

35 Great James Street, WC1N

HERITAGE STATEMENT

MARCH 2017



Contents

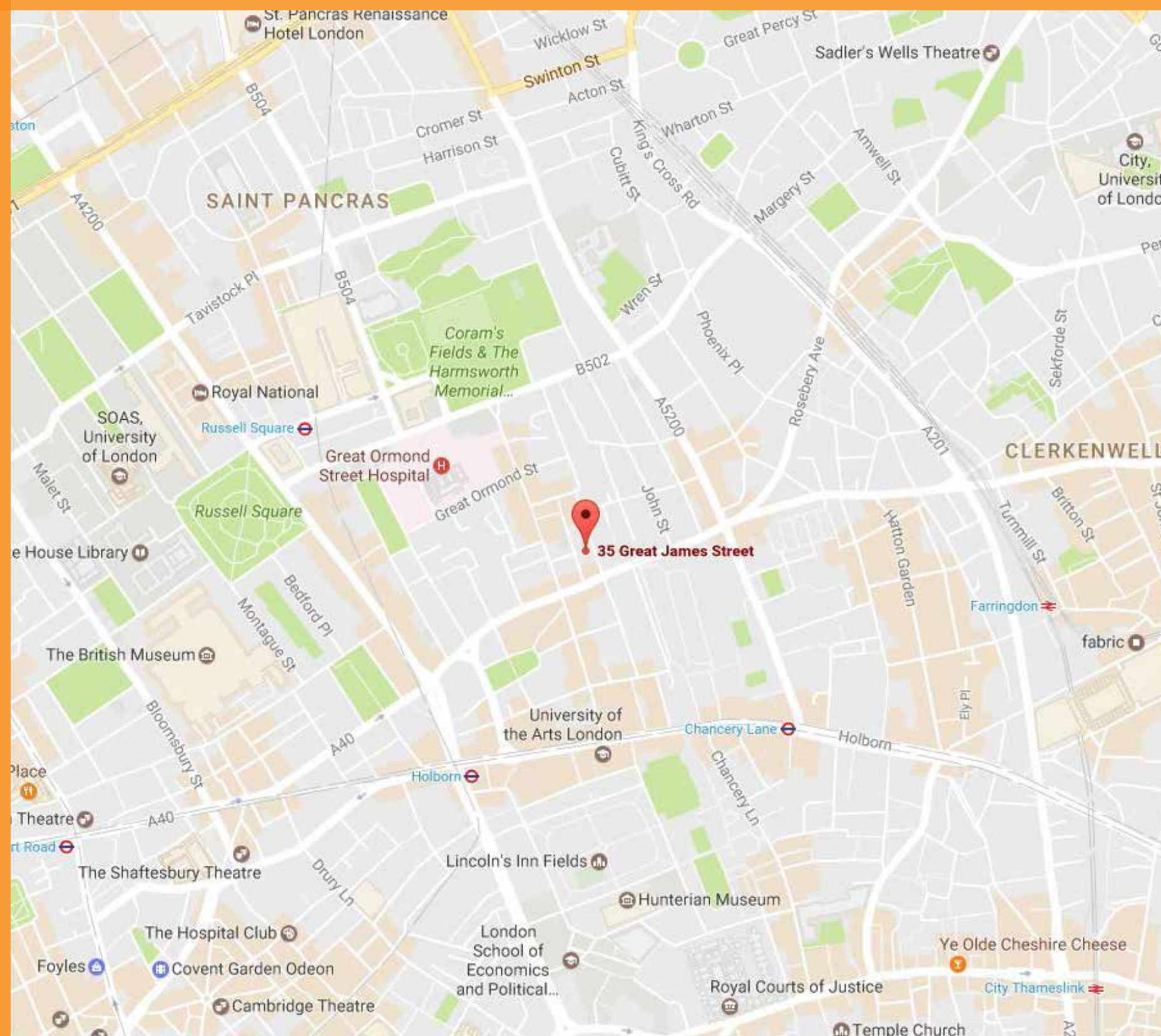
This document has been prepared in accordance with The Camden Local Plan, and contains the following:

- Description, History and Development of the Existing Building
- Architectural Significance Appraisal
- Conservation Approach
- Proposed Structural Works
- Schedule of Proposed Works
- Temporary Storage of Items such as Joinery etc (Method Statement)
- Proposed Demolition Works Assessment and Justification / Mitigation
- Impact Assessment and Conclusion

Project No.	1532
Date:	28th March 2017

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35 Great James Street, WC1N



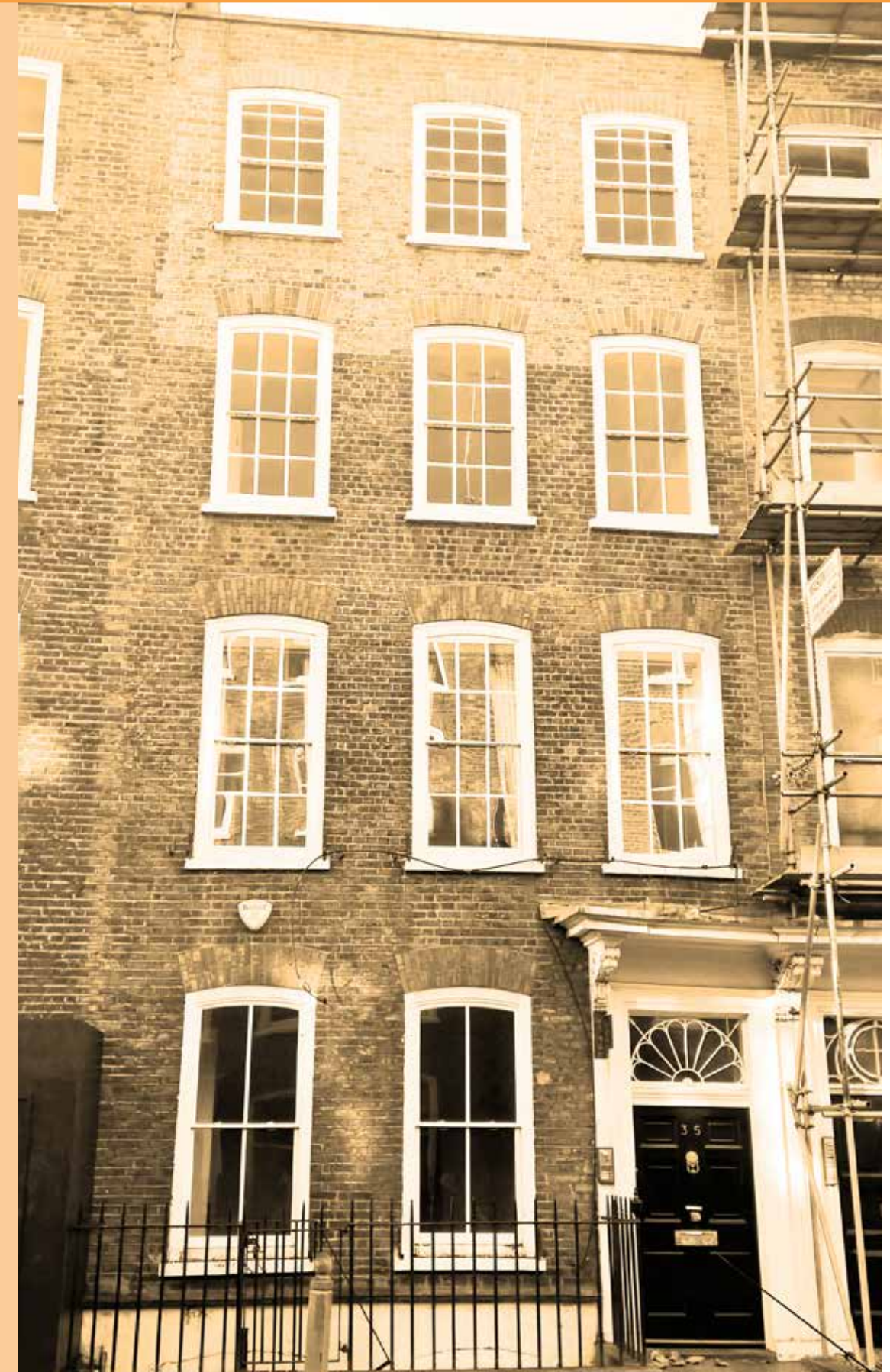
Introduction

35 Great James Street, WC1N

Located along the west side of Great James Street, close to the junction with Theobalds Road, this Grade II* listed property is within the Bloomsbury Conservation Area. The property is a four storey plus basement and is part of a 14 terraces houses built between 1720-24.

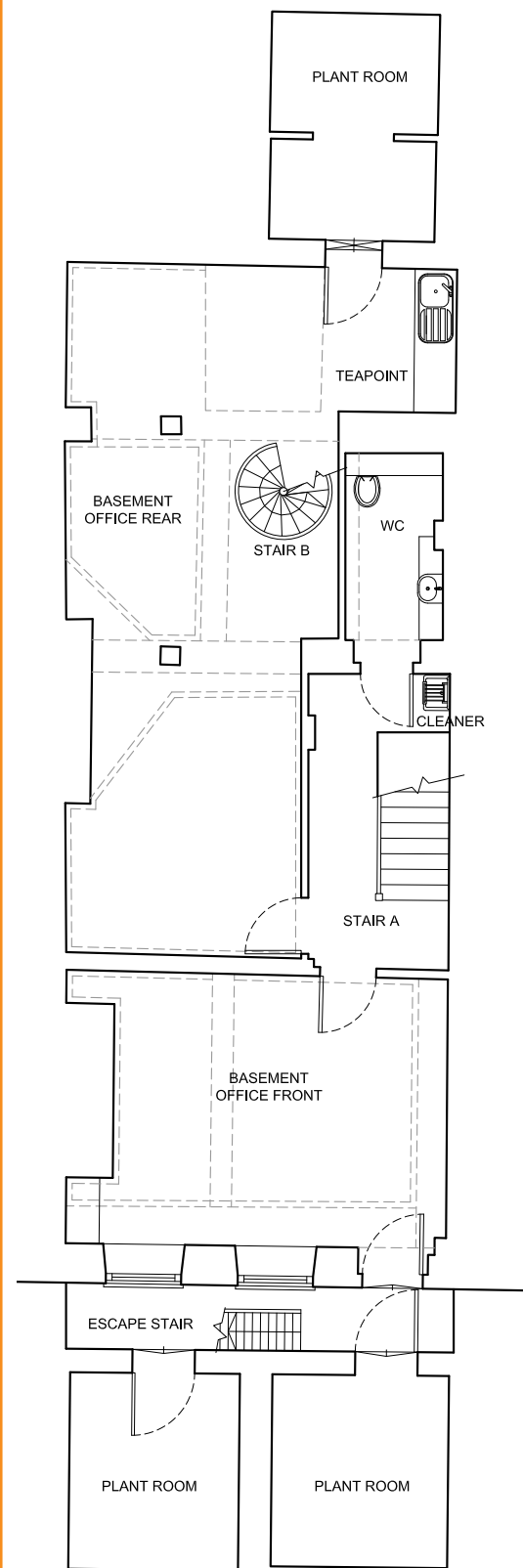
Spanning from basement to third floor, the building provides office accommodation with several original features and fixtures.

This report has been prepared to accompany a Listed Building application to refurbish the of the property in order to provide high quality office accommodation which will enhance and preserve the original features and character of the building.

