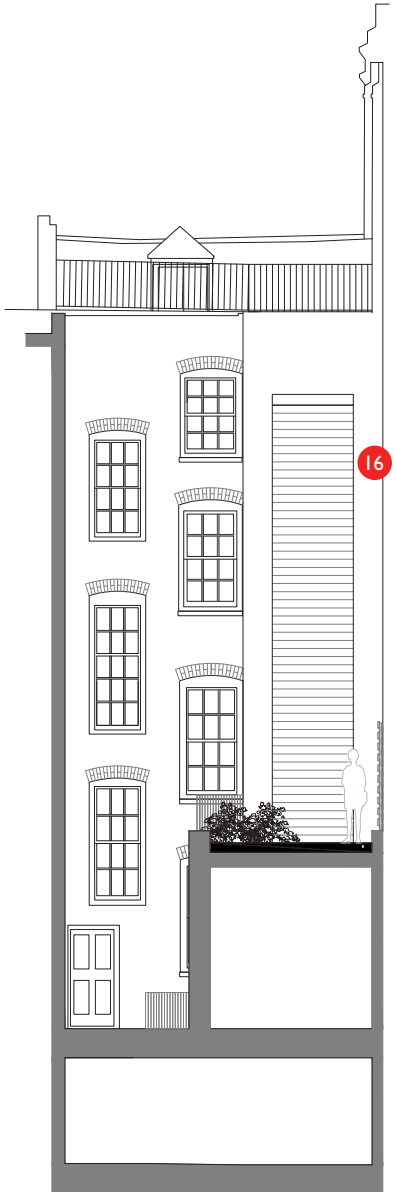
10. Existing clay roof tiles proposed to be lifted to allow repairs to roof structure to take place. New insulation and roofing felt proposed to be installed before relaying existing tiles.
11. Existing loose stone copings proposed to be lifted and relaid. Existing painted steel balustrade proposed to be re-set into existing holes within coping.
12. New 6 over 6 timber sash windows proposed within existing openings.
13. Existing closet extension proposed to be removed and brick work to be made good. New windows to be inserted in existing structural openings as shown.
14. New back door to be panelled with glazing within existing opening.
15. Existing metal spiral stair proposed to be removed. Existing lightwell finishes proposed to be repaired. Existing timber sash window proposed to be extended to create French doors into lightwell.
16. Proposed new timber weatherboarded services enclosure to allow distribution of services throughout the building externally, avoiding disruption to original timber panelling and structural works internally.



PROPOSED STREET ELEVATION



PROPOSED REAR
ELEVATION & SECTION



PROPOSED REAR ELEVATION

KEY

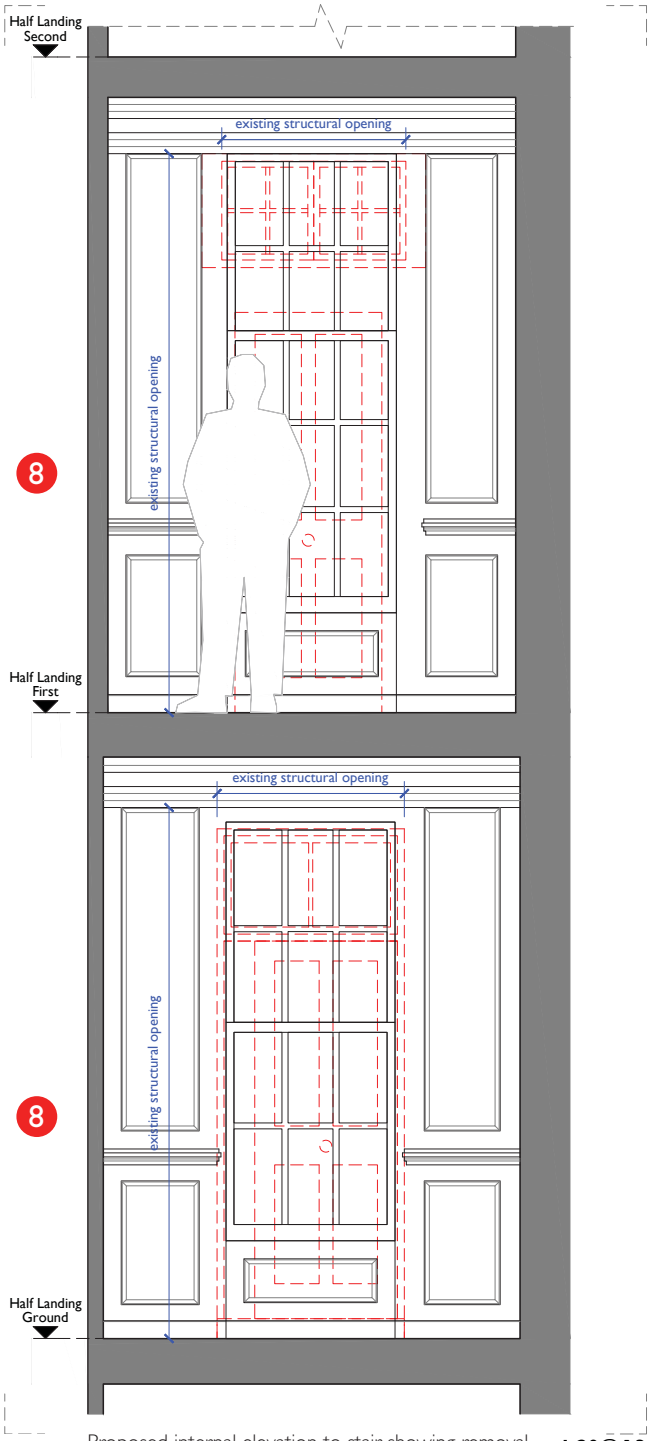
New Wall

Demolitions

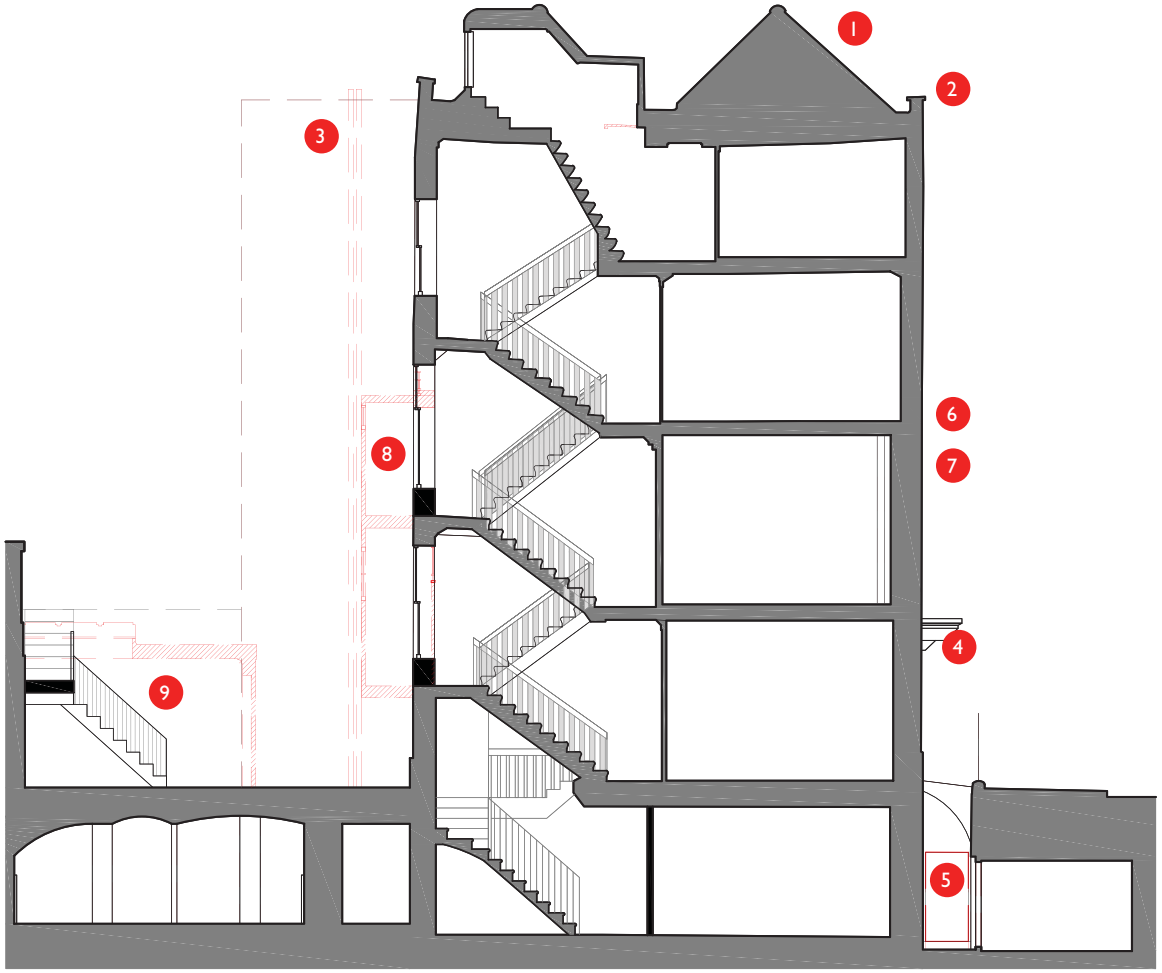
PART 3 - PROPOSALS

3.1.9 SECTION

1. Existing clay roof tiles proposed to be lifted to allow repairs to roof structure to take place. New and existing tiles to be laid on new breathable felt underlay.
2. New stone coping to match existing proposed to replace existing, broken concrete copings at the front of the building. New lead lining to front parapet wall to replace slumped asphalt.
3. Remove redundant pipework from wall.
4. Proposed repair of damaged front door and porch from historic water ingress and weathering.
5. Existing modern flush door and plywood overpanel proposed to be removed and adjacent finishes made good.
6. Front façade proposed to be gently Doff steam cleaned to maintain historic patina whilst exposing historic features such as the red-brick window surrounds obscured by excessive dirt and grime.
7. New 6 over 6 timber sash windows proposed to the entire façade. Where possible sash boxes are proposed to be retained and repaired.
8. Existing closet extension proposed to be removed. Windows proposed to original locations within existing structural openings.
9. A new steel feature stair with York stone treads provides access to a new roof terrace at first floor level.



Proposed internal elevation to stair showing removal of closet wing and reinstatement of original windows **1:20@A3**



PROPOSED SECTION A-A

KEY

New Wall

Demolitions

PART 3 - PROPOSALS

3.1.11 PROPOSED PARTITION DETAILS

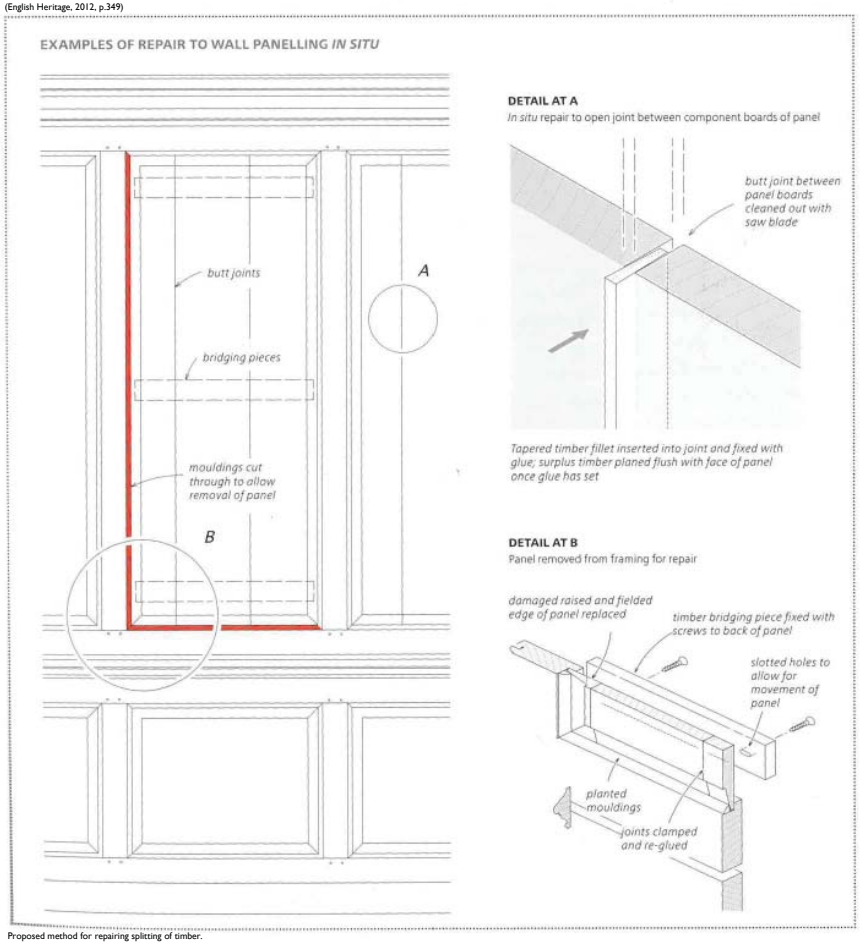
1. Where panelling has been damaged, during the aforementioned break in or through structural weaknesses in the building, the following guidance for repair is proposed to be used as sourced from Historic England. The repair methodology allows for movement to prevent future splitting.