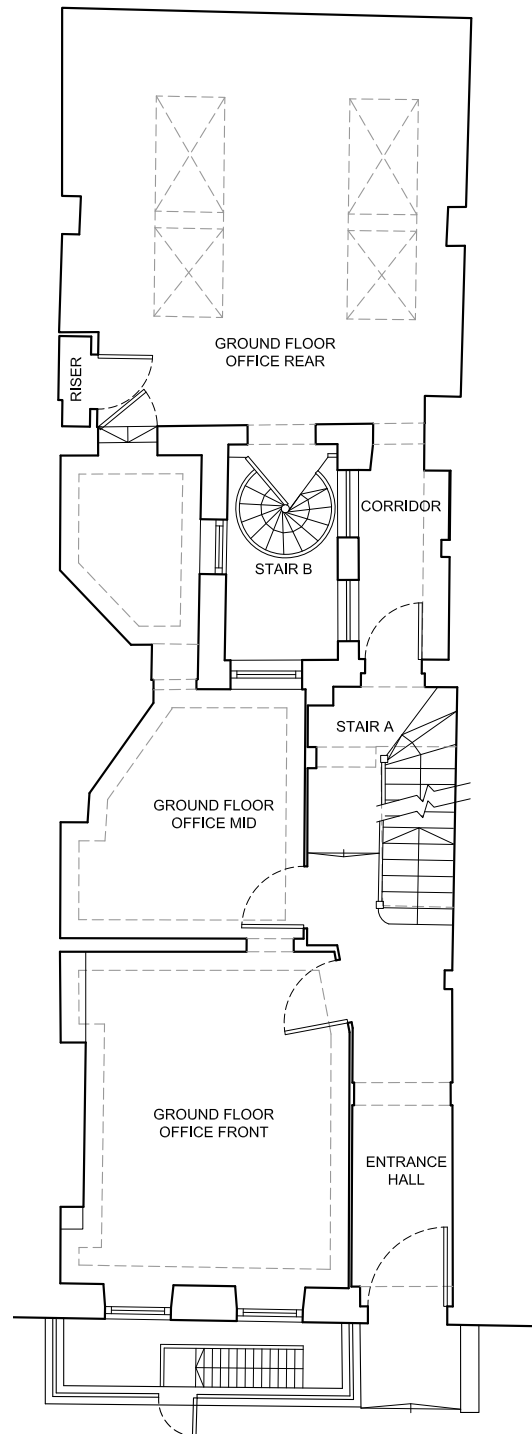


Existing Plans

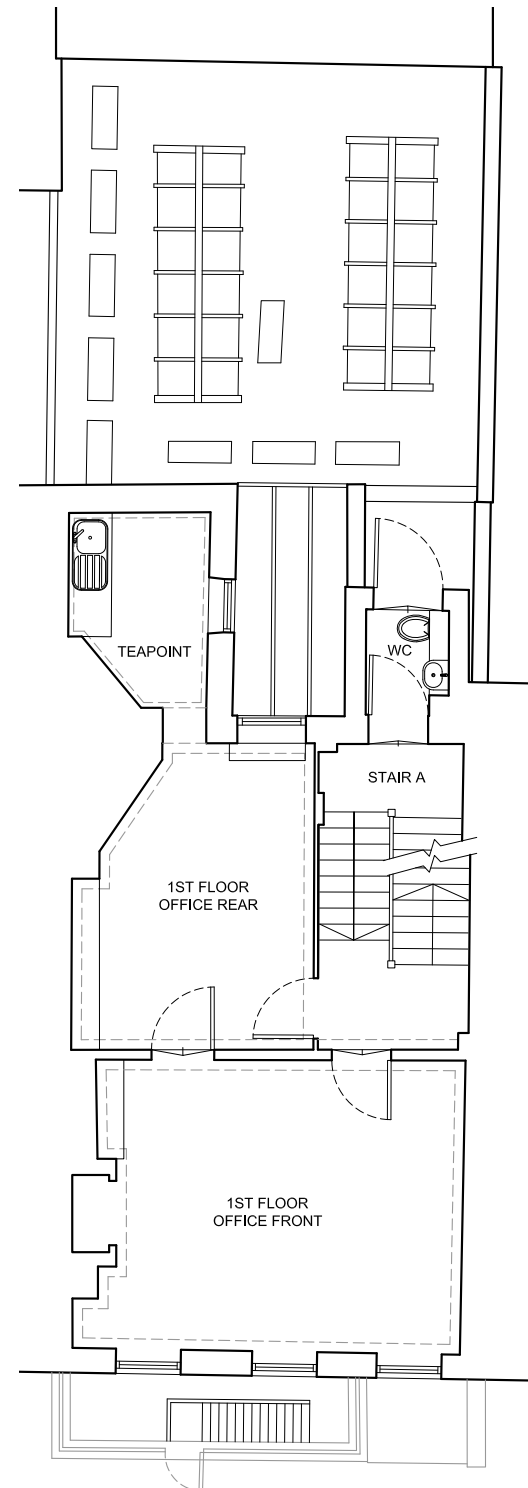
35 Great James Street, WC1N



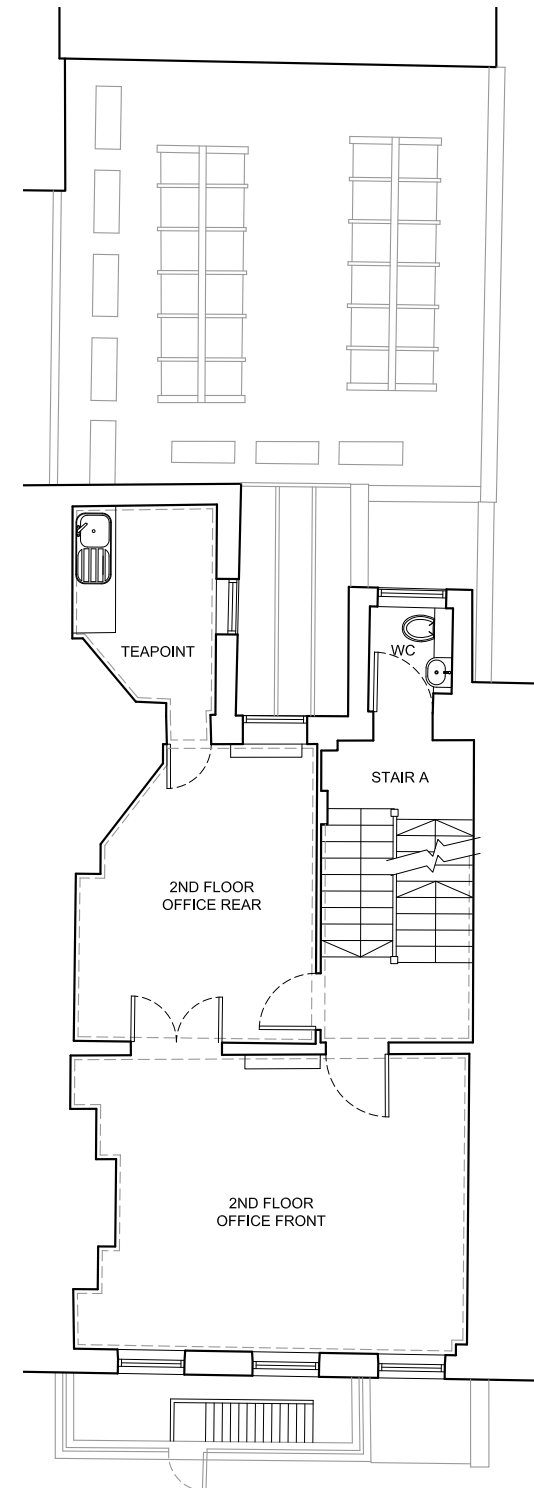
Basement



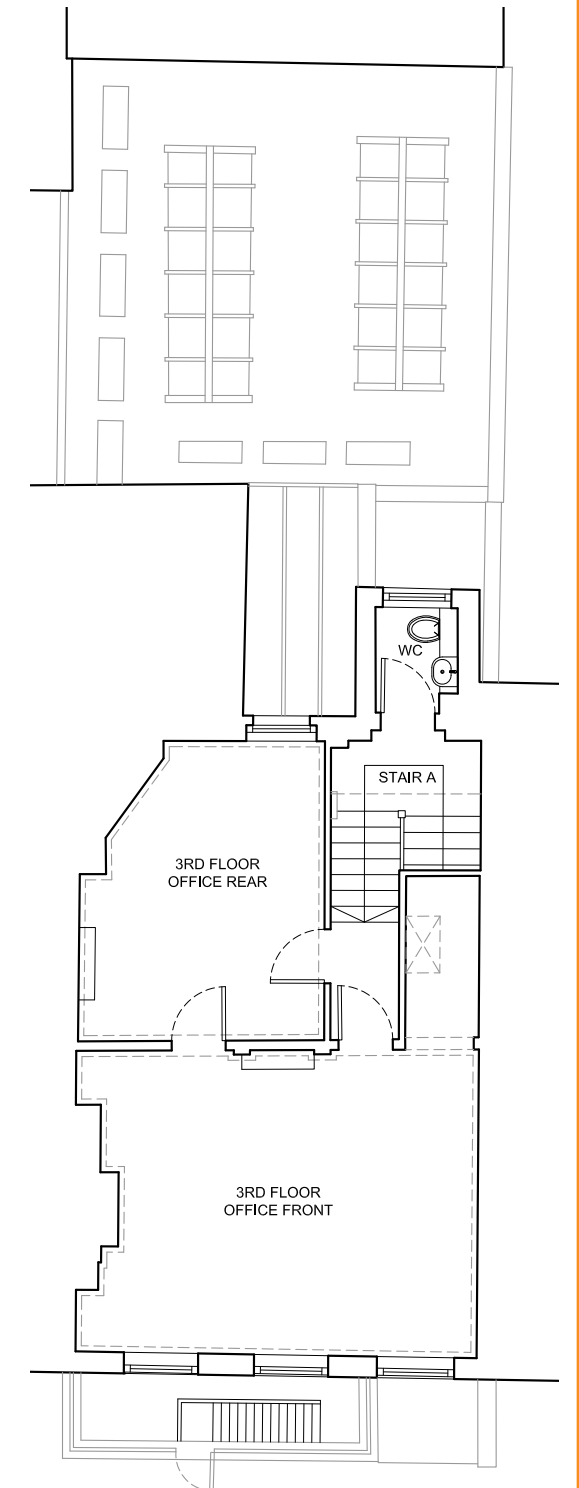
Ground



First



Second



Third

35 Great James Street, WC1N

ARCHITECTURAL SIGNIFICANCE APPRAISAL:

English Heritage's National Monuments Record confirms the following details regarding the existing building:

"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.

Listing NGR: TQ3071881985"

CONSERVATION APPROACH:

The proposal are for a light touch refurbishment provide high quality office accommodation which will enhance and preserve the original features and character of the building. It will include redecorating, new flooring, new lighting, new kitchens and WCs. It is proposed that architectural detailing will be reinstated to suit the period of the building throughout each apartment where appropriate. New joinery will be designed in the early Victorian style and simple decorative cornices installed to the principle rooms. Windows will be refurbished.

The staircase and common parts of the building will be lightly refurbished with the original staircase and balustrading remaining intact. Works in these areas will predominantly consist of cleaning and redecoration.

In the staircase the existing lighting will be removed and opening made good. New wall mounted up/down lights will be installed. In office areas all downlights will be removed and ceiling made good. New pendants will be installed.

PROPOSED STRUCTURAL WORKS:

This proposal requires not structural works

SCHEDULE OF PROPOSED WORKS:

Refer to page 30 onwards of this document for an outline summary of the proposed works.

TEMPORARY STORAGE OF ITEMS SUCH AS JOINERY ETC - METHOD STATEMENT:

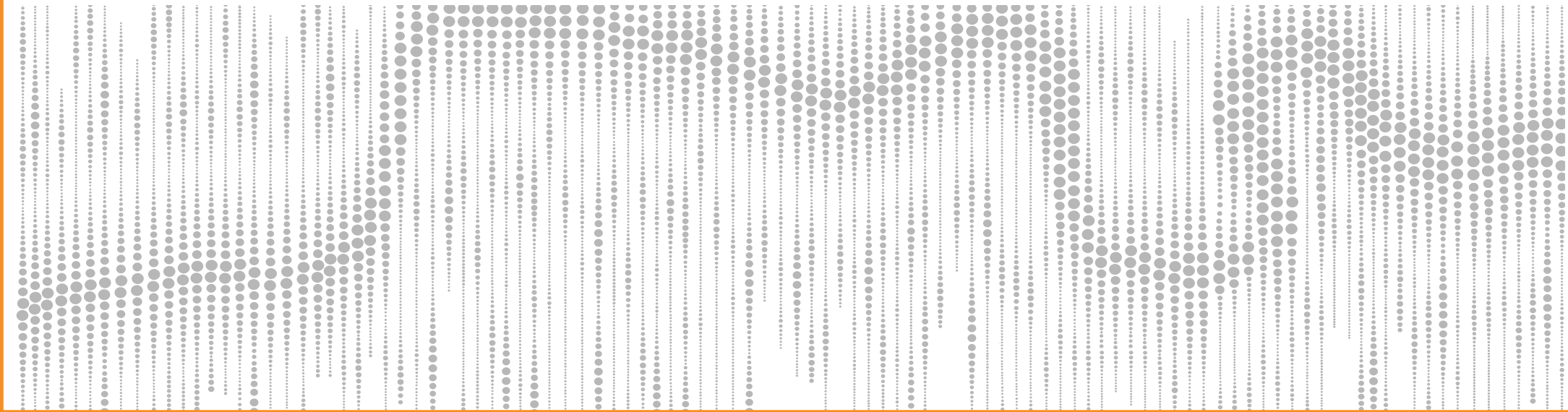
Works are minor and it is not envisioned that storage of materials will be required. If required, then storage will be within the property during the refurbishment works.

PROPOSED DEMOLITION WORKS ASSESSMENT AND JUSTIFICATION / MITIGATION MEASURES INTENDED:

Refer to the schedule of works at the end of this document for an outline summary of the proposed works.

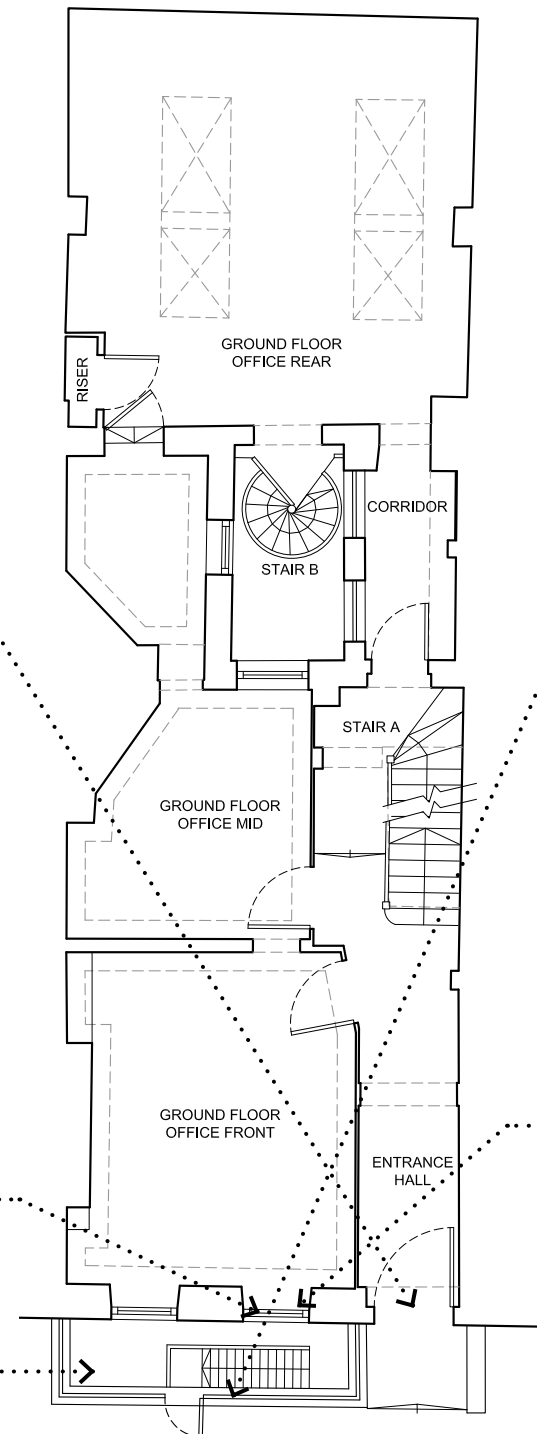
Demolition work is minor and confined to modern additions

EXISTING CONDITION



Great James Street Elevation

35 Great James Street, WC1N



Basement

35 Great James Street, WC1N



Basement

Basement

35 Great James Street, WC1N



Basement

Ground

35 Great James Street, WC1N



Ground

Ground

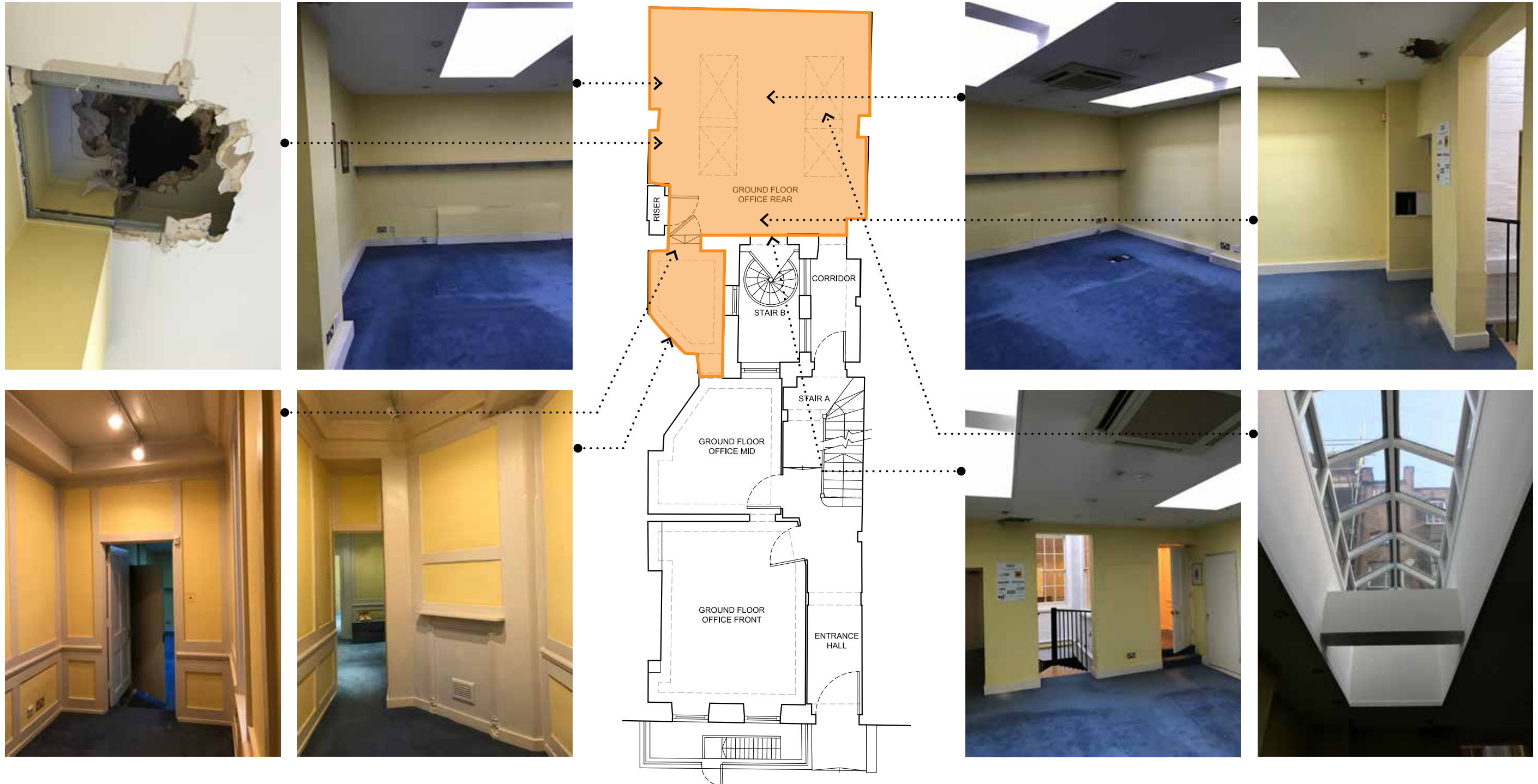
35 Great James Street, WC1N



Ground

Ground

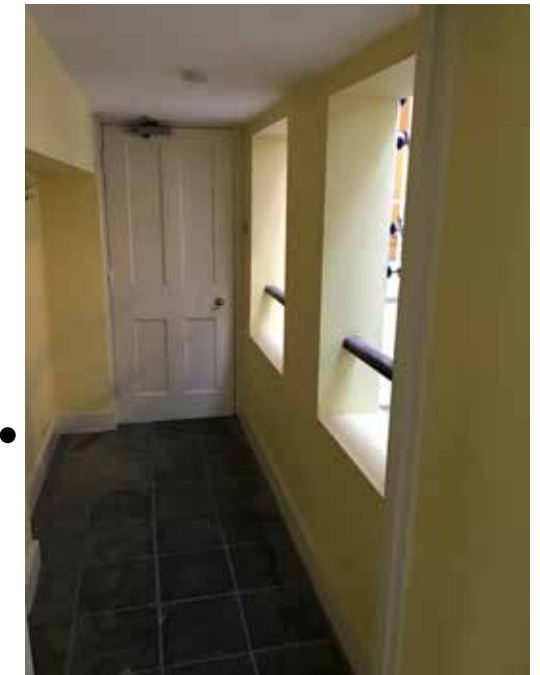
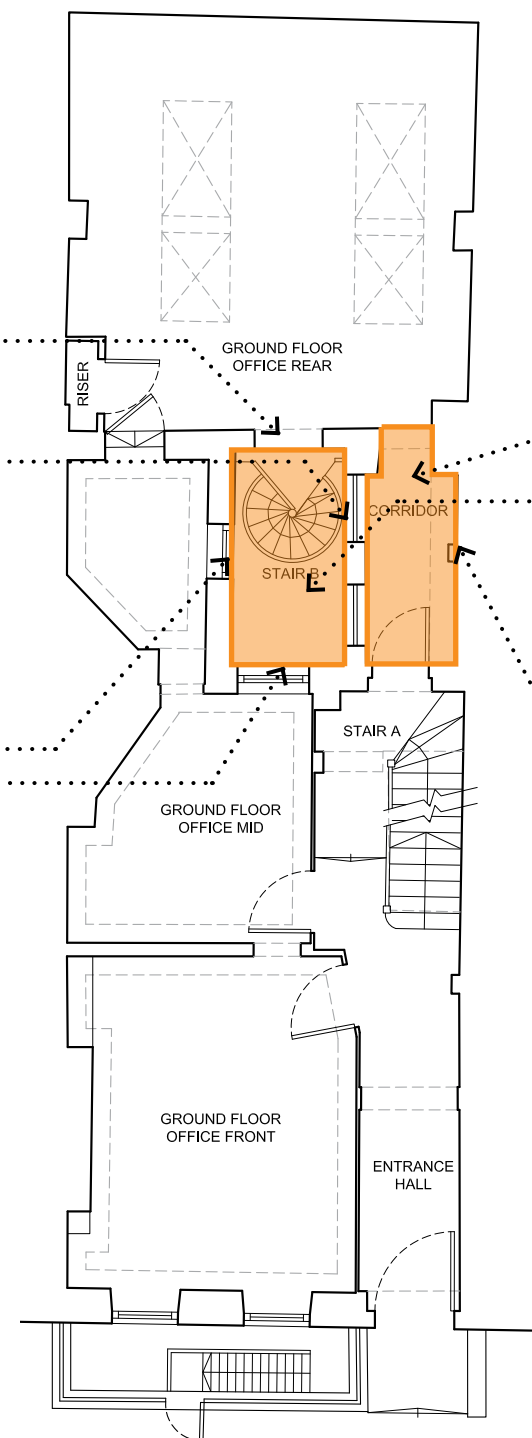
35 Great James Street, WC1N