2. New partitions, required for the bathroom facilities throughout, are proposed to have a glazed head detail to maintain a view of the original timber cornices, revealing the original proportions of the room.

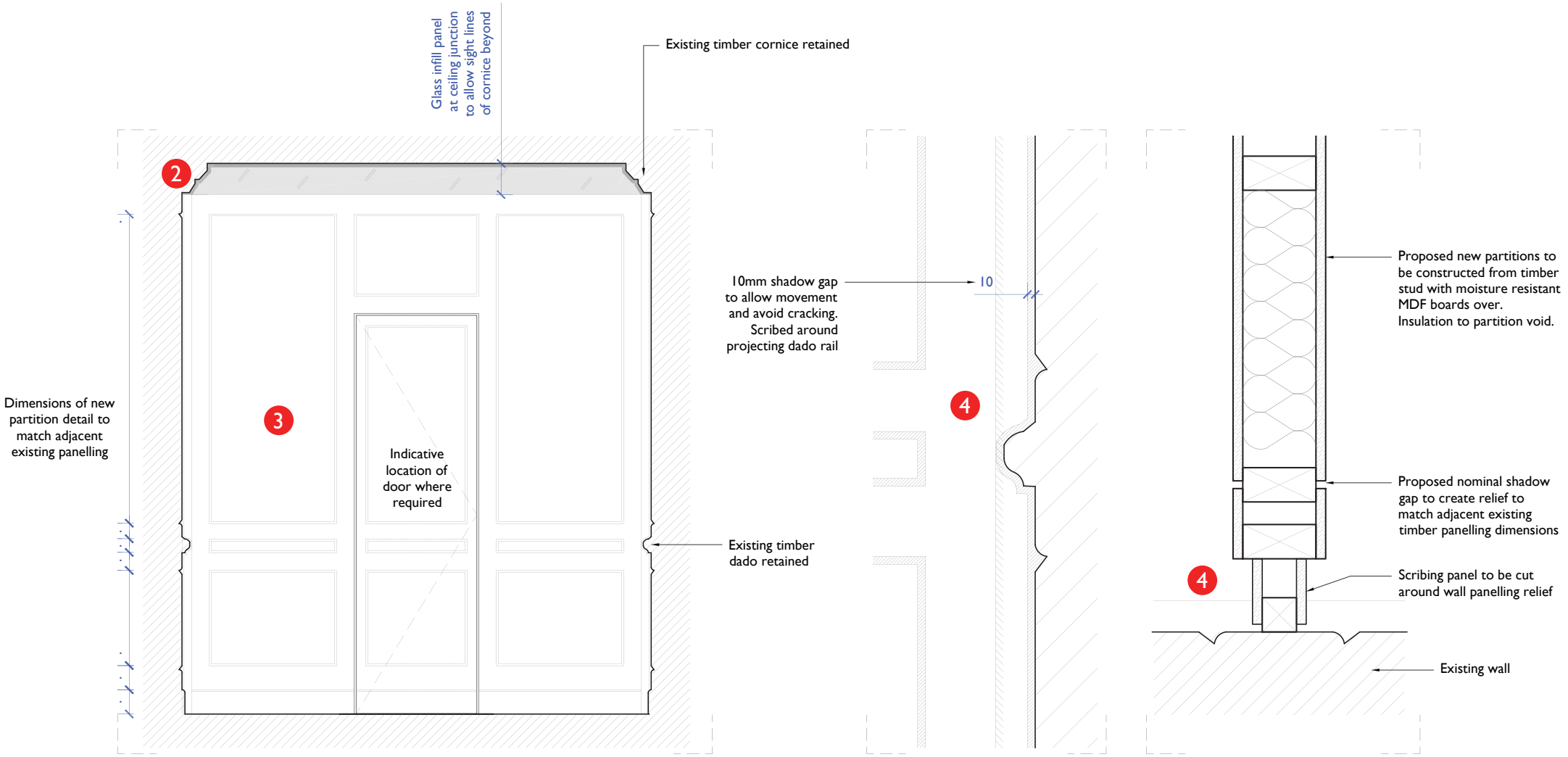
3. The partitions are proposed to have plain detail in 'panels' to clearly mark them as modern interventions. It is proposed that the same proportions of panelling is used as that of adjacent existing panelling.

4. As new partitions, there will be inevitable movement between old and new building fabric. To avoid unsightly cracking of finishes, a shadow gap is proposed to the perimeter junctions which is also intended as an honest delineation between old and new.

1 (English Heritage, 2012, p.349)



Proposed method for repairing splitting of timber.



Typical new partition elevation **1:20 @A3**

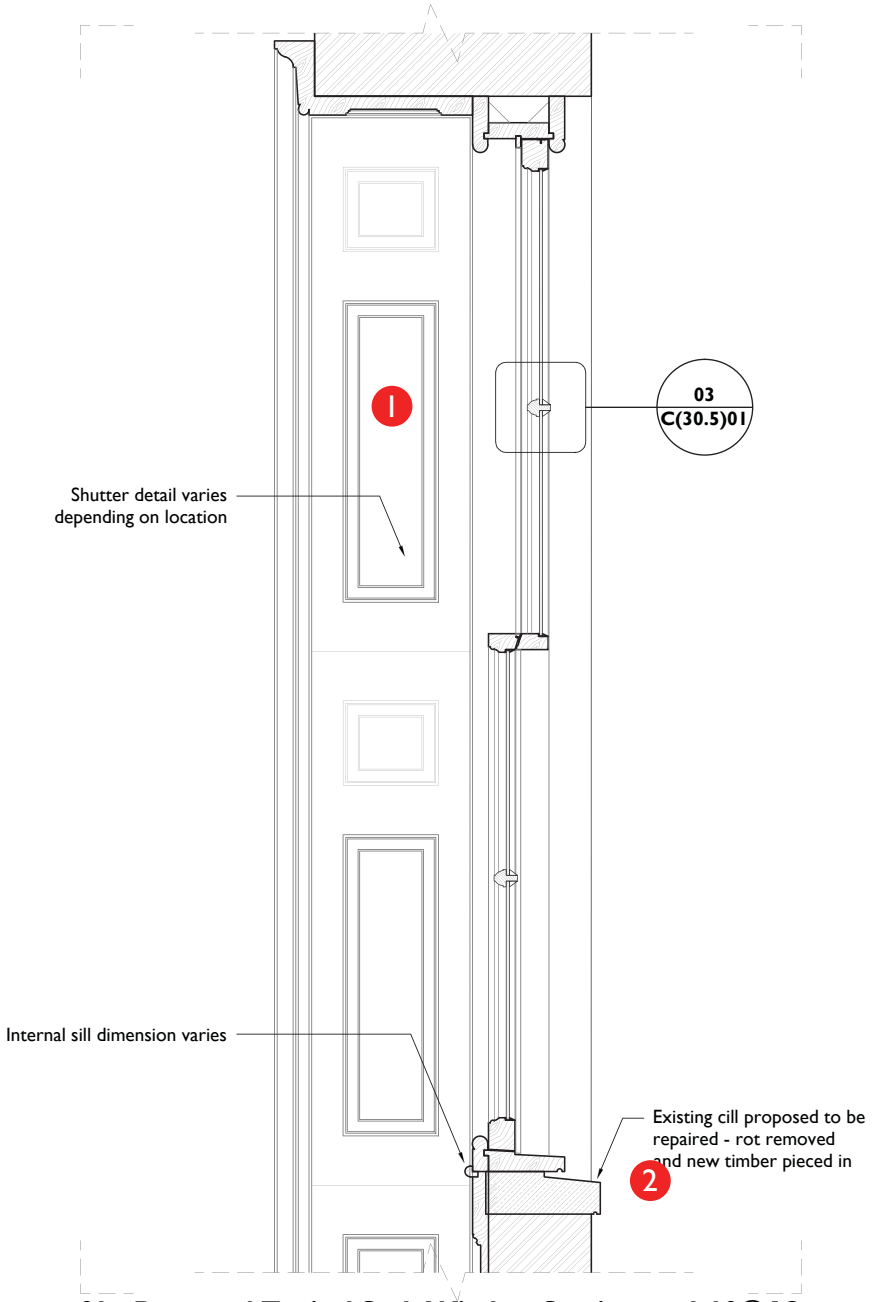
Typical section **1:5@A3**

Typical plan **1:5 @A3**

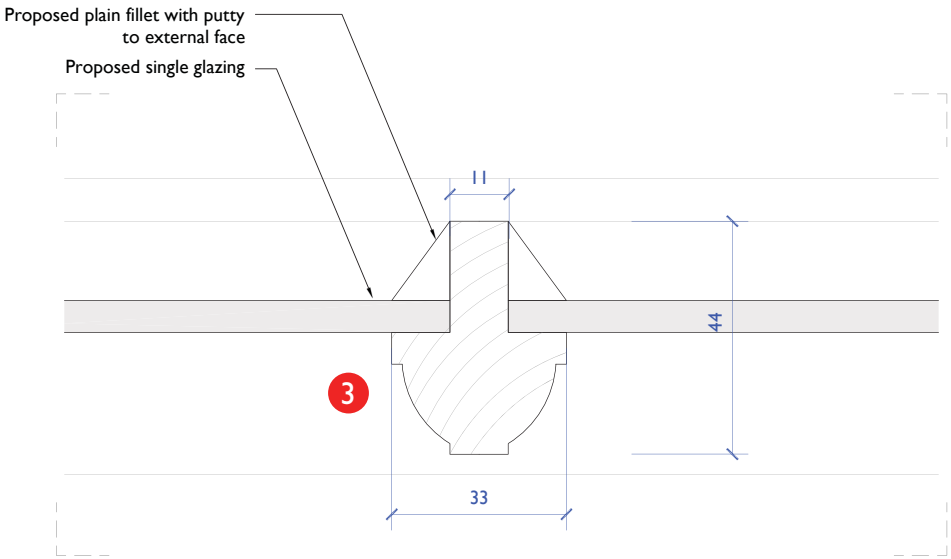
PART 3 - PROPOSALS

3.1.12 PROPOSED WINDOW DETAILS

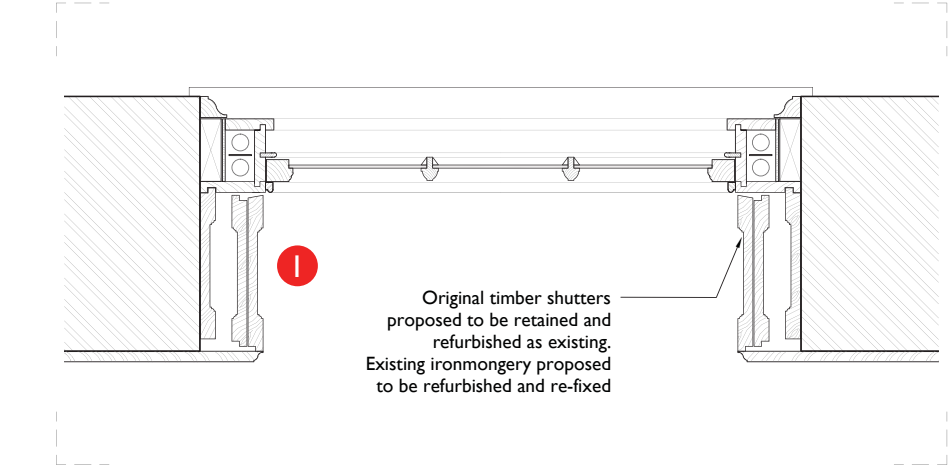
1. Where historic existing ironmongery is proposed to be removed, overhauled and refixed to the existing shutters.
2. Repairs to rotten cills are proposed
3. The proposed glazing bar dimensions is appropriate to the era of the building. The detail has also been taken from a previously completed building on the street that has set a precedent for acceptable dimensions.



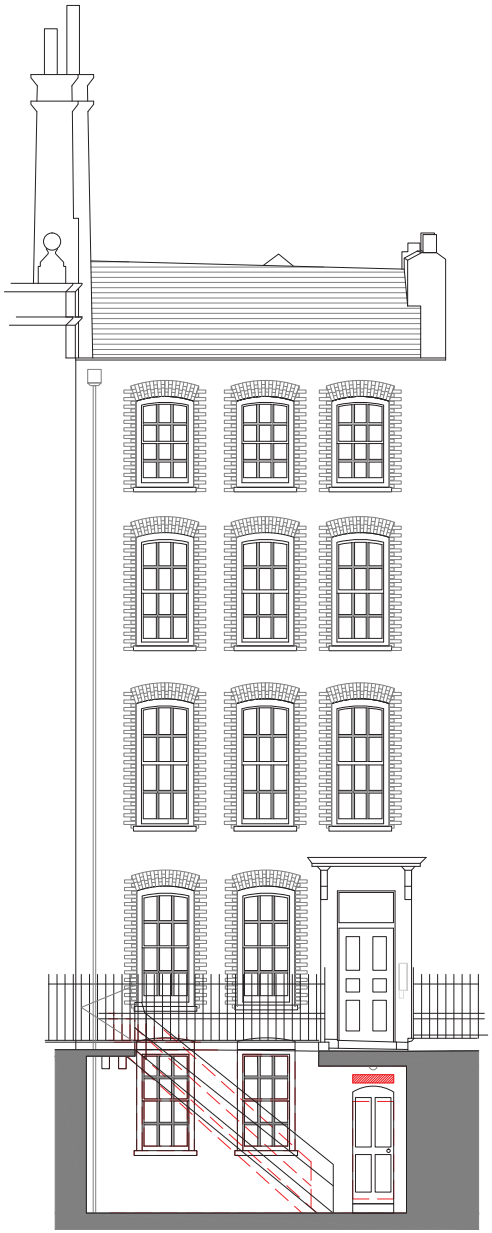
01 - Proposed Typical Sash Window Section 1:10@A3



03 - Proposed Typical Glazing Bar Detail **1:1@A3**



02 - Proposed Typical Sash Window Plan **1:10@A3**



PROPOSED FRONT ELEVATION - ALL WINDOWS PROPOSED TO BE REPLACED WITH 6 OVER 6 TIMBER SASHES

3.1.12 AREA SCHEDULE

The mixed C3 residential and B1a commercial uses are maintained as existing.
As indicated on the land use table opposite, there is a minimal reduction in commercial space caused by demolition of the modern rear extension and rear closet.

Land Use	As Existing (GIA) Sqm	As Now Proposed (GIA) Sqm	Net Change (GIA) Sqm
Residential (Class C3) – including existing and proposed residential mix	134	132.4	-1.6
Office (Class B1a)	230.2	215.5	-14.7
TOTAL	**364.2**	**347.9**	**-16.3**

Land Use	As Existing (GEA) Sqm	As Now Proposed (GEA) Sqm	Net Change (GEA) Sqm
Residential (Class C3) – including existing and proposed residential mix	162.6	160.8	-1.8
Office (Class B1a)	318.4	293.5	-24.9
TOTAL	**481**	**454.3**	**-26.7**

Land Use	As Existing (NIA) Sqm	As Now Proposed (NIA) Sqm	Net Change (NIA) Sqm
Residential (Class C3) – including existing and proposed residential mix	100.6	94.6	-6
Office (Class B1a)	185.9	142.5	-43.4
TOTAL	**286.5**	**237.1**	**-49.4**

Land Use Change Table

EXISTING

BASEMENT

OFFICE

GEA 132.6

GIA 93.5

NIA 63.8

GROUND FLOOR

OFFICE

GEA 113.2

GIA 78.2

NIA 73.2

FIRST FLOOR

OFFICE

GEA 72.6

GIA 58.5

NIA 48.9

SECOND FLOOR

RESI

GEA 73

GIA 59.6

NIA 43.1

THIRD FLOOR

RESI

GEA 71.1

GIA 58.2

NIA 43.3

FOURTH FLOOR

RESI

GEA 18.5

GIA 16.2

NIA 14.2

PROPOSED

BASEMENT

OFFICE

GEA 132.6

GIA 90

NIA 38

GROUND FLOOR

OFFICE

GEA 90.3

GIA 68.8

NIA 59.5

FIRST FLOOR

OFFICE

GEA 70.6

GIA 56.7

NIA 45

SECOND FLOOR

RESI

GEA 71.2

GIA 58

NIA 37.1

THIRD FLOOR

RESI

GEA 71.1

GIA 58.2

NIA 43.3

FOURTH FLOOR

RESI

GEA 18.5

GIA 16.2

NIA 14.2

PART 3 - PROPOSALS

3.2 ACCESS AND TRANSPORT

Further to the general issues of access the following has been considered.

The site has a Public Transport Accessibility level of 6A [excellent] and is located within a controlled parking zone. Nearby London tube stations and bus services contribute to the properties connectivity. There is a proposed cycle storage facility located opposite the basement entrance door in one of the pavement vaults. This is in compliance with Camden policy CPG-7.

LEVEL ACCESS

A lift was considered however the only viable location would be within the rear lightwell since positioning it adjacent to the stair would exit onto the half landings of the stair, still requiring the user to climb a flight of stairs, defeating the objective of creating a fully accessible building.

Furthermore, locating a lift within the lightwell would mean altering windows to the rear room or closet wing to form doors. There would be an impact on the historic panelling in the majority of locations which would also block out the light to the property and have a negative impact on the rear elevation, which is relatively untouched.

Alternatively, a lift was considered within the front light well to allow step free access to the basement level. Owing to constrained dimensions a lift will not fit within the space available together with a stair, which is a requirement of building regulations. Similarly, there is insufficient width to accommodate a stair lift, the efficiency of which in an outdoor application is questionable.

An internal stair lift was also considered, however this was also problematic due to the height of the stair which will require a considerable amount of equipment to be installed. This will have a detrimental impact on one of the key historical spaces within the property, as well as an unacceptable impact on historic fabric owing to the requirement for strong fixings through the panelling and other original finishes.

There is a single step access at the front door to get into the building. It is not possible to make this step free without significant alterations to the main elevation of the building. As such, a demountable ramp is proposed for wheelchair users to access the building; this would be stored internally and used when required.


N
GREAT JAMES STREET
THEOBALDS ROAD
BEDFORD ROW
Number 40 Great James Street
Theobalds Road - main arterial route with multiple bus services
HOLBORN STATION
CHANCERY LANE STATION
13
15
17
19
21
18

SITE PLAN

PART 3 - PROPOSALS

3.3 STRUCTURAL ISSUES

The Morton Partnership, consultant engineers, have assessed the building in its current state and have written a report, included in the Appendix. In summary, findings are as follows.

The existing joists are capable of meeting domestic dead load requirements but the main beams are undersized, resulting in sagging of floors and ceilings throughout the building. As the beams provide primary structure, these need to be strengthened to eliminate risk of failure in the future.

Strengthening of beams is required – this is proposed to be achieved through the introduction of new steel plates to the sides of the existing primary beams. This is a lower impact solution than the alternative; fixing steel posts throughout the building, which will require adjustment of panelling and resultant impact to finishes, particularly ceilings and cornices.

Localised strengthening of joists is proposed to compensate for historic notching that has weakened the structural stability. Heavy items of furniture are proposed to be placed in specific areas of the building, limiting the amount of intervention required to bring the building up to the standard required for Building Regulations. English Heritage guidelines "*Office floor loading in historic buildings*" have been followed which outline the method of strengthening floors within localised areas to minimise the impact on historic fabric whilst meeting modern standards.

No attempt is proposed to 'correct' sagging and deflection of floors. However, in locations where it is most pronounced, levelling will be achieved by installing timber firring to the surface of the existing floorboards, with the new floor finish floated over the top. Where the existing floor boards have had to be lifted to install new services, these are to be retained, numbered and reinstated in their original locations.

Office floor loading in historic buildings

ENGLISH HERITAGE

Introduction
Apart from mills and warehouses, few historic buildings are capable of carrying massive imposed floor loadings. However, the need to design for high floor loadings in offices is often put forward by those responsible for the refurbishment of historic buildings as the reason for draconian alterations. The claim is made that high loadings are needed to give the client flexibility in the way that the building is to be used and to ensure that overloading cannot occur accidentally, causing excessive deflections or either partial or complete collapse. This leaflet explains why it should never be necessary to apply such high loadings in historic buildings which are to be used as offices.

Past history and future use
Office loadings have not changed over the years; office equipment has usually been restricted to the weight which one person can carry. Modern office furniture is lighter, for instance, than its Victorian counterpart, whilst stored material such as paper and books weigh just the same. Far from there being a risk that floor loadings will increase in future years, it is clear that the opposite will be true. The days of heavy computing equipment are gone, and modern desk-top computers are often lighter than manual typewriters. All the indications are that as well as becoming more powerful, they will become even smaller and lighter: fixed computers in offices are a thing of the past. As material can easily be stored on disc, paper storage is likely to decrease as computers become more widely used. Heavier items such as filing cabinets are always stored against walls where their effect on the floor is much less, while the lighter desks are sited in the open spaces in the centre of rooms. It is difficult to draw a great distinction between some domestic loading and office loading. Whether the people sitting around the table are eating a meal together or discussing business clearly does not affect the floor loading.

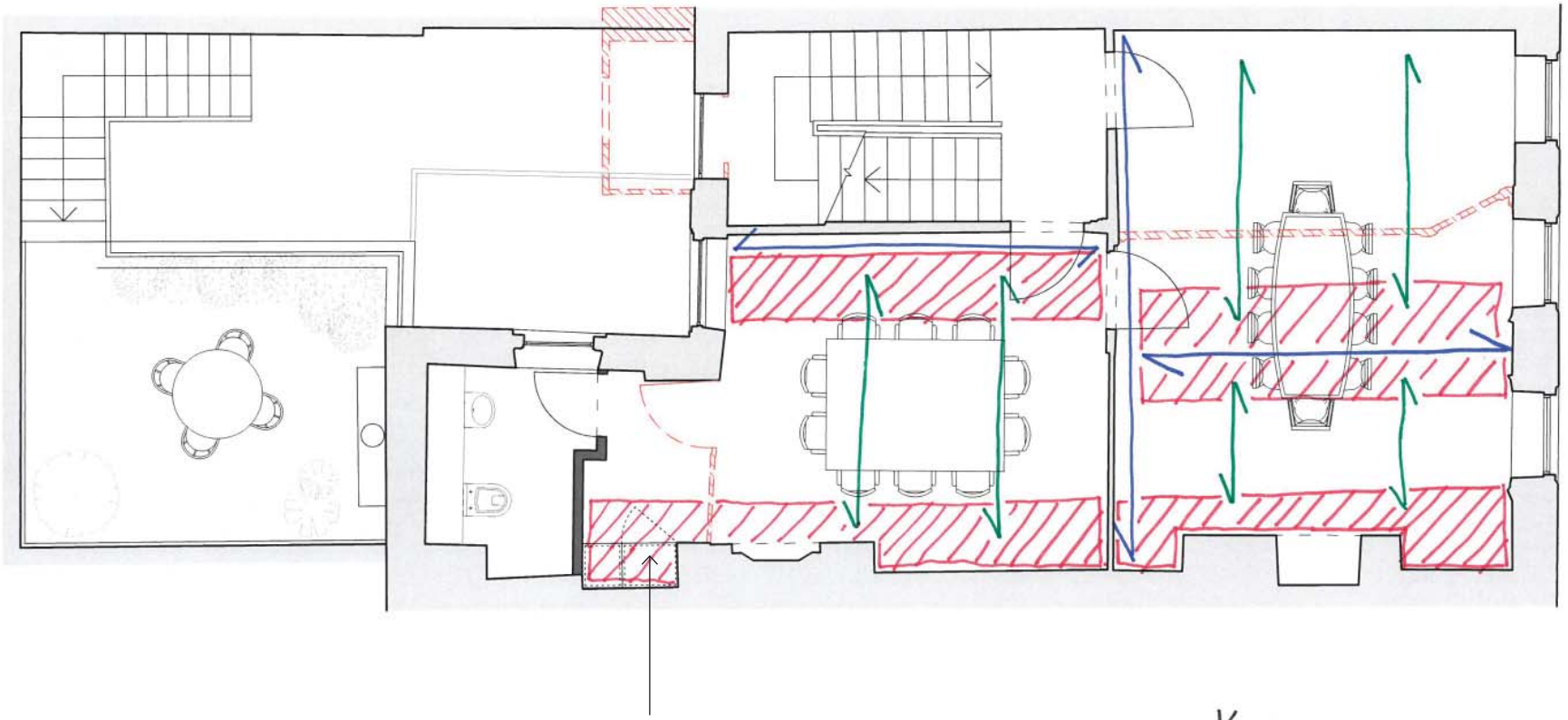
Why then are offices often designed for such heavy floor loading?

British Standard requirements
The most recent British Standard on the subject, BS 6399: Part 1: 1984, gives values for 'the load assumed to be produced by the intended occupancy or use, including the weight of movable partitions, distributed, concentrated, impact, inertia, and snow loads but excluding wind loads', more simply known as live loads. Table 8 of this BS refers to offices and banks, and suggests that offices for general use should be designed to carry 2.5 kN/m^2. However it also suggests that areas designated for other uses should be designed for higher loadings. For example offices with fixed computers should be designed for 3.5 kN/m^2, whilst file rooms, filing, and storage space should be as high as 5.0 kN/m^2. Corridors, it proposes, should be designed for 4.0 kN/m^2. By comparison, domestic floor loading is designated as 1.5 kN/m^2.

Conversions
1.5 kN/m^2 = 30 lb/sq ft
2.5 kN/m^2 = 50 lb/sq ft
3.5 kN/m^2 = 70 lb/sq ft
4.0 kN/m^2 = 80 lb/sq ft
5.0 kN/m^2 = 100 lb/sq ft

English Heritage guidelines provided principles adopted in the structural design

PROPOSED STRUCTURAL STRATEGY



Heavy office equipment, such as filing cabinets and photocopiers, are proposed to be situated in discreet areas where the floors have been strengthened to remedy previously notched joists and damaged beams. Joists to the centre of the rooms, where historic damage has had less structural impact, can therefore remain as existing as the requirement for heavy furniture, associated with a modern office, can be accommodated to adjacent areas.