Ground

Ground

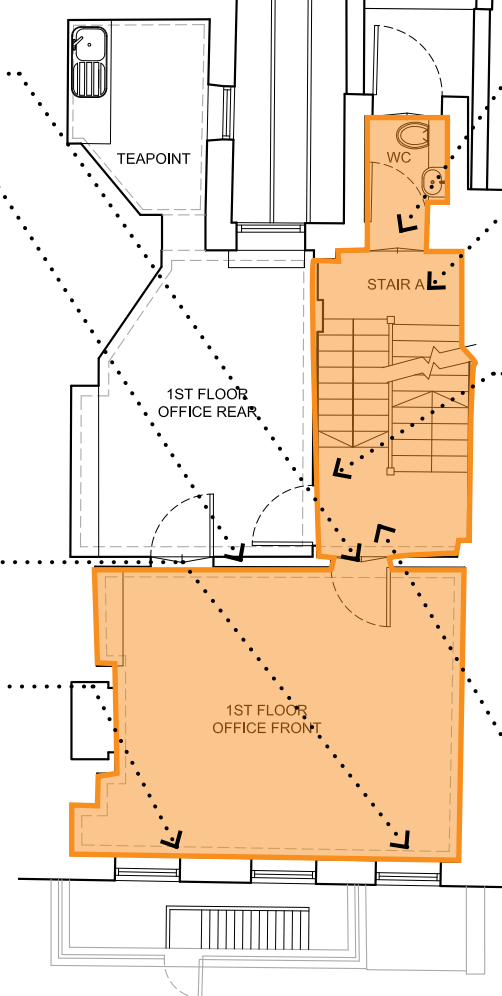
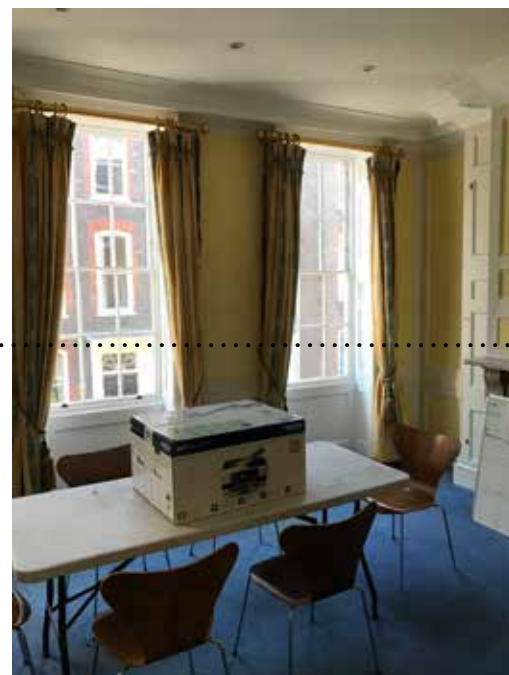
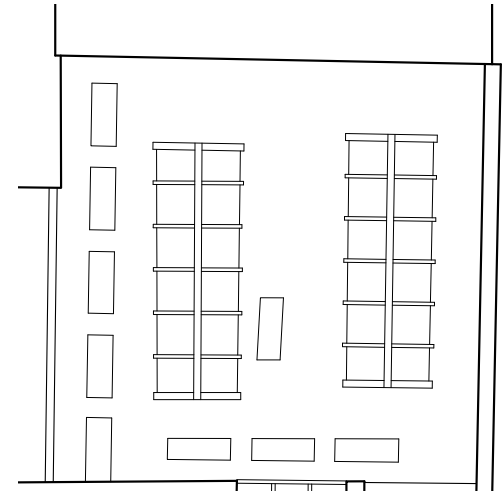
35 Great James Street, WC1N



Ground

First

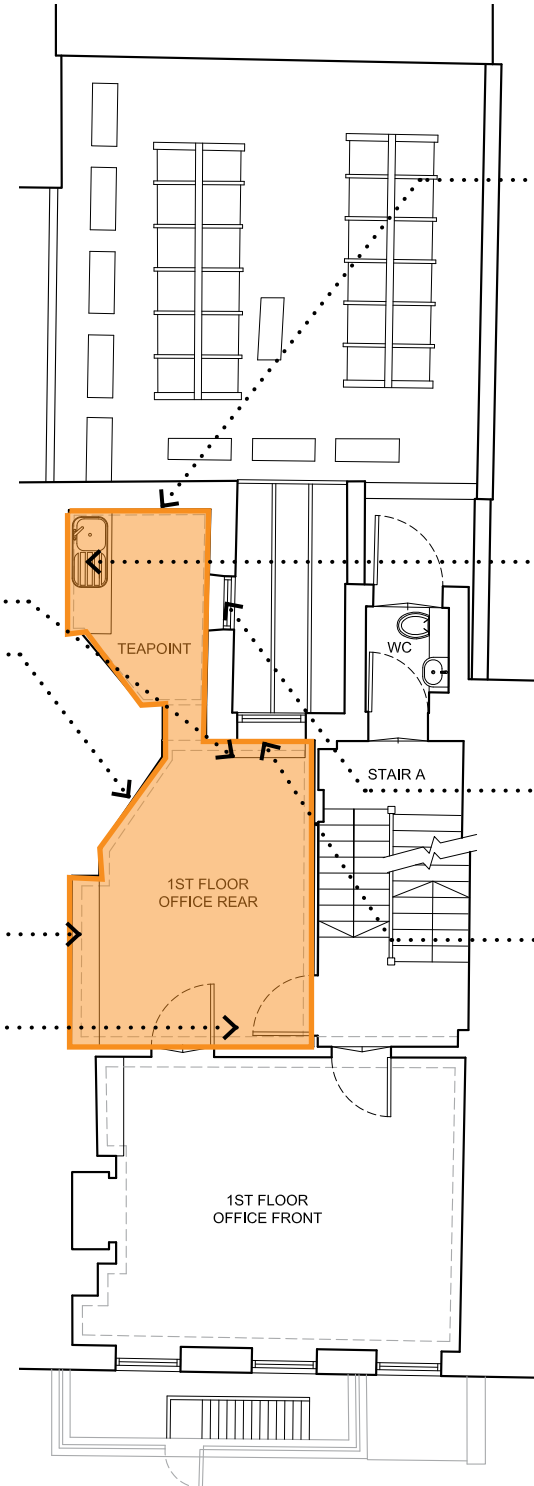
35 Great James Street, WC1N



First

First

35 Great James Street, WC1N



First

Second

35 Great James Street, WC1N



Second

Second

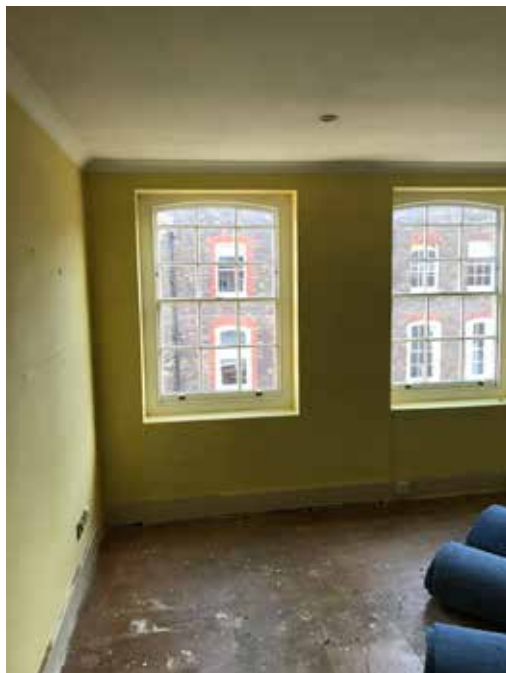
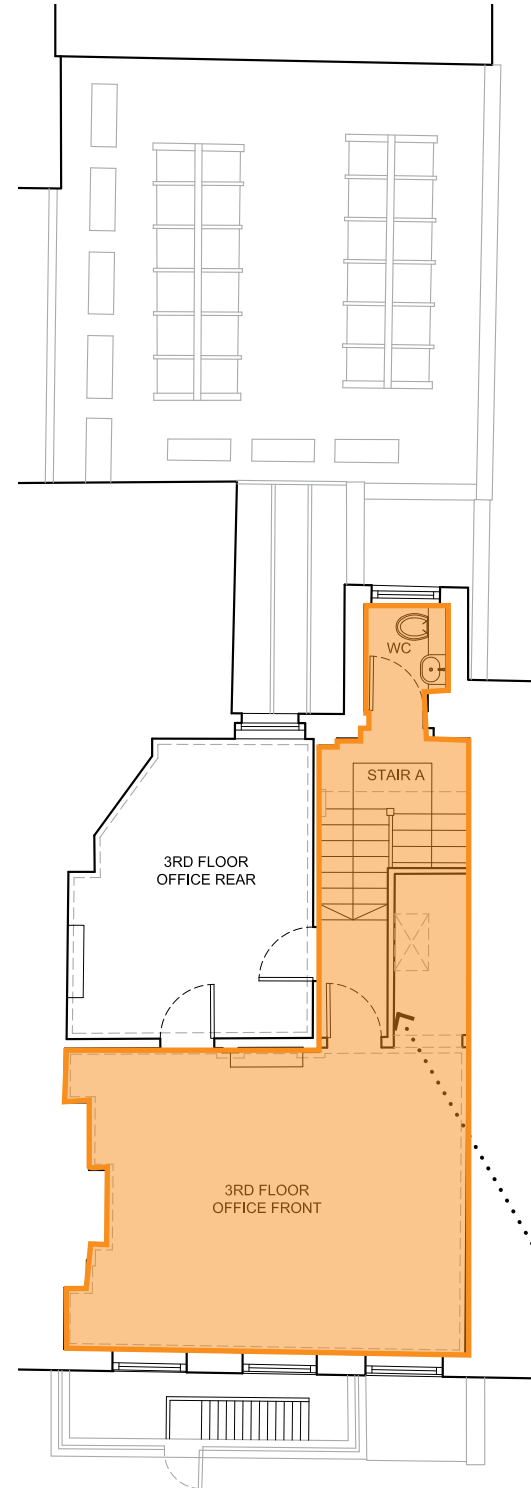
35 Great James Street, WC1N