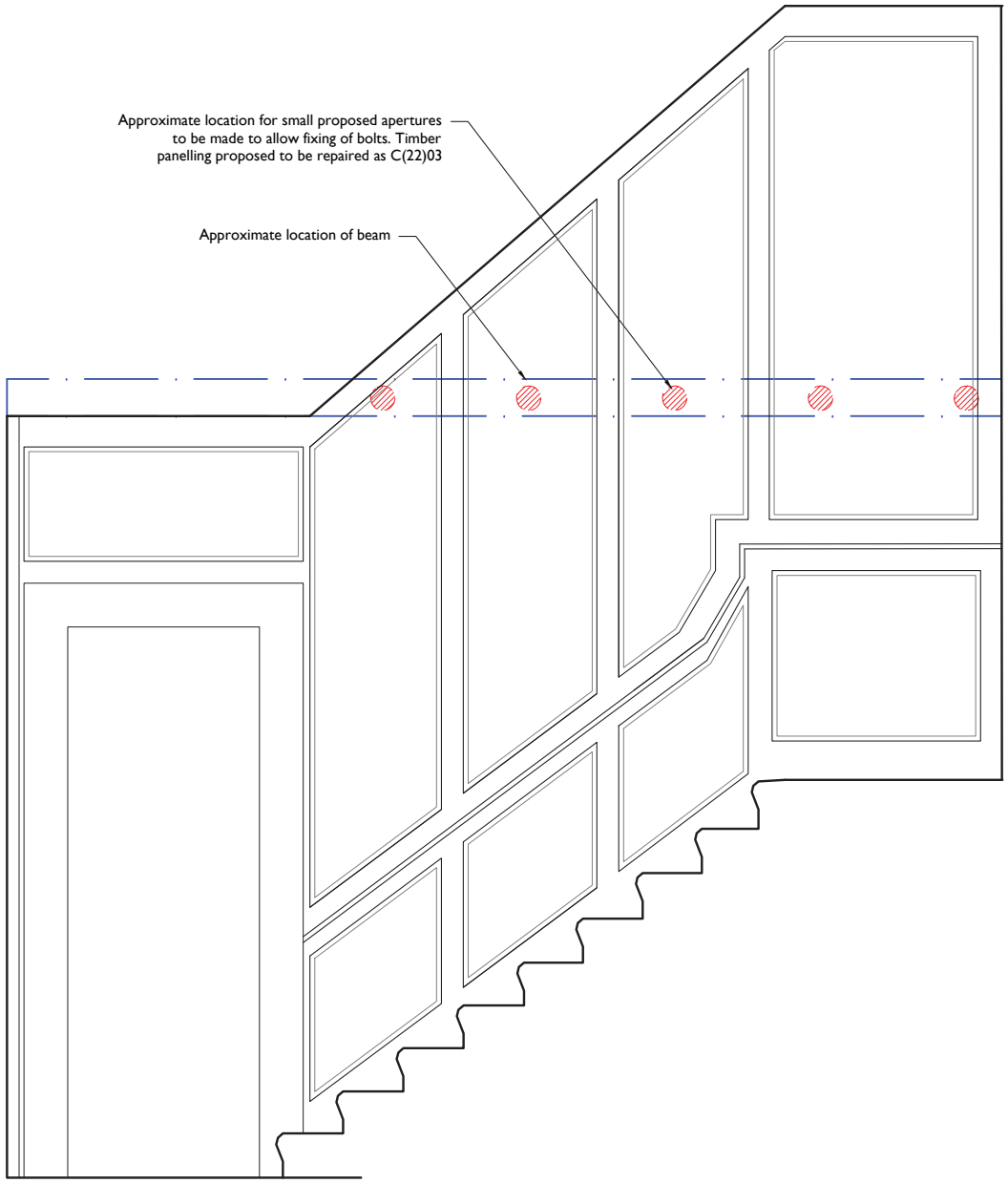
Strengthening will be achieved where the existing primary beams have to be strengthened using steel plates, as determined within the structural engineers report. It has also been determined that the existing joist connections adjacent the party walls are suitable for placing loads onto.

PART 3 - PROPOSALS

3.3 STRUCTURAL ISSUES

The rotten beam to the first floor rear room needs to remedied with a low impact solution. The drawing opposite indicates the strategy and method statement for how to deal with installing new steel strengthening to prevent further damage to the remainder of the property whilst minimising disruption to original panelling and ceiling constructions.

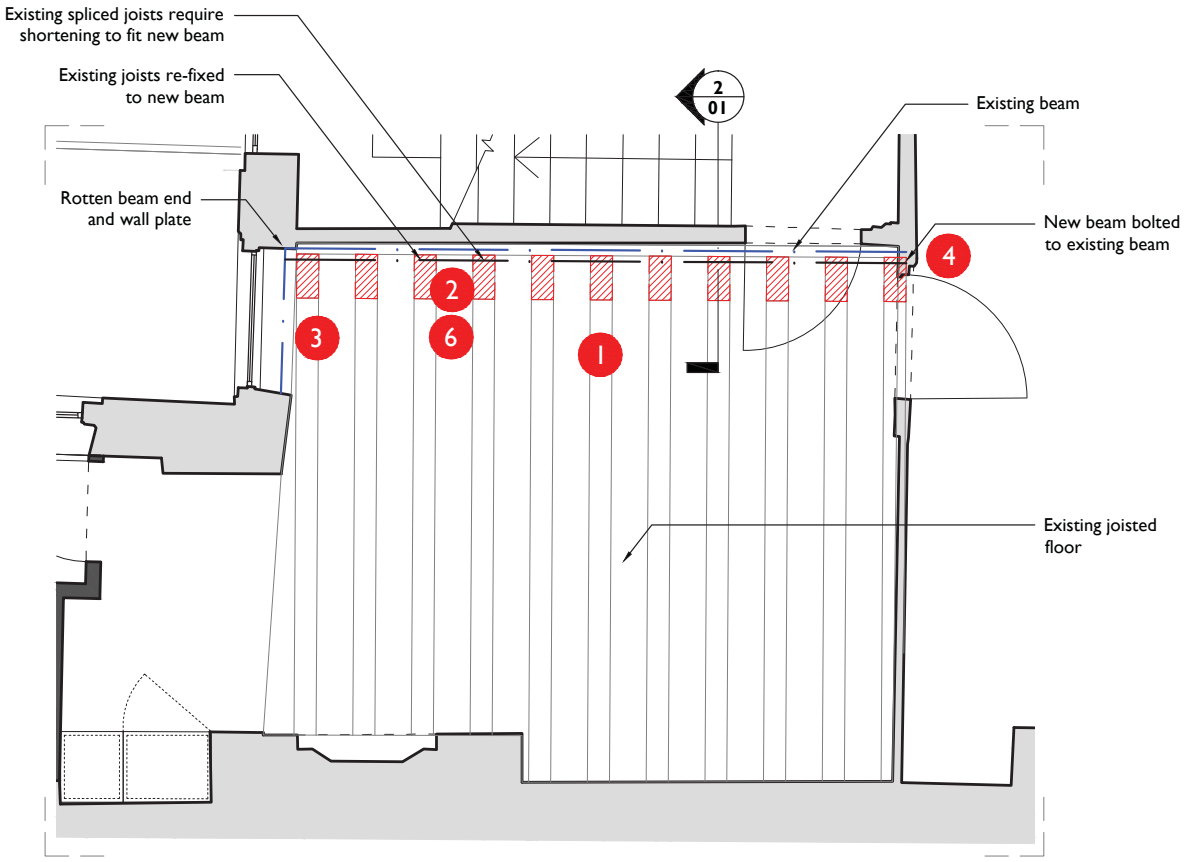
Rotten wall plate and beam end



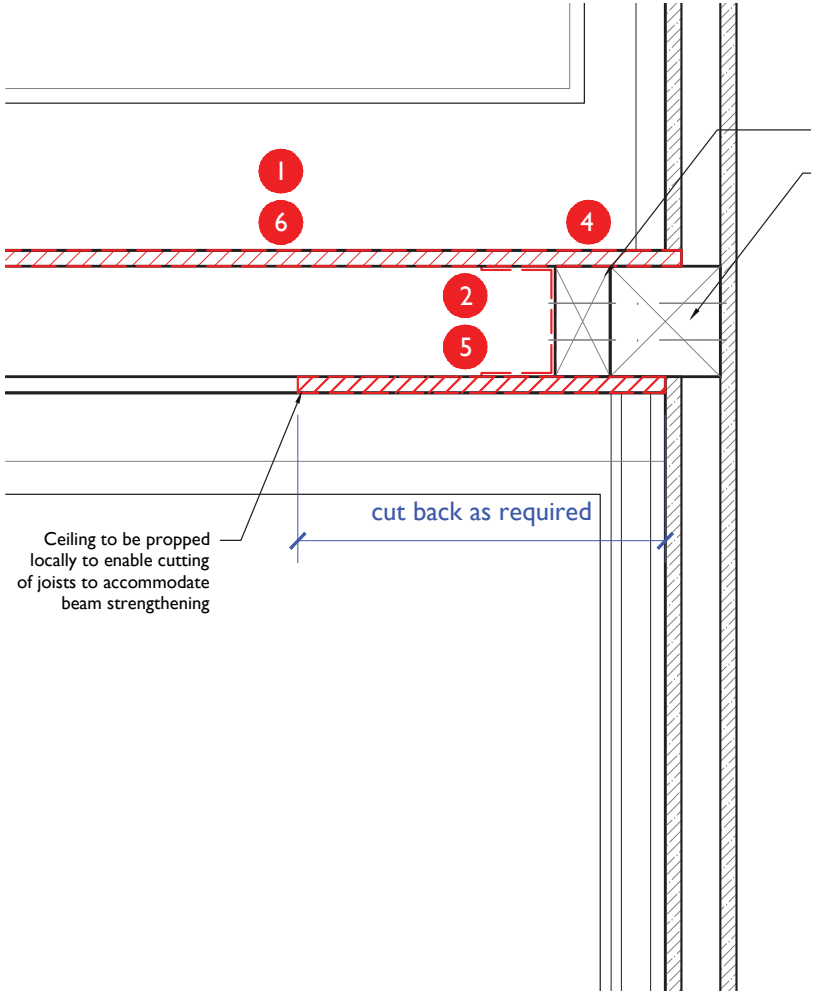
Proposed Elevation from Stair

METHOD STATEMENT

1. Remove floorboards adjacent to panelling.
2. Cut back joists as required to allow fitting of new timber beam alongside existing.
3. Renew wall plate.
4. New beam bolted to existing beam. Existing joists refixed to new beam via joist hangers or similar.
5. Refix joists.
6. Re-fit floorboards..



Proposed First Floor Plan

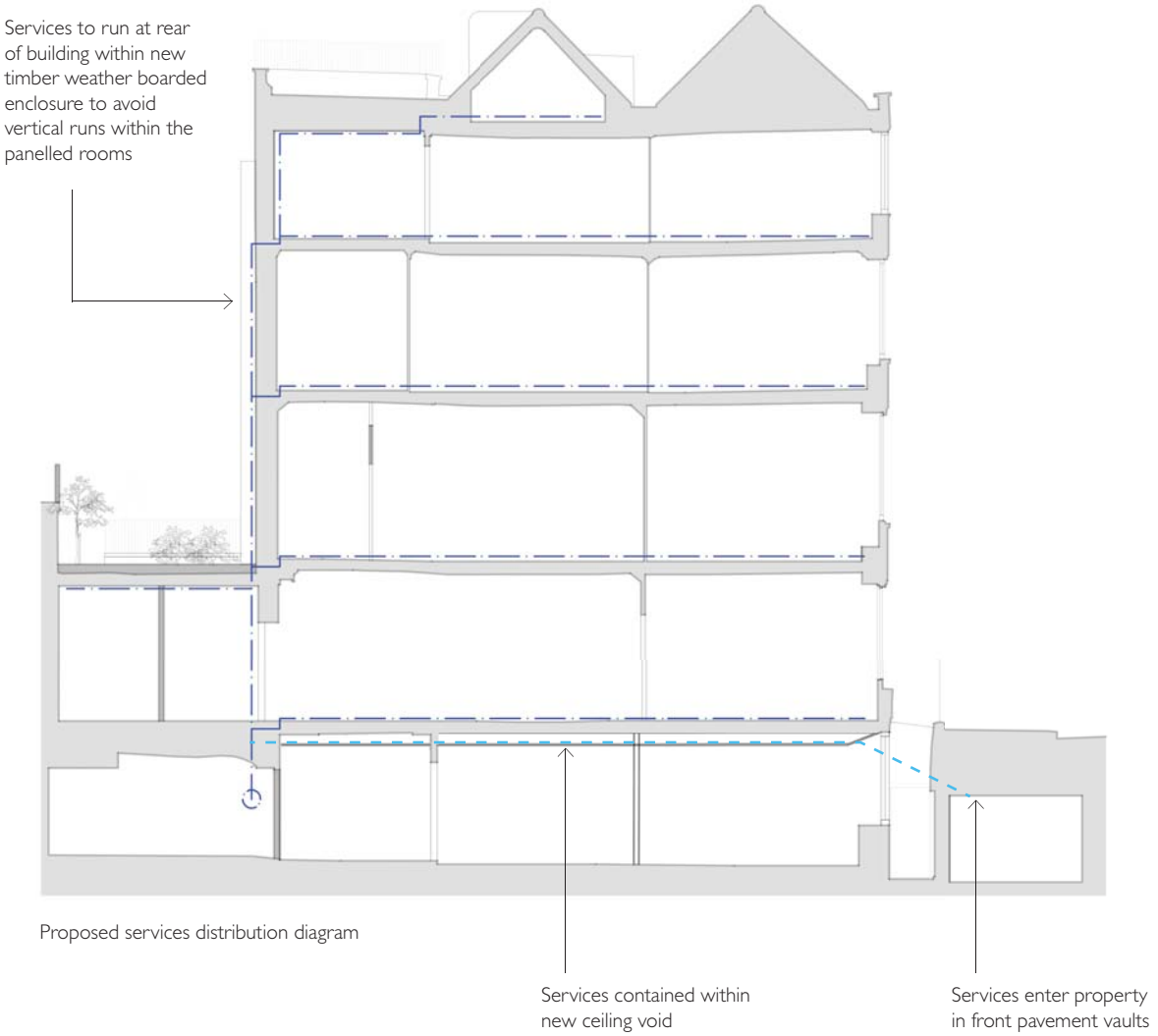


PART 3 - PROPOSALS

3.4 SERVICES DISTRIBUTION - RADIATORS

As shown in the adjacent diagram, services for the building are proposed to be routed from the front pavement vault to the rear of the property, concealed within a replacement dropped ceiling in the basement storage room. At the rear of the property, an external timber weather boarded enclosure is proposed such that the main services can rise vertically to each floor, allowing the removal of the existing surface mounted conduit internally in the buidling which clashes with the panelling where it is present.

At each storey all services are proposed to run within the existing floor voids using existing notches in joists where possible. The building currently does not have a central heating system installed. Heating will be achieved using a conventional wet radiator system, as endorsed by Historic England and London Borough of Camden, with radiators installed in each habitable room.

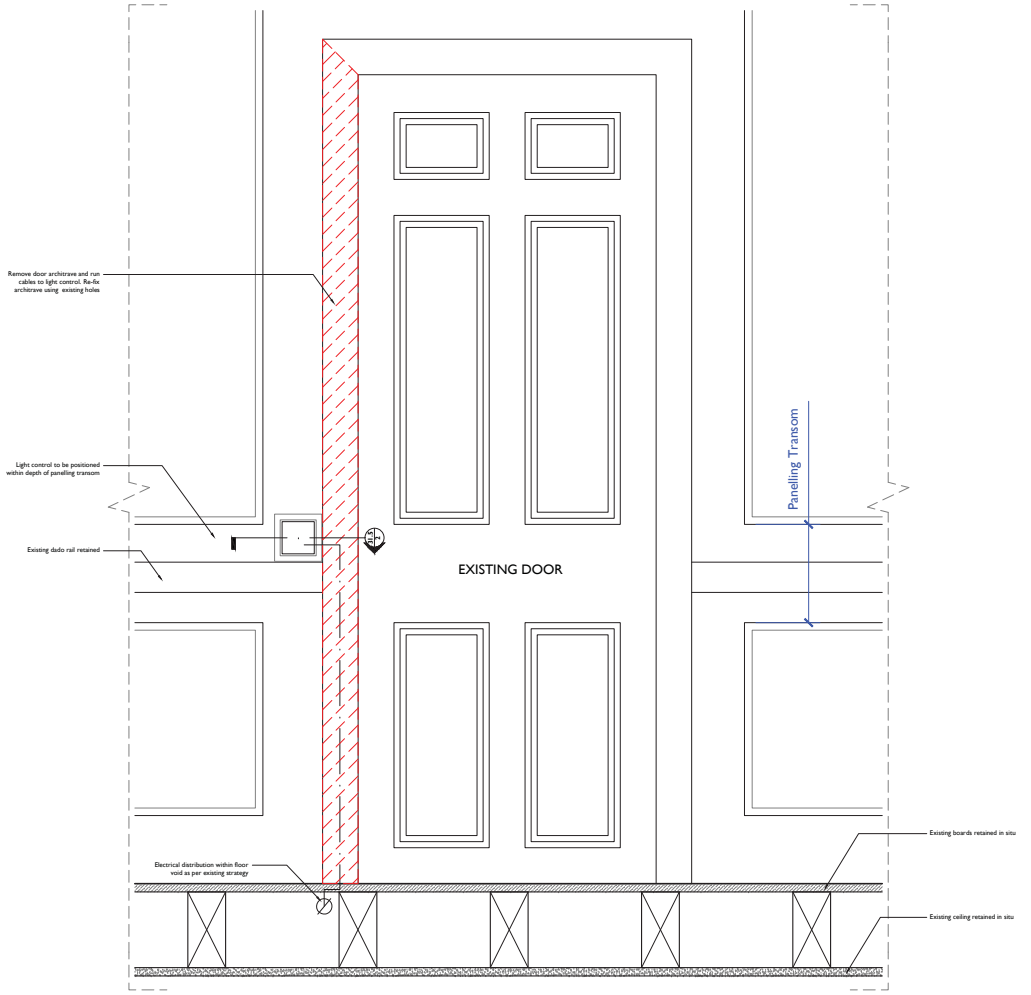


Proposed services distribution diagram

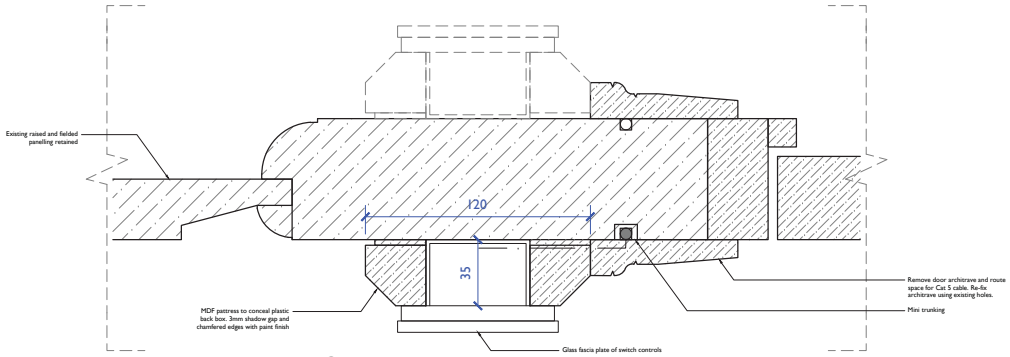
PART 3 - PROPOSALS

3.4 SERVICES DISTRIBUTION [CONT.]

The proposed routing of cabling for items such as light switches is proposed as per the following detail drawing. Existing crude surface mounted electrical conduits are proposed to be removed where possible and the existing timber panelling made good. The proposed treatment is to minimise the amount of surface mounted trunking required with installing modern services. It is proposed that electrical services are routed within the existing floor voids and, where possible, utilise existing notches within the joists. To route cables to items such as light switches, it is proposed to locate these behind existing door architraves that are proposed to be carefully lifted, notched, and re-fixed. In this manner the integrity of the panelled rooms can be re-established whilst the proposals discretely install the necessary services within the rooms.



Typical Panelling Elevation 1:10@A3



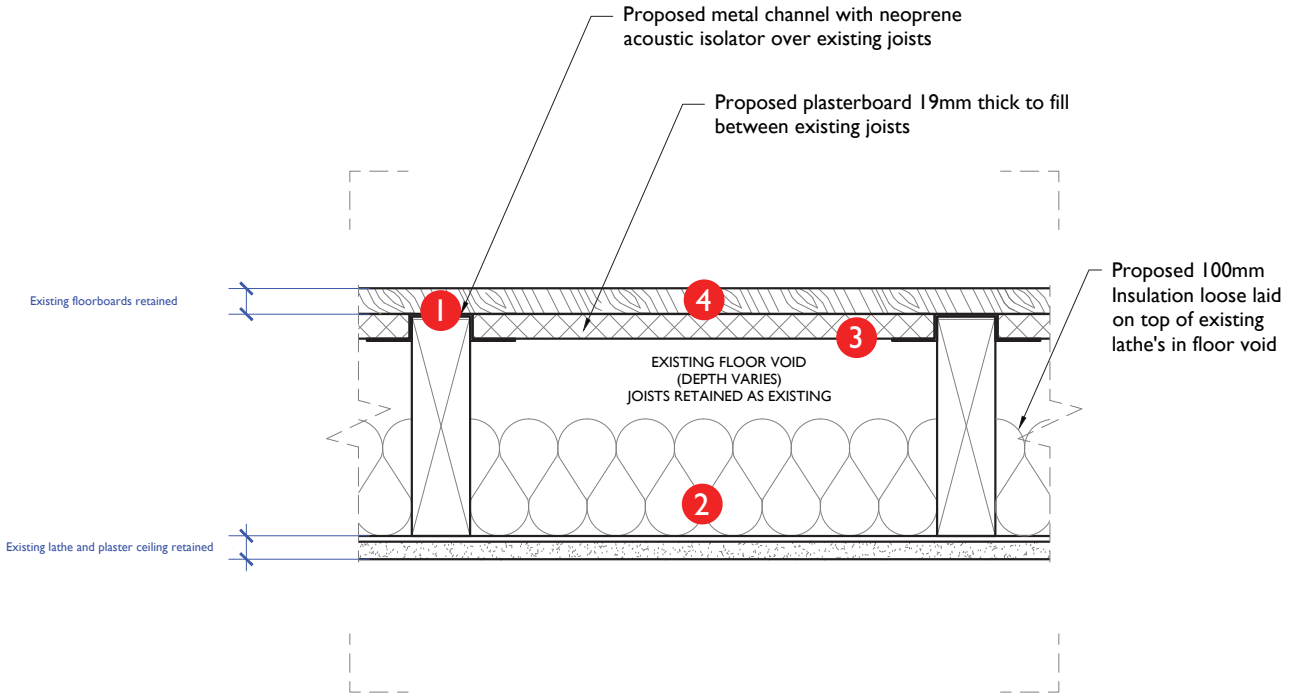
Typical Light Switch 1:2@A3

PART 3 - PROPOSALS

3.5 ACOUSTIC IMPROVEMENTS

Whilst the existing floorboards are lifted to allow works access during the construction, it is proposed to take advantage of this opportunity to improve the acoustic isolation between the existing second and third floor residential units. This will be achieved using a proprietary system as shown to the right.

1. A bracket with resilient layer is fixed to the existing timber joists.
2. Loose laid insulation is inserted into the floor void, ensuring that the existing lathe and plaster ceiling is retained.
3. Fire resistant plasterboard is fixed between adjacent joists on the brackets installed in point 1
4. The retained existing floor boards are re-fixed on top of the existing joists to their original locations.



Proposed Typical Acoustic Improvement 1:5@A3

PART 3 - PROPOSALS

3.6 DRAWINGS SUBMITTED

FORM F4.8/6B

Job Number: 235990 | **Job Name: 40 Great James Street** | **Sheet No. 1**

Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue								
						Day	10	14			02	17	26	01	03
						Month	04	04			06	06	06	07	12
						Year	15	15			15	15	15	15	15
	LAYOUT DRAWINGS														
L(00)001	Existing Site Location Plan	A3	RF	1:1000@A3	Y	-					-		-		-
L(00)100	Existing Basement Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)101	Existing Ground Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)102	Existing First Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)103	Existing Second Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)104	Existing Third Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)105	Existing Fourth Plan	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)106	Existing Roof Plan	A3	RF	1:100@A3	Y	-		-	-		A		A		A
L(00)110	Existing Section A-A	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)111	Existing Section B-B	A3	RF	1:100@A3	Y	-	-	-	-		A		A		A
L(00)120	Existing Front and Side Elevations	A3	RF	1:100@A3	Y	-		-	-	A	B		B		B
L(00)121	Existing Rear Elevation and Sections AA and BB	A3	RF	1:100@A3	Y	-				-	A		A		A
L(00)200	Proposed Basement Plan	A3	RF	1:100@A3	Y	-	-	-	B		C	D	D	E	F
L(00)201	Proposed Ground Plan	A3	RF	1:100@A3	Y	-	-	-	A		B		B		B
L(00)202	Proposed First Plan	A3	RF	1:100@A3	Y	-	-	-	A		B		B		C
L(00)203	Proposed Second Plan	A3	RF	1:100@A3	Y	-	-	-	A		B	C	C		D
L(00)204	Proposed Third Plan	A3	RF	1:100@A3	Y	-	-	-	A		B		B		D
L(00)205	Proposed Fourth Plan	A3	RF	1:100@A3	Y	-	-	-	A		B		B		C
L(00)206	Proposed Roof Plan	A3	RF	1:100@A3	Y	-			A		B		B		C
L(00)210	Proposed Section A-A	A3	RF	1:100@A3	Y	-		-	A		B	C	C		D
L(00)211	Proposed Section B-B	A3	RF	1:100@A3	Y	-		-	A		B	C	C		D
L(00)220	Proposed Front and Side Elevations	A3	RF	1:100@A3	Y	-		-	A		B		B		C
L(00)221	Proposed Rear Elevation and Sections AA and BB	A3	RF	1:100@A3	Y	-			-		A	C	C		C
															PL
Status of Issue: **P** Preliminary, **S** Scheme Design, **LB** Listed Building Consent, **PL** Planning, **BR** Building Regs, **T** Tender, **CO** Contract, **C** Construction, **B** As built, **O** Other							O	O			O	O	PL	PL	