Second

Third

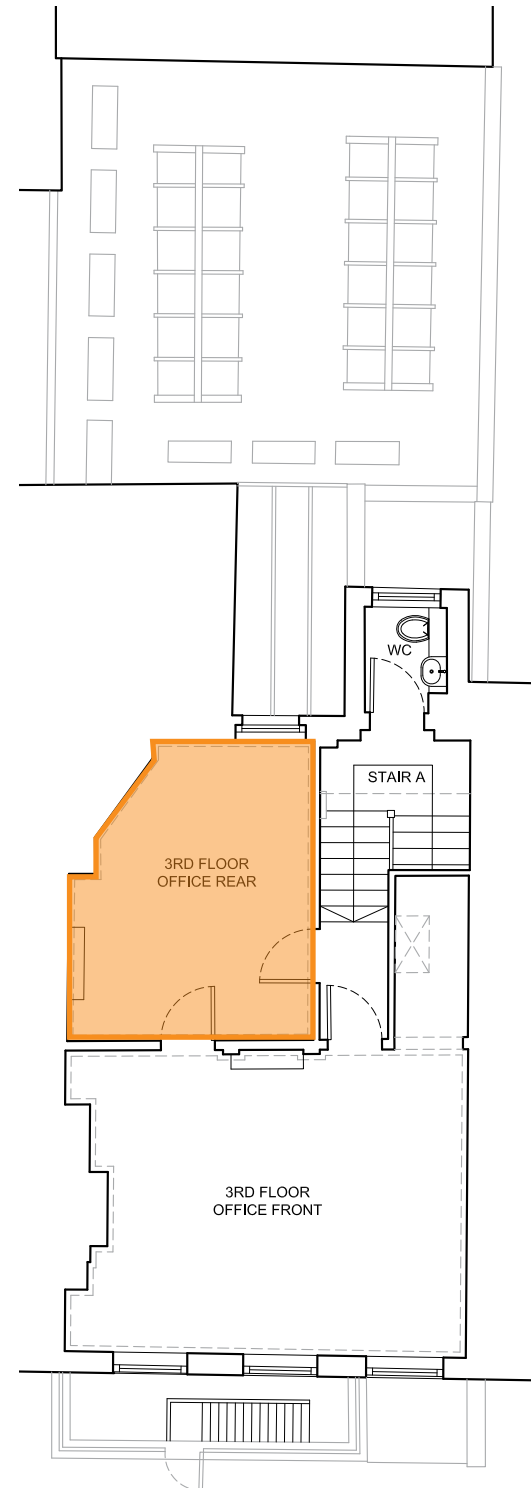
35 Great James Street, WC1N



Third

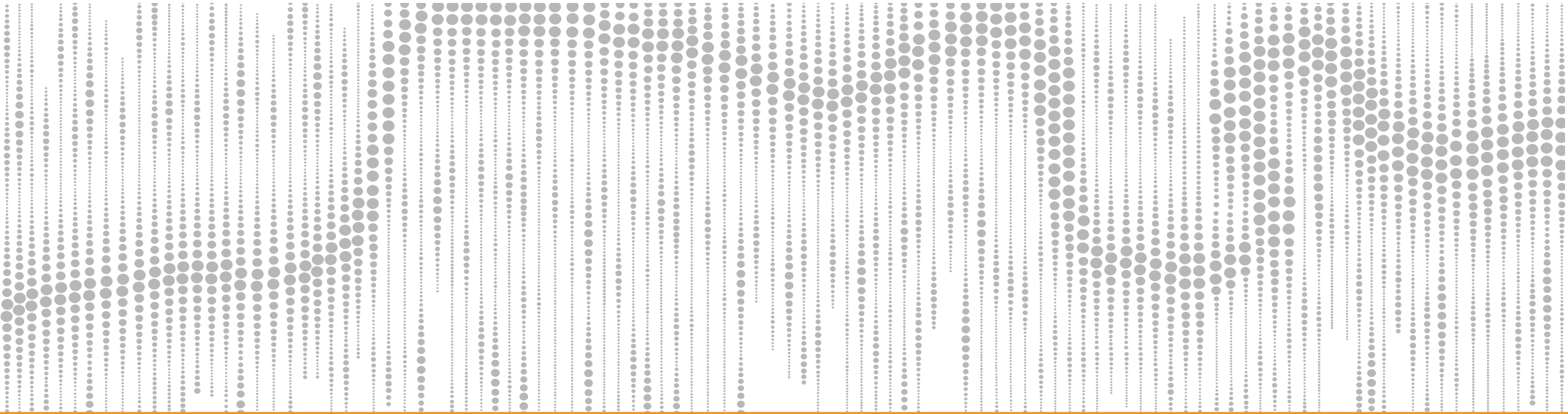
Third

35 Great James Street, WC1N



Third

PROPOSALS



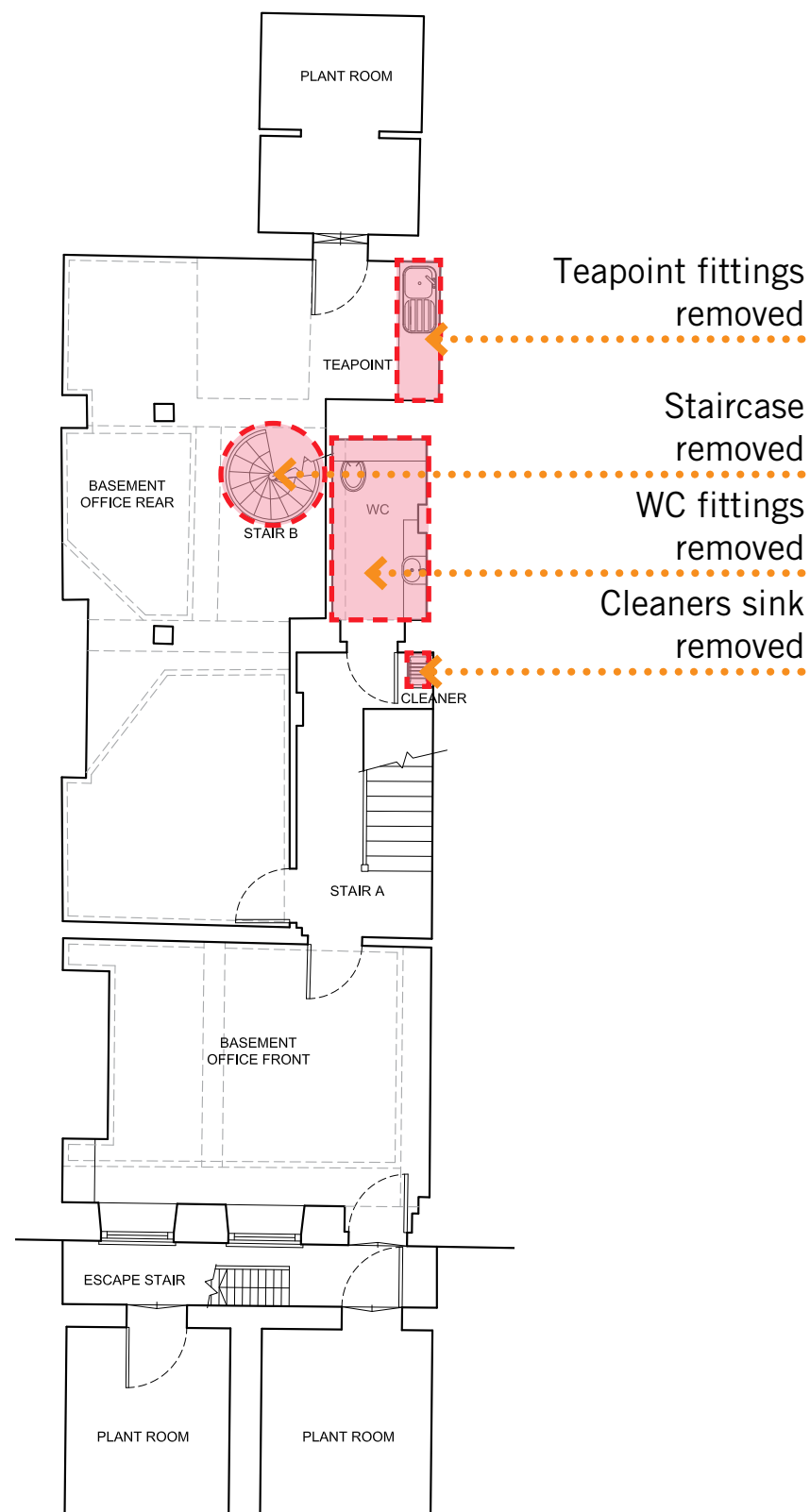
Strip Out Plans

Strip out will only be of none existing items and done to return the building to original form and / or where its adds the quality of the building.

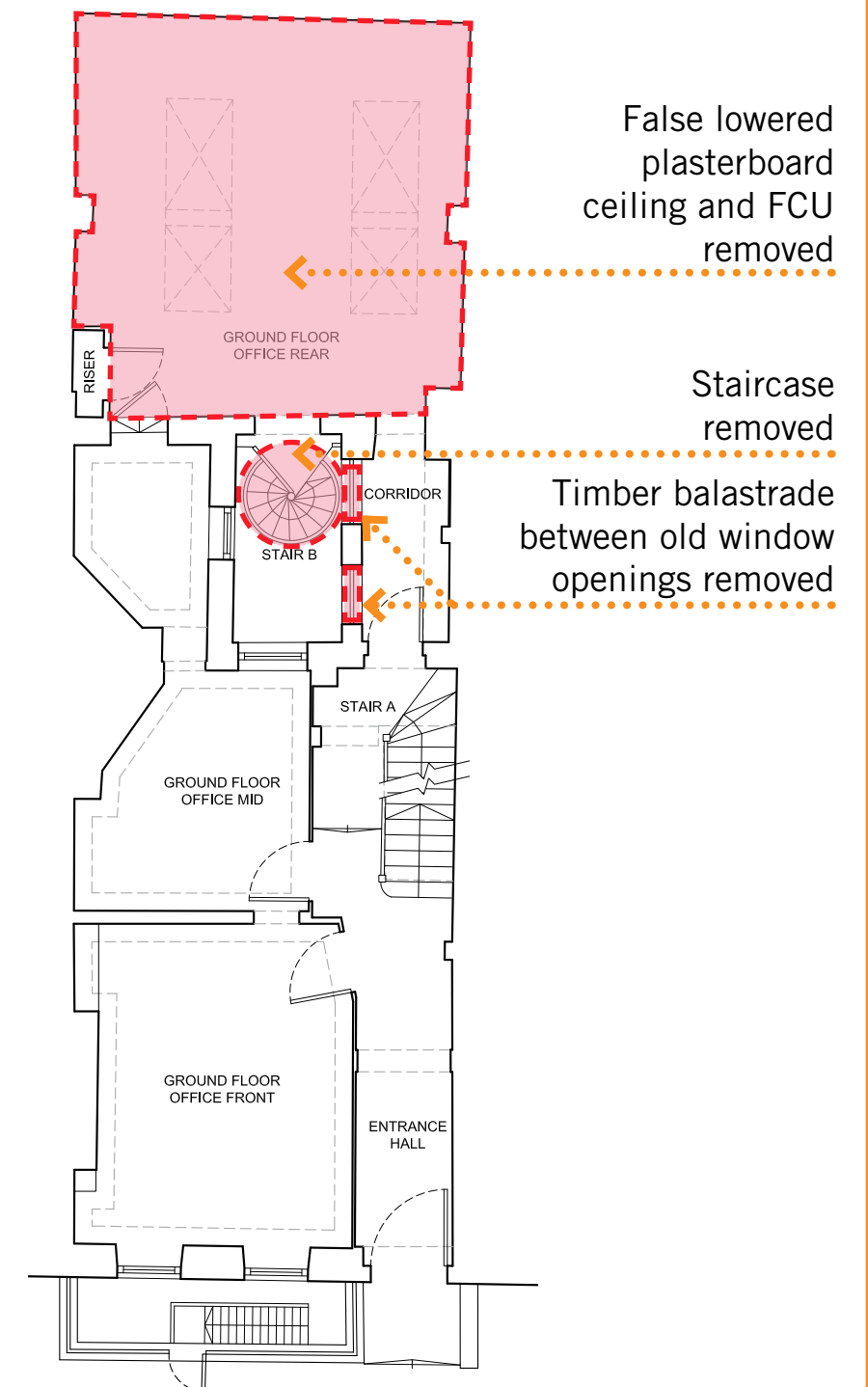
GENERAL - applies to every room:

- All existing electrical wiring and fittings to be removed
- All existing internal plumbing installations to be removed
- All existing doors and architraves to be removed
- All floor coverings to be removed
- All ceilings and cornices to be removed
- All bathroom fittings to be removed
- All kitchen fittings to be removed
- All timber fireplace surrounds to be removed
- All floor finishes to be removed

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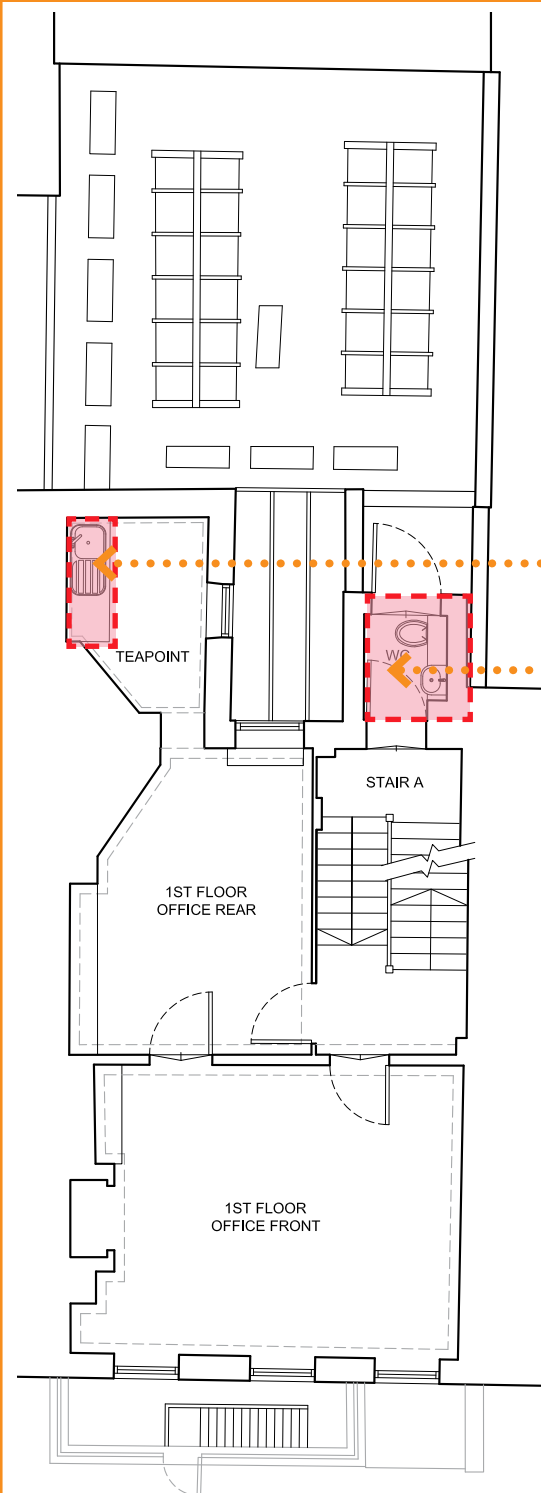
Basement