Distribution	Organisation Name	Contact Name	Type and Number of Copies Issued								
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Quantity Surveyor											
Structural Engineer	The Morton Partnership	Mary Claxton	E								
M & E Consultants	ENG Design	Martin Skinner	E								
Main Contractor											
Planning Consultant	Iceni	Jack Brudenell		E			E	E	E	E	E
		A.I. Number (If applicable):	-	-			-	-	-	-	-
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FORM ISSUE DATE 18/11/99

GA's

PART 3 - PROPOSALS

FORM F4.8/6B

Job Number: 235990	Job Name: 40 Great James Street	Sheet No. 2

	Issue 1	Issue 2	Issue 3
Day	02	26	03
Month	06	06	12
Year	15	15	15

Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue		
	ASSEMBLY DRAWINGS								
A(42)101	Room Elevations G-01	A3	RF	1:50@A3	Y	-	-	-	-
A(42)102	Room Elevations G-02	A3	VT	1:50@A3	Y	-	-	-	-
A(42)103	Room Elevations G-03	A3	VT	1:50@A3	Y	-	-	-	-
A(42)104	Room Elevations 1-01	A3	VT	1:50@A3	Y	-	-	-	-
A(42)105	Room Elevations 1-02	A3	VT	1:50@A3	Y	-	-	-	-
A(42)106	Room Elevations 1-03	A3	VT	1:50@A3	Y	-	-	-	-
A(42)107	Room Elevations 1-05	A3	VT	1:50@A3	Y	-	-	-	-
A(42)108	Room Elevations 2-01	A3	VT	1:50@A3	Y	-	-	-	-
A(42)109	Room Elevations 2-02	A3	VT	1:50@A3	Y	-	-	-	-
A(42)110	Room Elevations 2-03	A3	VT	1:50@A3	Y	-	-	-	-
A(42)111	Room Elevations 2-05	A3	VT	1:50@A3	Y	-	-	-	-
A(42)112	Room Elevations 3-01	A3	RF	1:50@A3	Y	-	-	-	-
A(42)113	Room Elevations 3-02	A3	RF	1:50@A3	Y	-	-	-	-
A(42)114	Room Elevations 3-03	A3	RF	1:50@A3	Y	-	-	-	-
A(42)115	Room Elevations 3-05	A3	RF	1:50@A3	Y	-	-	-	-
A(42)116	Room Elevations 3-06	A3	RF	1:50@A3	Y	-	-	-	-
A(42)120	Existing Internal Elevation Stair	A3	VT	1:50@A3	Y	-	-	-	-
Status of Issue: **P** Preliminary, **S** Scheme Design, **LB** Listed Building Consent, **PL** Planning, **BR** Building Regs, **T** Tender, **CO** Contract, **C** Construction, **B** As built, **O** Other							O	PL	PL

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M & E Consultants	ENG Design	Martin Skinner			
Main Contractor					
Planning Consultant	Iceni	Jack Brudenell	E	E	E
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PART 3 - PROPOSALS

FORM F4.8/6B

Job Number: 235990	Job Name: 40 Great James Street	Sheet No. 3

Day	02	26	03
Month	06	06	12
Year	15	16	15

Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue		
	ASSEMBLY DRAWINGS								
A(42)201	Proposed Room Elevations G-01	A3	RF	1:50@A3	Y	-	-	`	A
A(42)202	Proposed Room Elevations G-02	A3	RF	1:50@A3	Y	-	-	-	A
A(42)203	Proposed Room Elevations G-03	A3	RF	1:50@A3	Y	-	-	-	A
A(42)204	Proposed Room Elevations 1-01	A3	RF	1:50@A3	Y	-	-	-	-
A(42)205	Proposed Room Elevations 1-02	A3	RF	1:50@A3	Y	-	-	-	-
A(42)206	Proposed Room Elevations 1-03	A3	RF	1:50@A3	Y	-	-	-	-
A(42)207	Proposed Room Elevations 1-05	A3	RF	1:50@A3	Y	-	-	-	-
A(42)208	Proposed Room Elevations 2-01	A3	RF	1:50@A3	Y	-	-	-	A
A(42)209	Proposed Room Elevations 2-02	A3	RF	1:50@A3	Y	-	-	-	-
A(42)210	Proposed Room Elevations 2-03	A3	RF	1:50@A3	Y	-	-	A	A
A(42)211	Proposed Room Elevations 2-05	A3	RF	1:50@A3	Y	-	-	-	-
A(42)212	Proposed Room Elevations 3-01	A3	RF	1:50@A3	Y	-	-	-	-
A(42)213	Proposed Room Elevations 3-02	A3	RF	1:50@A3	Y	-	-	-	A
A(42)214	Proposed Room Elevations 3-03	A3	RF	1:50@A3	Y	-	-	-	A
A(42)215	Proposed Room Elevations 3-05	A3	RF	1:50@A3	Y	-	-	-	-
A(42)216	Proposed Room Elevations 3-06	A3	RF	1:50@A3	Y	-	-	-	-
A(42)220	Proposed Internal Elevation Stair	A3	VT	1:50@A3	Y	-	-	-	-
	Status of Issue: **P** Preliminary, **S** Scheme Design, **LB** Listed Building Consent, **PL** Planning, **BR** Building Regs, **T** Tender, **CO** Contract, **C** Construction, **B** As built, **O** Other						O	PL	PL

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FORM ISSUE DATE 18/11/99

Assembly Drawings (Cont'd)

PART 3 - PROPOSALS

FORM F4.8/6B

Job Number: 235990	Job Name: 40 Great James Street	Sheet No. 4

	Day	Month	Year
	02	06	15
	26	06	15
	03	12	15

Dwg No.	Drawing Title	Size	Drawn	Scale	CAD	HAND	Revision at Time of Issue		
	CONSTRUCTION DRAWINGS								
C(22)01	Proposed typical new partition details	A3	RF	1:20@A3	Y	-	-	-	-
C(22)02	Proposed typical new partition details	A3	RF	1:20@A3	Y	-	-	-	-
C(22)03	Proposed typical panelling repair	A3	VT	NTS	Y	-	-	-	-
	Floor Details								
C(23)12	Proposed typical acoustic improvements within floors	A4	VT	1:5@A3	Y	-		-	A
	Window Details								
C(30;5)01	Proposed typical window refurbishment	A3	VT	1:10@A3	Y	-	-	-	-
	Doors								
C(31.5)01	Proposed Light Switch Details	A3	RF	1:10@A3	Y	-	-	-	A
C(31.5)02	Proposed Typical Doors	A3	VT	1:10@A3	Y	-	-	-	-

Status of Issue: **P** Preliminary, **S** Scheme Design, **LB** Listed Building Consent, **PL** Planning, **BR** Building Regs, **T** Tender, **CO** Contract, **C** Construction, **B** As built, **O** Other

			O	PL	PL

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Planning construction drawings

PART 4 - CONCLUSION

The building is of high heritage significance and has a high level of surviving original building fabric to the interior. The building is also in a poor condition and at risk of deterioration whilst the building is uninhabitable. The proposals encapsulated within the application seek to refurbish the entire building whilst maintaining the existing use class with a minimal intervention approach.

Elements with a detrimental impact, such as the rear closet toilet block and modern lean-to within the garden area, are proposed to be removed. The existing original fabric is to be retained and conserved, particularly the timber panelling which is prevalent throughout the interior.

The building is currently in a precarious structural condition; rotten and missing beam ends in conjunction with an undersized load capacity of the existing primary structure require urgent works to prevent further damage to the property. The locations and extent of the necessary strengthening has been carefully considered to ensure works are as unobtrusive as possible, retaining as much historic fabric whilst arresting any further structural movement and ensuring the building remains secure into the future.

Many original features are proposed to be reinstated, such as the passageway at basement level and the original configuration of the first floor front room. Existing modern partitions and linings associated with the building's current use are also proposed to be removed with the existing panelling treated more sympathetically in the proposals.

In essence, the proposals represent a significant improvement and heritage gain to the property; on this basis we respectfully request that permission be granted for the works that will see this building restored back into useful life.

APPENDIX A: STRUCTURAL REPORT

Registered in England No. 2727193

THE MORTON PARTNERSHIP LTD.

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HISTORIC BUILDING SPECIALISTS
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STRUCTURAL STATEMENT FOR 40 GREAT JAMES STREET LONDON

Architect: Purcell
15 Bermondsey Square
Tower Bridge Road
London
SE1 3UN

Prepared by: The Morton Partnership Ltd
Old Timber Yard House
55 The Timber Yard
Drysdale Street
London N1 6ND

Date: May 2015

Reference: MC/16062~rep

Contents:

1.0 Introduction

1.1 40 Great James Street is a Grade II* Listed property in the London Borough of Camden. It is listed as part of a group, for its special Architectural or Historic interest along with No.s 26-37 & 39, along with the attached railings. An extract from the list description is as follows:

TQ3081NE GREAT JAMES STREET 798-1/101/662 (West side) 24/10/57 Nos.26-37 AND 39-40 (Consecutive) and attached railings (Formerly Listed as: GREAT JAMES STREET Nos.26-37, 38, 39 & 40 (Consecutive))

*GV II**

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.

1.2 It is proposed that the property is refurbished for the mixed use of offices and residential accommodation. As is common for a property of this age, the floors have experienced some reasonable deflections and it is proposed that as part of the refurbishment works, the floors are enhanced to improve their stiffness and that the areas of particular deflection will be levelled out.

1.3 The following statement discusses the existing situation of each floor and their proposed uses. We will then discuss the repairs that are required and any strengthening that could be adopted to enhance the building's robustness.

40 Great James Street, London WC1N 3HB 16062

2.0 Existing Structural Arrangement

2.1 No. 40 Great James Street is a 5 storey Georgian terraced property with attic. Its plan layout is typical of the period, with a hallway and stair to the north side of the property at ground floor level, with front and rear rooms to the south side. The upper storeys have a principal room to the front of the property, with smaller rooms to the rear adjacent to the staircase. The property has a closet wing rising up to third floor level and has also had a small extension to the rear of the stair case added at some time. At basement level brick vaults are located below the pavement at the front of the property and also at the rear of the property below the closet wing and rear extensions over.

2.2 The property is constructed with load bearing masonry walls, with timber floors and panelled partitions at each floor level. Careful opening up of the floors has been carried out at each floor level, which has enabled us to record the sizes and condition of the timber joists and main supporting beams. The joists predominantly span across the width of the property, and are supported by beams on the line of the stair partition wall at the rear of the property and a larger beam to the front of the property. These two beams are staggered in their position and in turn are both connected into the side of a timber beam spanning between the party walls, on the dividing partition line. The joists to the closet wing span across its width onto the adjacent masonry walls. A typical plan layout indicating the floor construction is appended.

2.3 Generally the floors are made up with timber boards, supported off the top face of the joists and lath and plaster ceilings supported directly off the bottom face. The boards have been scribed over the joists to allow for the variation in board thickness and have timber 'pins' recessed into their top face in some locations (refer to photo 1).

Photo 1: Timber pin recessed into top face of boards.

2.4 The panelled partitions appear to have minimal studs within them and the partitions between the front and rear rooms at each level appear to be simple panel sections, with individual posts located occasionally. The dividing partitions at basement level have been removed at some point and steel beams have been provided to support the floor and partitions over, which are in turn supported off a circular post.

2.5 We have reviewed the condition of each of the floors and there is a significant amount of undulation in them as you rise up through the building, particularly within the rear room. This appears to be due to a combination of factors; Firstly, there has been some water ingress to the rear of the property which has caused rot to beam ends and embedded timbers in the rear wall. This is particularly the case at first floor level (refer to photo 2) and to a lesser degree at ground floor level. Secondly, the joists at third floor level have had a significant number of notches cut out of them in the rear room, to allow for services to be installed (refer to photo 3). This has led to weakening of the joists and some significant deflections across the floor. Further to these external factors, the timber beams themselves are inherently relatively small for their spans, with little propping provided by the panelled partitions.

Photo 2: Rot to first floor beam end (beam A).

Photo 3: Notches to third floor rear room joists.

2.6 The principal beams and joist ends are built into the masonry walls (refer to photo 4). The bearings generally appear to be sound, with no pulling of the joists noted. We have not however been able to ascertain the length of the bearings into the walls.

Photo 4: View of joists built into party wall.

2.7 At basement level, the vaults to the rear of the property have been inspected and are considered to be generally in good condition. They also appear to be reasonably dry. We have not carried out a detailed inspection of the front vaults at this time.

2.8 Externally there is evidence of some historic movement within the front façade, however this does not appear to be ongoing and is not of concern at this time. To the rear of the property, there has been some movement to the parapet wall at high level. We will carry out detailed inspections of the external fabric during the proposed works when access permits.

3.0 Proposals (Refer to Purcell Drawings and accompanying sketches)

3.1 It is proposed that 40 Great James Street is refurbished and that it will provide both office and residential accommodation as set out below:

Third Floor level and attic store:	Residential accommodation
Second floor level:	Residential accommodation
First floor level:	Office use
Ground floor level:	Office use
Basement level:	Residential Accommodation

3.2 In light of our surveys and particularly in relation to the undulation of the floors, we have carried out an analysis of the floor structure from ground to third floor levels. Whilst modern design codes define imposed loading for offices of 2.5kN/m^2, studies have shown that this is rarely reached. It has therefore been agreed that the floors designated for office use should be checked for a domestic imposed loading of 1.5kN/m^2 with an uplift to 2.5kN/m^2 for a 1m strip adjacent to the party walls and stair partition wall. It is proposed that the main file storage would be located in the basement vaults at the rear of the property.

3.3 Taking the above as the basis for the proposed loadings, at each floor level the joists are within permissible stress limits, however the three principal beams would theoretically be overstressed and would theoretically deflect in excess of what is recommended to prevent damage to plaster finishes. Having discussed the analysis in detail with the Architect, we propose that the timber floor beams are strengthened at each floor level.

3.4 In order to stiffen the beams adequately, we propose that flat steel flitch plates are used, either recessed into the centre of the beam (as in the case of the front room beam) or added to the sides of the beams, all through bolted. The connections between each of the beams and also where they bear into the masonry walls could also be enhanced to ensure that the loads are transferred adequately.

3.5 The sketches appended to this statement indicate the type of strengthening that is proposed at ground, first, second and third floor levels. The proposals have been made to minimise any damage to the panelling and also to reduce the amount of damage caused to the plaster finishes during installation.

3.6 Where water ingress has occurred at the rear of the property, we propose that additional timbers are bolted alongside the strengthened floor beams and that the bearings are enhanced to reinstate the load path back to the load bearing masonry of the external wall.

3.7 Should any further structural members be found to be suffering from rot and/or damage when they are uncovered during the works, we will recommend that traditional repairs are carried out to reinstate the structural behaviour of the affected member.

3.10 The contractor would need to give careful consideration to the methodology for introducing the floor beam strengthening with propping provided during the works as necessary. We would review the methodology with them carefully prior to any works taking place.

4.0 Conclusion

4.1 It is proposed that No. 40 Great James Street is refurbished and brought back into use as a combination of both residential and office use. The building is structurally sound, however has suffered from some significant deflections to the floors between ground and third floor levels. In our view, this has occurred due to a number of factors.

4.2 Our surveys of the intrusive opening up have enabled us to review the existing structural arrangement of the floors and allowed us to record their condition. We have also carried out an analysis of the floor structure and we recommend that some local strengthening is carried out to the timber floor beams. In general we have considered the floors to be designed for residential loading, with some local uplift adjacent to the party walls and stair partition wall. When considering the proposed layout of each of the rooms and their individual uses, we do not consider it likely that the imposed load for offices as set in the codes would be achieved.

4.3 With careful repair and local strengthening of the floors the structural integrity of 40 Great James Street would be enhanced and the building helped into the future. We would work closely with the design team to develop the details for repair in a careful and sympathetic manner. We would also review the contractor's method statements in due course and expect them to have given careful consideration to any temporary works necessary to carry out the works in a safe manner.

40 Great James Street, London WC1N 3HB 16062

Appendix - Sketches

The Morton Partnership

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The Morton Partnership

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DETAILS 16062 / SK 01

TYPICAL FLOOR LAYOUT KEY PLAN

JOB TITLE 40 GREAT JAMES STREET

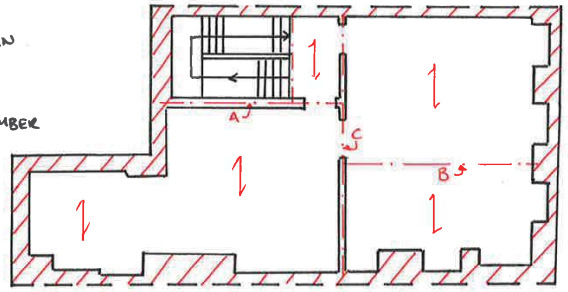
JOB No. 16062 **DATE** MAY 2015

KEY:

DENOTES SPAN OF TIMBER JOISTS

DENOTES TIMBER BEAMS

DENOTES LOAD BEARING MASONRY



TYPICAL STRUCTURAL ARRANGEMENT GND. TO 3RD FLOORS

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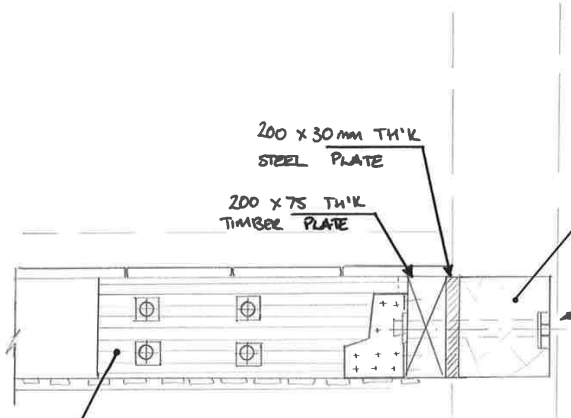
DETAILS 16062 / SK 02

PROPOSED STRENGTHENING TO BEAM A

JOB TITLE 40 GT. JAMES STREET

JOB No. 16062 **DATE** MAY '15



EXISTING TIMBER BEAM STRENGTHENED WITH STEEL & TIMBER PLATES ALL THROUGH BOLTED AT JOIST CENTRES.

FLOOR JOISTS TO BE FULLY PROPPED THROUGH BUILDING TO BASEMENT LEVEL PRIOR TO STARTING WORKS.

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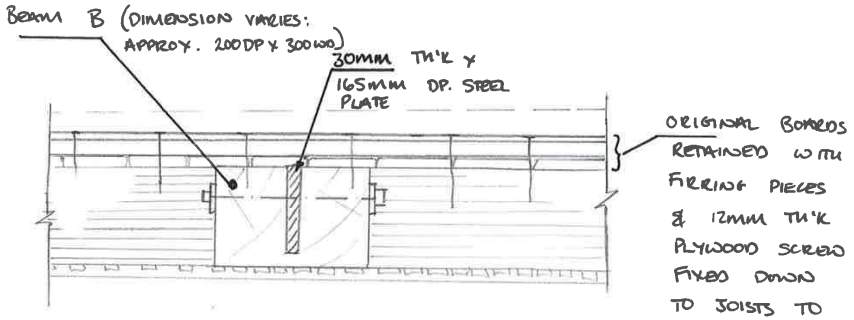
DETAILS 16062 /SK03

PROPOSED STRENGTHENING TO BEAM B

JOB TITLE 40 ST. JAMES STREET

JOB No. 16062 **DATE** MAY '15



EXISTING TIMBER BEAM STRENGTHENED WITH CENTRAL STEEL FLITCH PLATE & THROUGH BOLTED AT JOIST CENTRES.

FLOOR TO BE FULLY PROPPED TO BASEMENT LEVEL PRIOR TO STARTING WORKS.

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Drysdale Street, London N1 6ND
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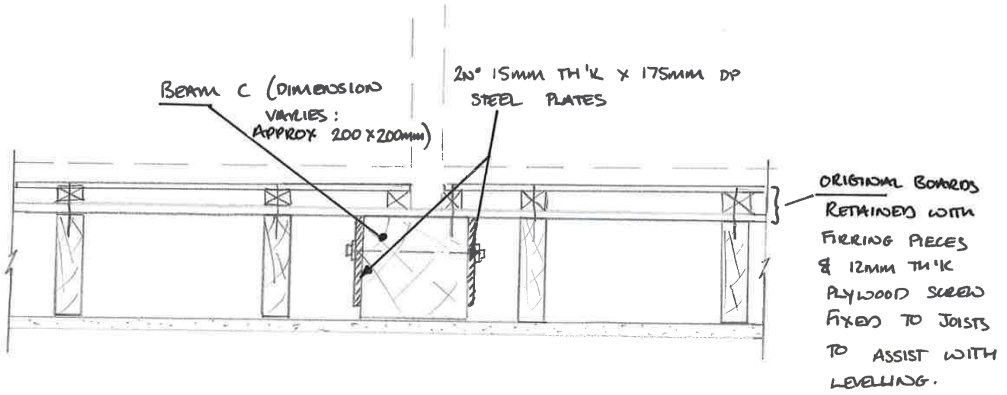
DETAILS 16062 /SK04

PROPOSED STRENGTHENING TO BEAM C

JOB TITLE 40 ST. JAMES STREET

JOB No. 16062 **DATE** MAY '15

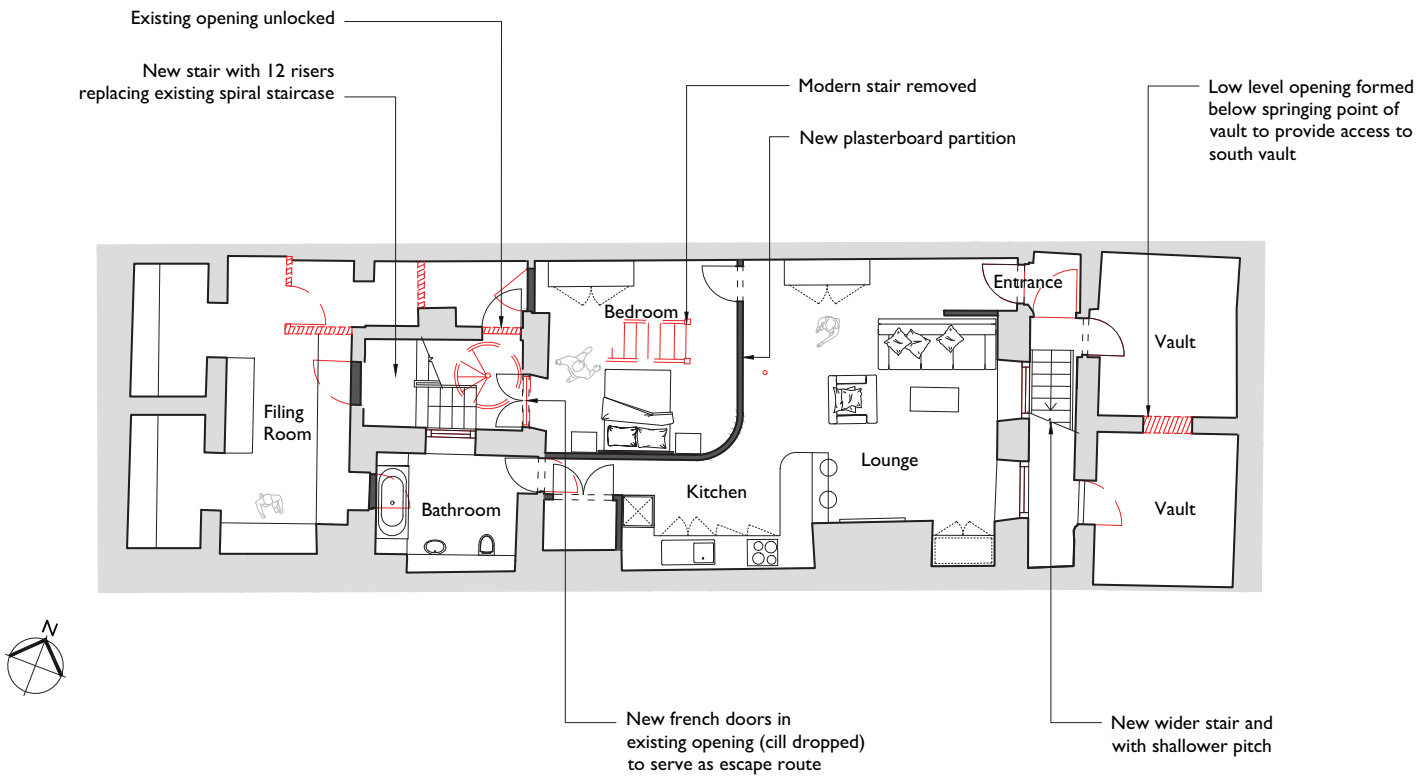


EXISTING TIMBER BEAM STRENGTHENED WITH STEEL PLATES (ONE PER FACE) ALL THROUGH BOLTED AT 300MM CRS.

ADDITIONAL BOLTS AT MID SPAN BETWEEN POSITIONS OF BEAMS A & B.

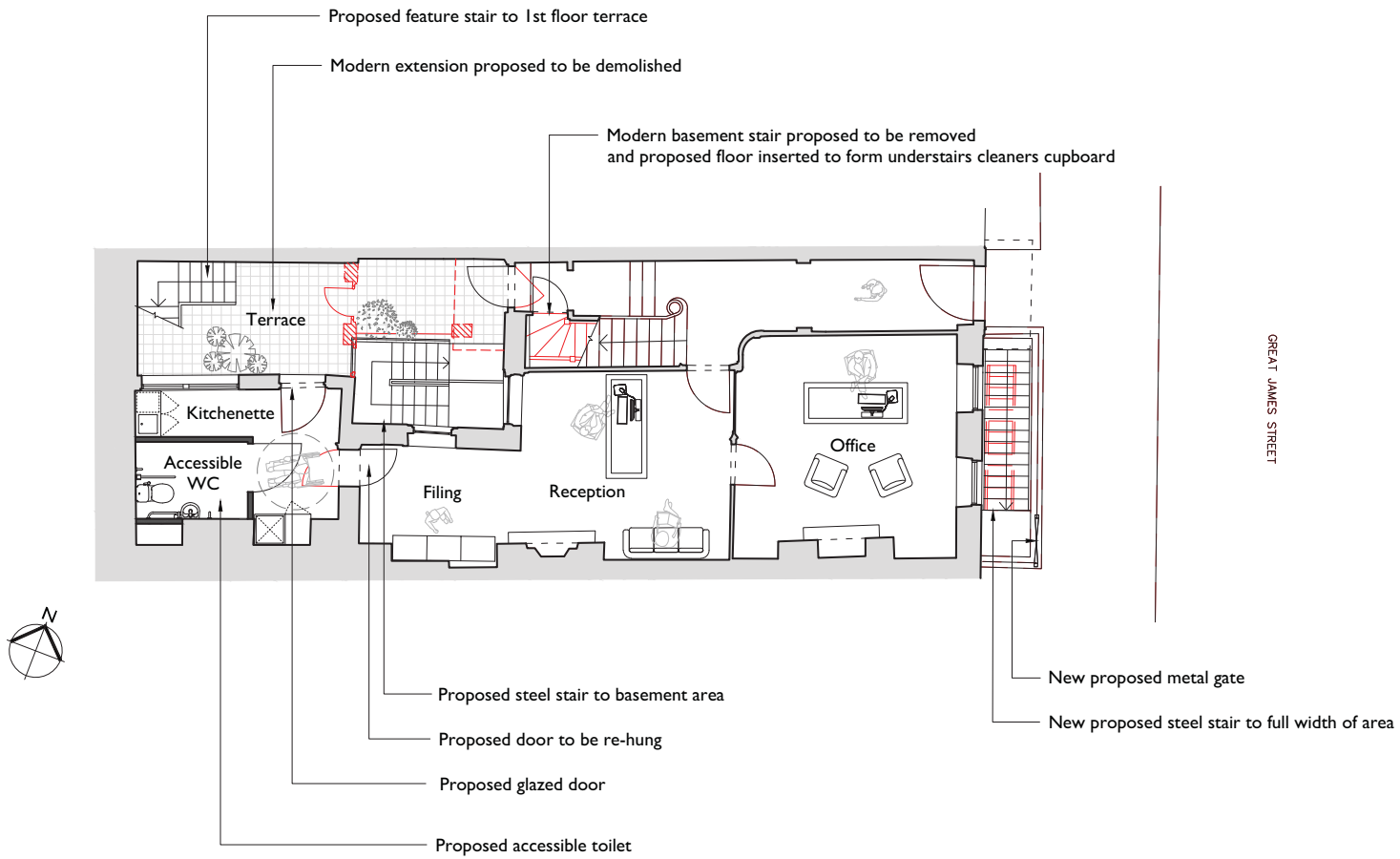
FLOOR TO BE FULLY PROPPED TO BASEMENT LEVEL PRIOR TO STARTING WORKS.

APPENDIX B: PLANS AS SUBMITTED WITH PRE-APPLICATION SUBMISSION



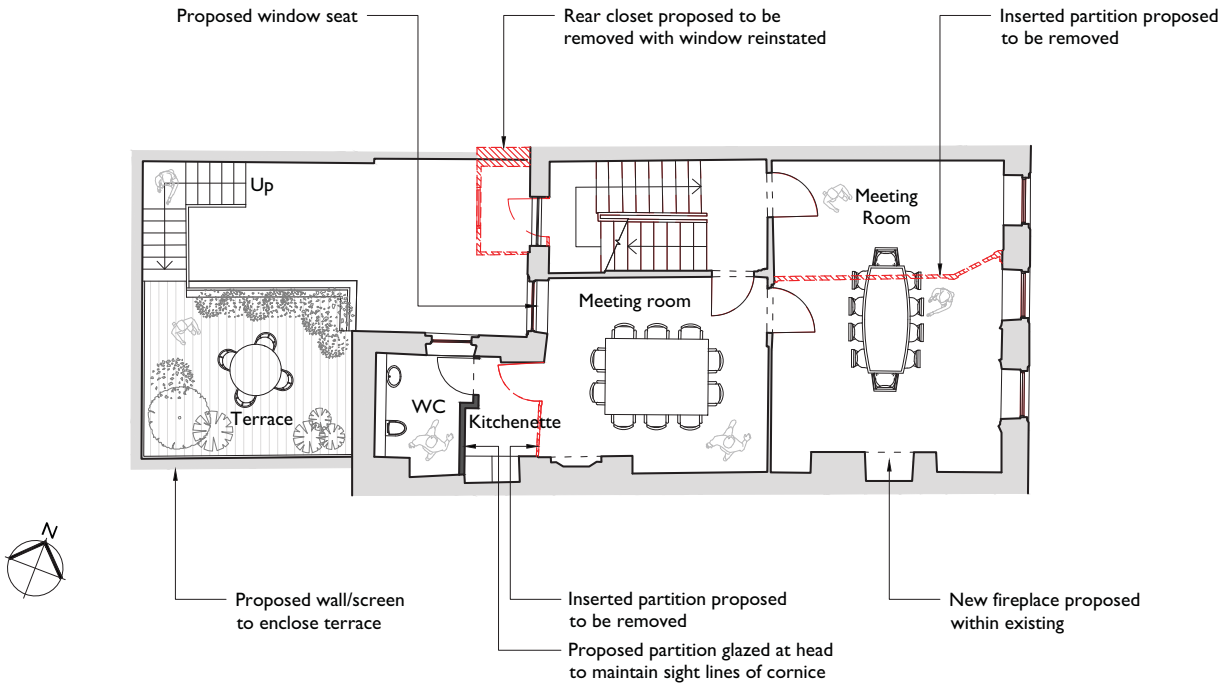
1 / 200 **Proposed Basement Floor Plan**
1:100 @ A3

0 1 m 2 m 3 m 4 m 5 m 10 m



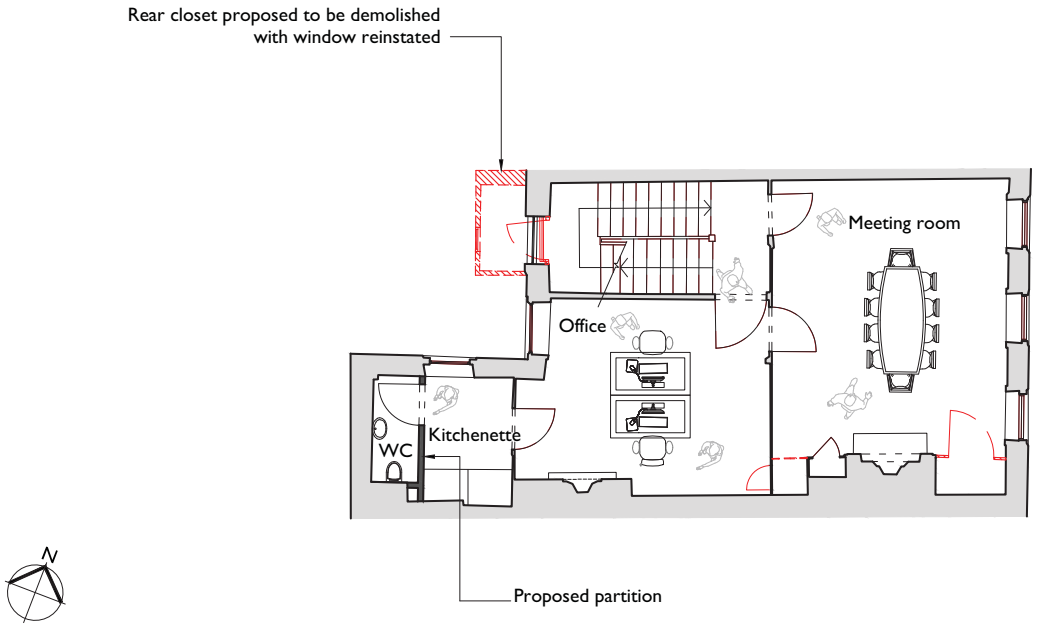
1
201 **Proposed Ground Floor Plan**
1:100 @ A3

0 1 m 2 m 3 m 4 m 5 m 10 m



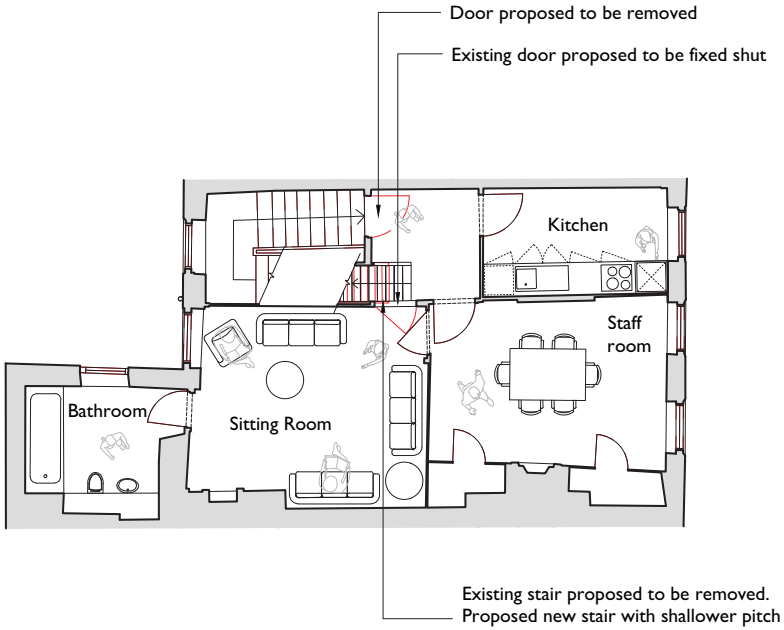
1/202 **Proposed First Floor Plan**
1:100 @ A3

0 1 m 2 m 3 m 4 m 5 m 10 m

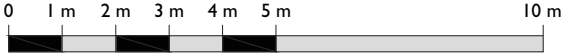


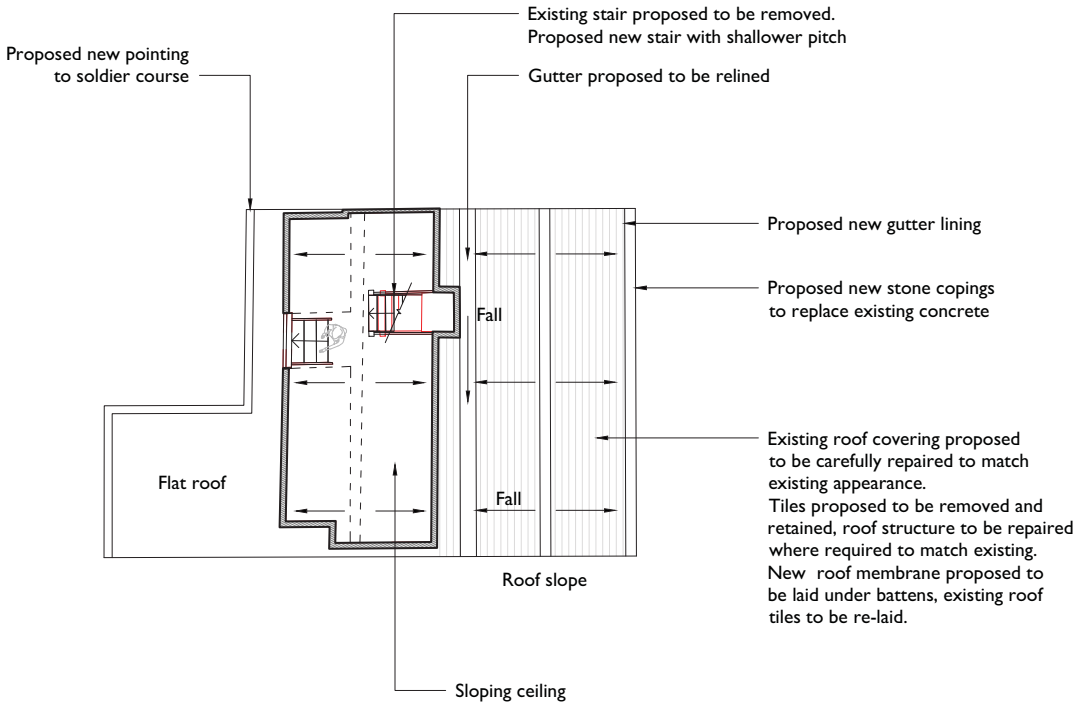
1/203 Proposed Second Floor Plan
1:100 @ A3

0 1 m 2 m 3 m 4 m 5 m 10 m

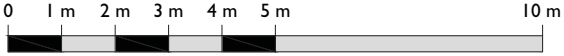


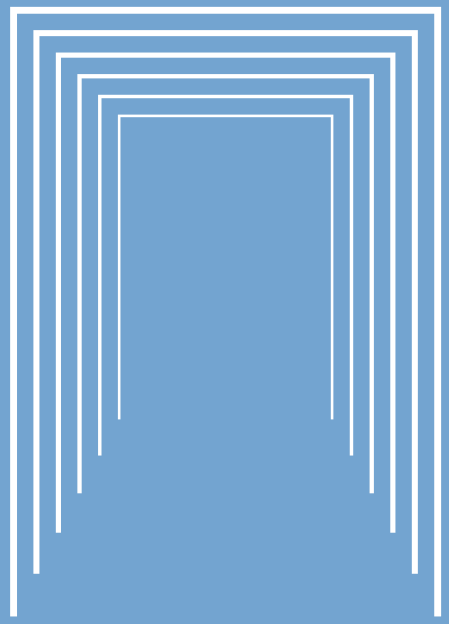
1
204
Proposed Third Floor Plan
1:100 @ A3





1/205 **Proposed Fourth Floor Plan**
1:100 @ A3





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