Ground

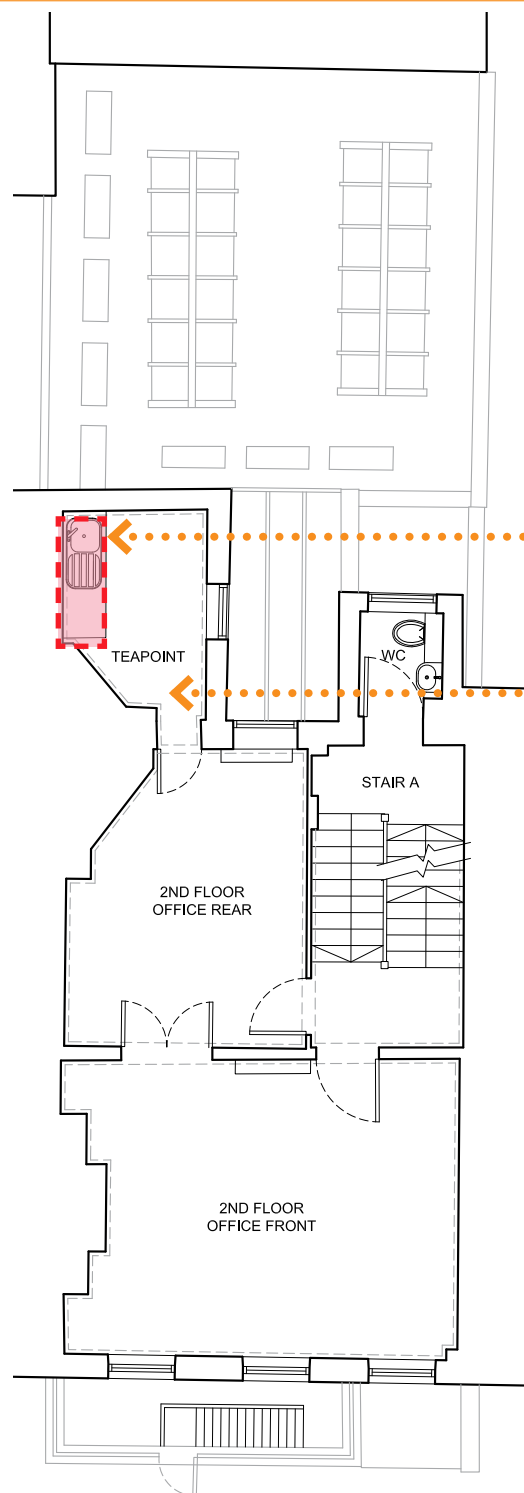
Strip Out Plans

35 Great James Street, WC1N



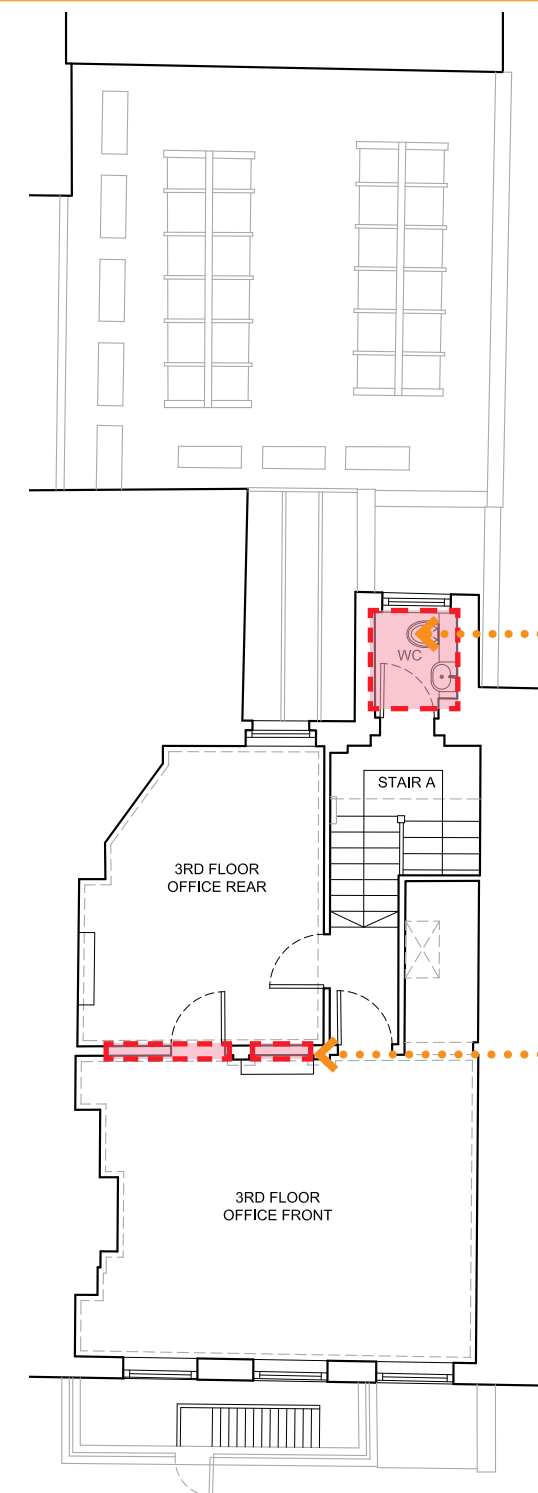
Teapoint fittings removed
WC fittings removed

First



Teapoint fittings removed
Non-original existing timber panelling removed

Second



patent glazing to roof be removed

Non-original partitions removed

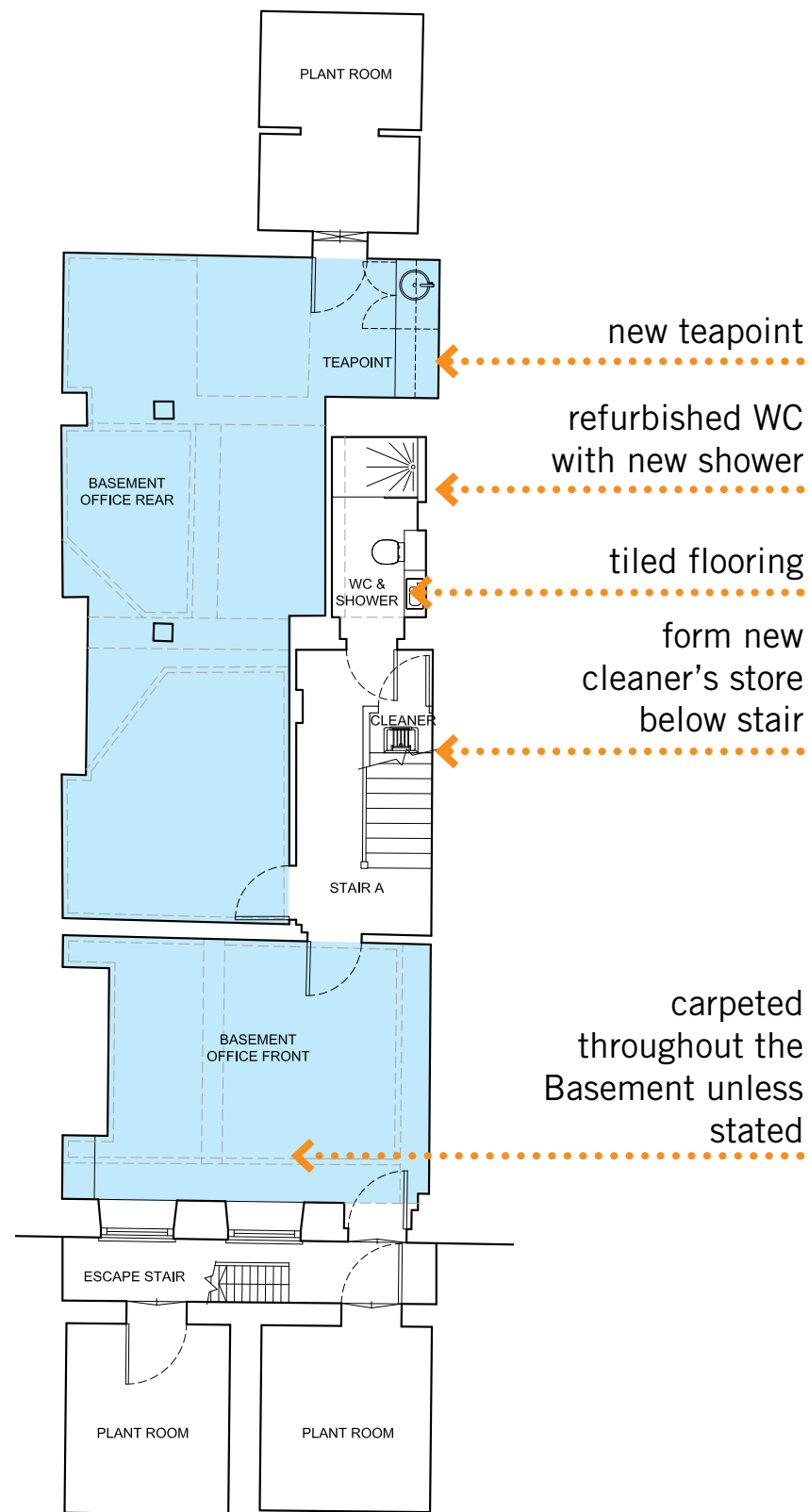
Third

Proposed RCPs

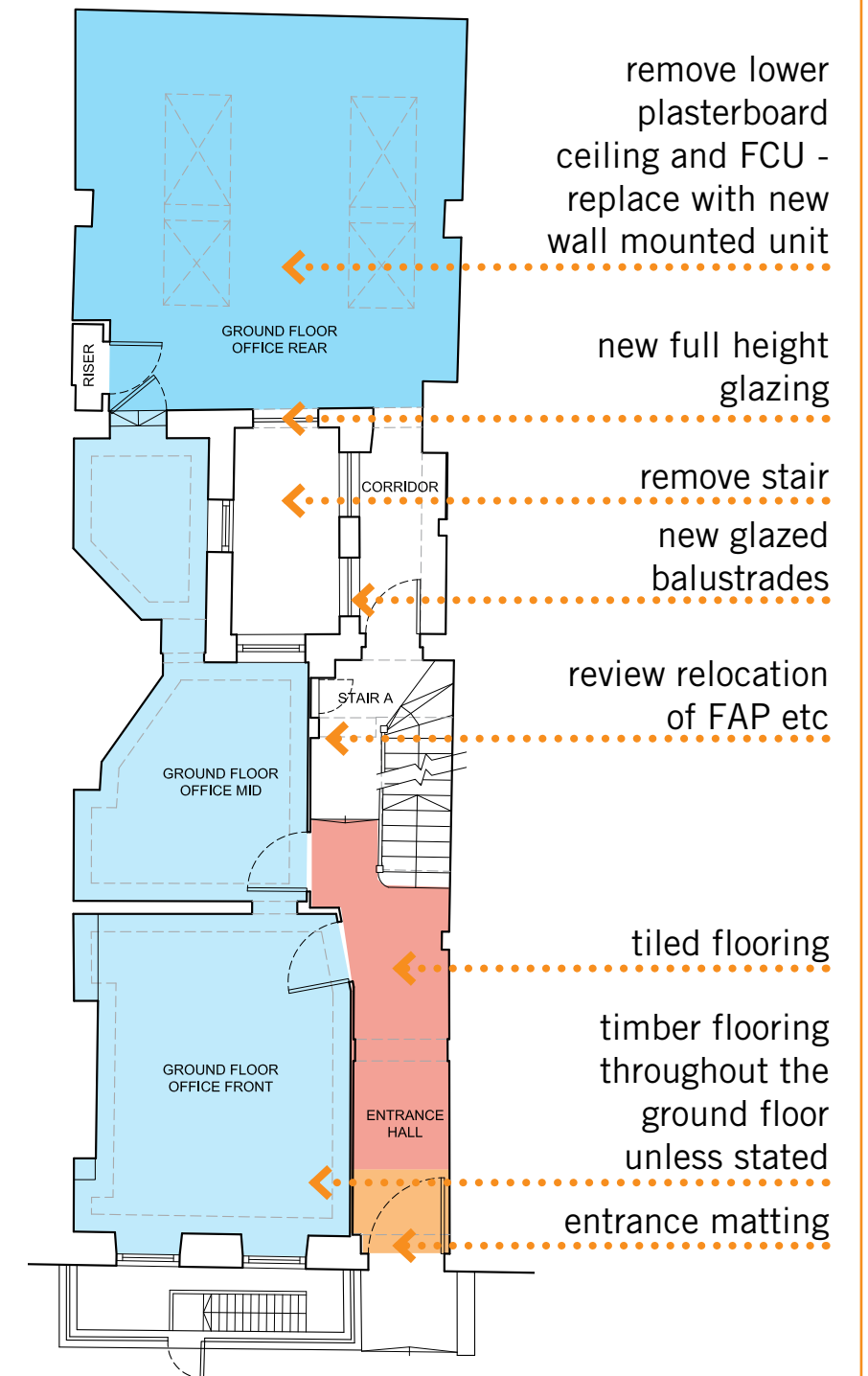
General items:

- new floor finishes throughout
- redecorate all ceilings, covings and skirtings
- redecorate all walls
- redecorate all doors, frames and architraves
- make good and decorate all window frames
- replace ironmongery
- repair fireplaces
- new VRV units
- new lighting
- refurbish all WCs

35 Great James Street, WC1N



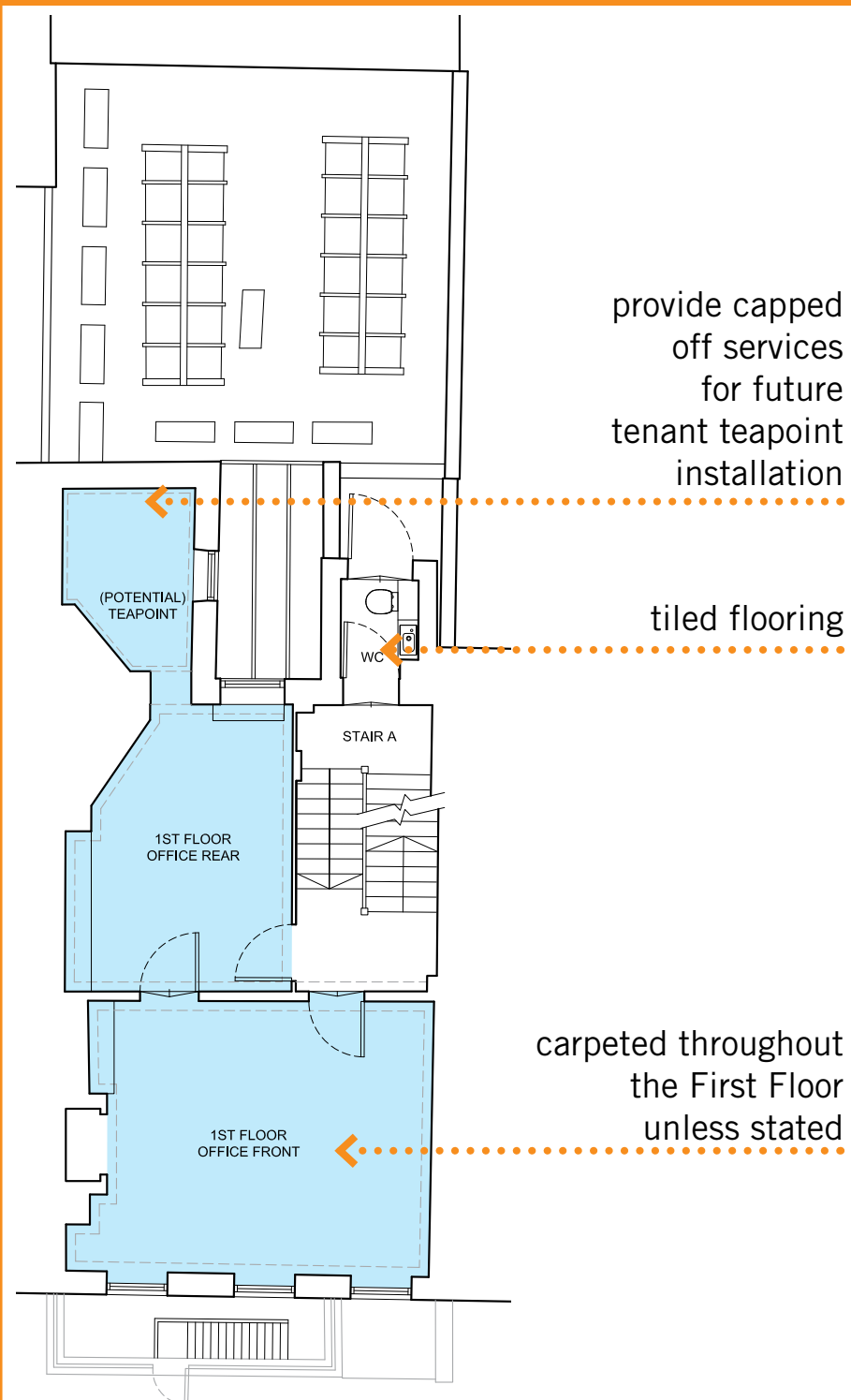
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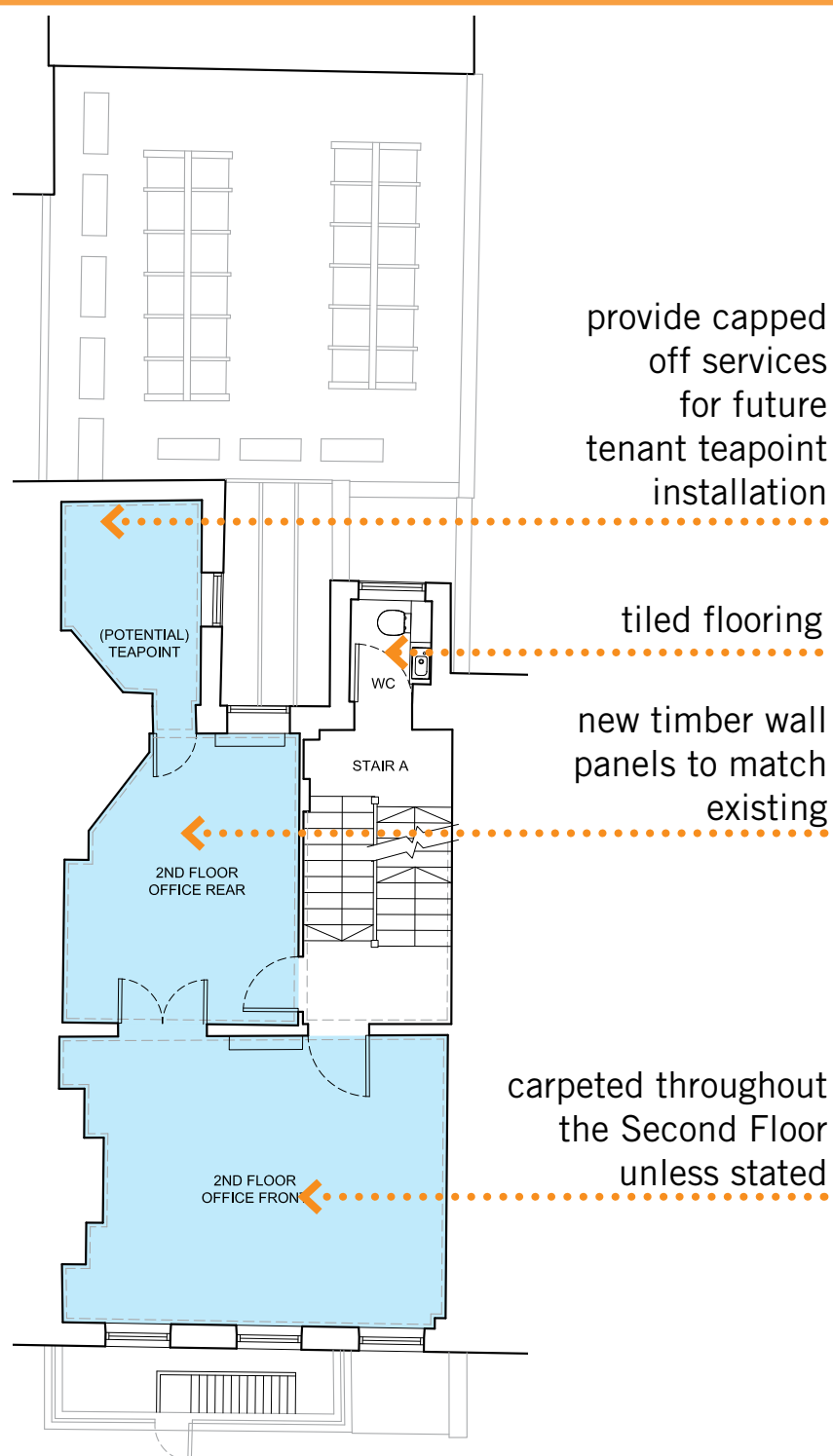
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Proposed Plans

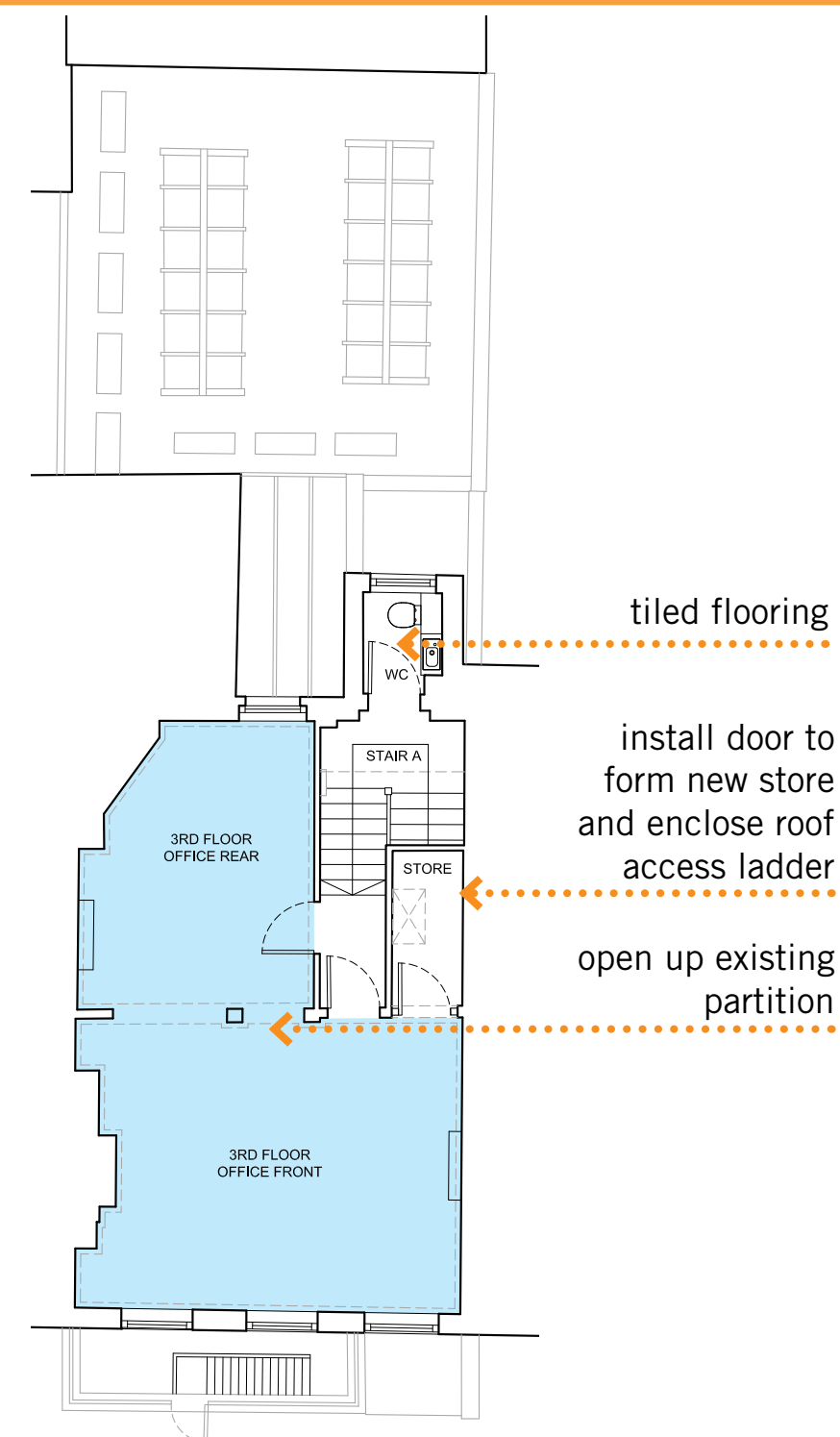
35 Great James Street, WC1N



First



Second



Third

Proposed Plans

35 Great James Street, WC1N

Lighting Key:

○ Suspended WHO FLAT



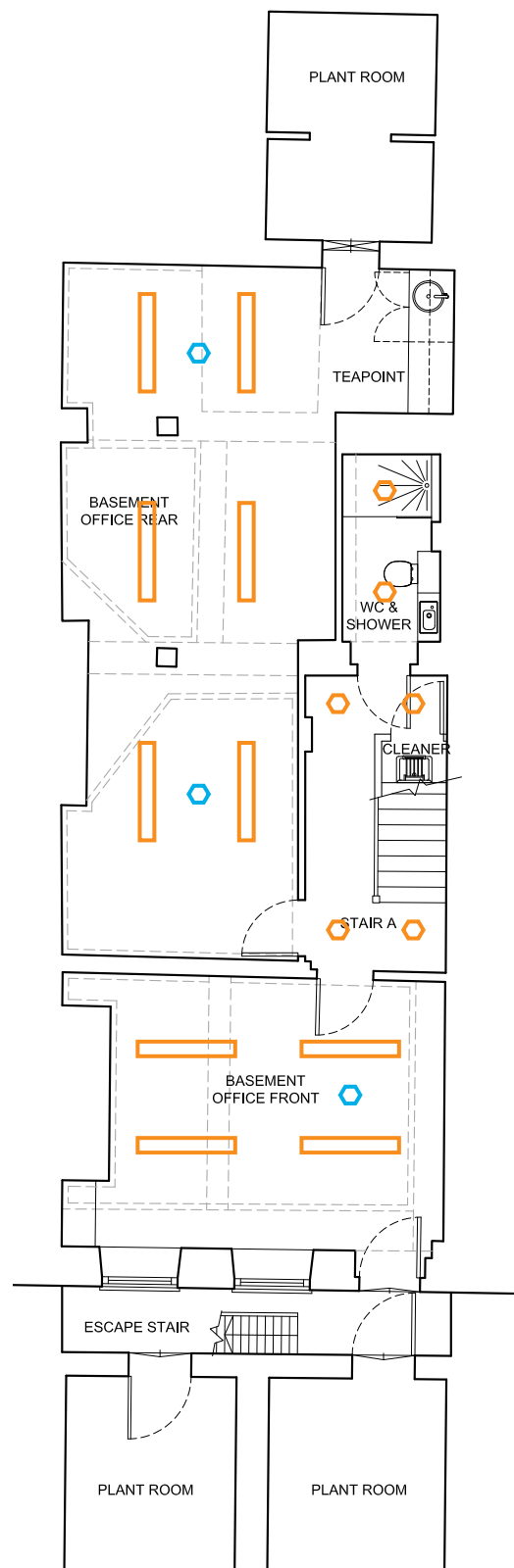
▬ Suspended mounted CIRRO



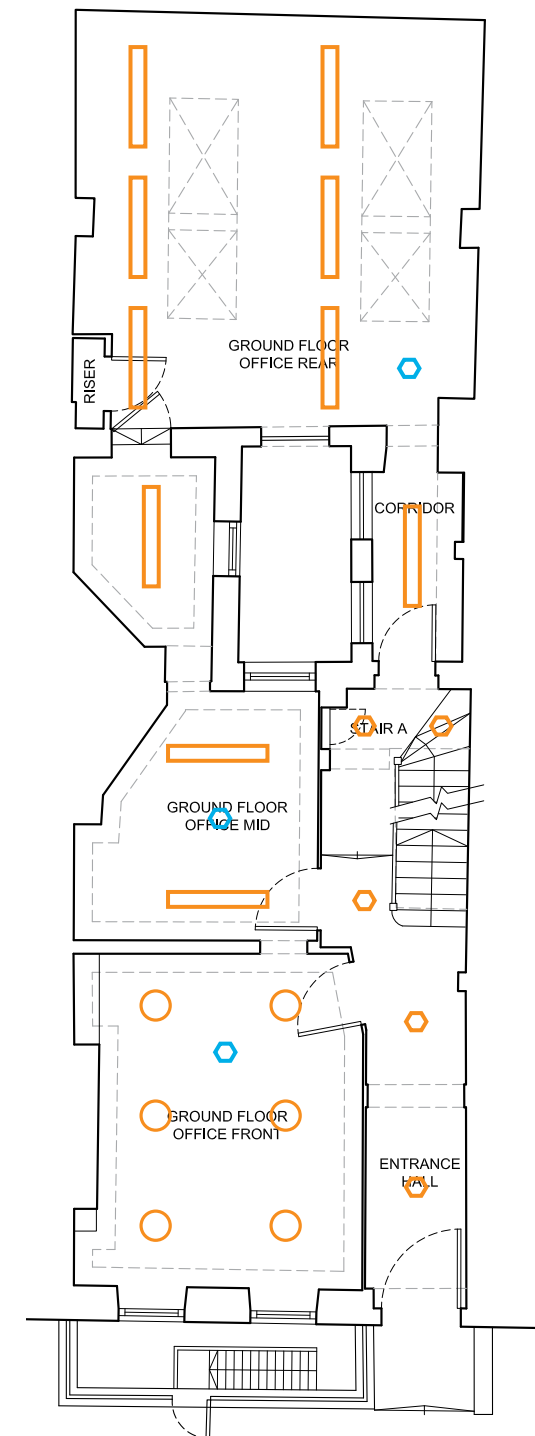
○ Spot Light



⬢ Emergency Lighting



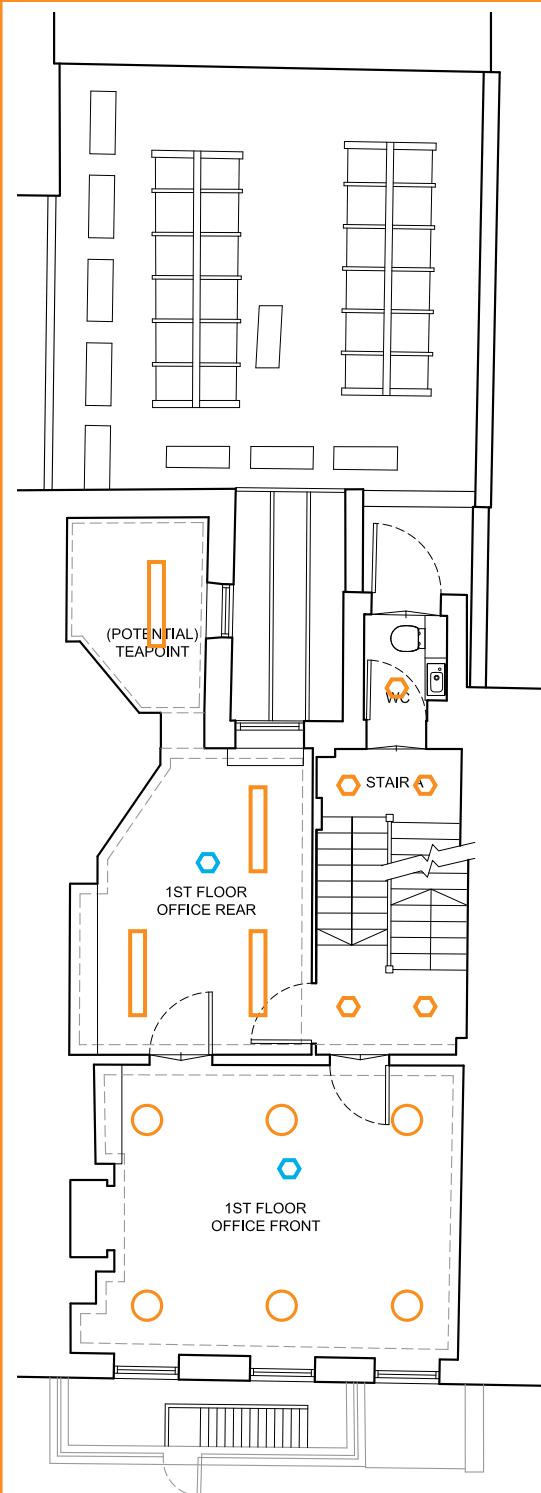
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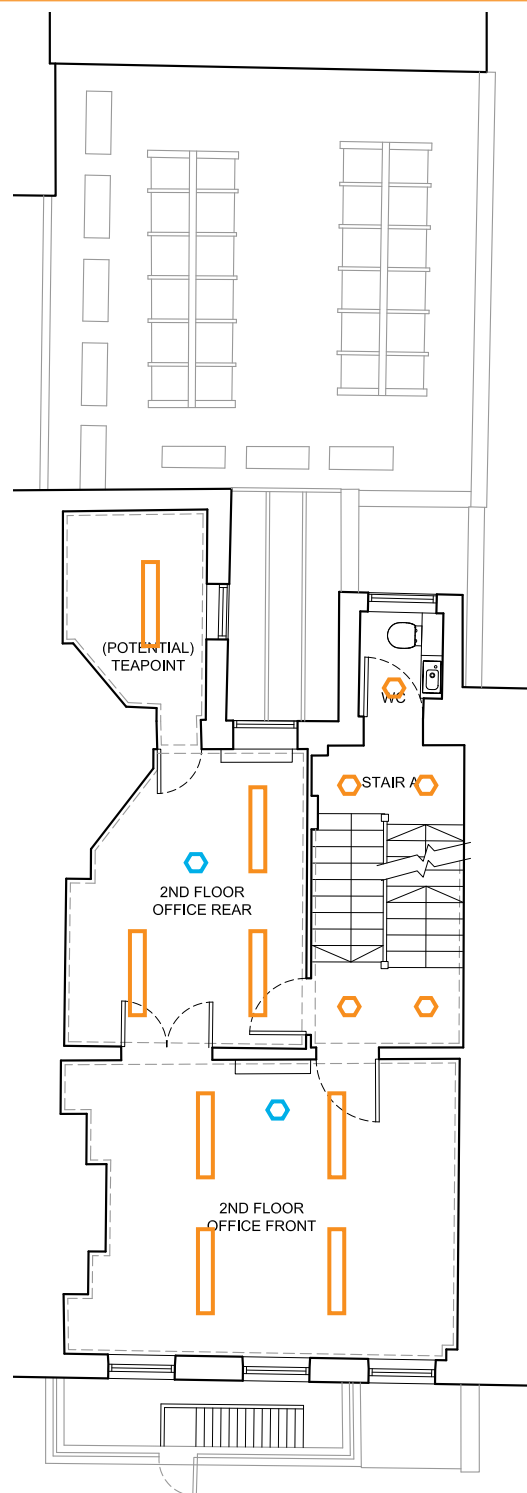
Ground

Proposed Plans

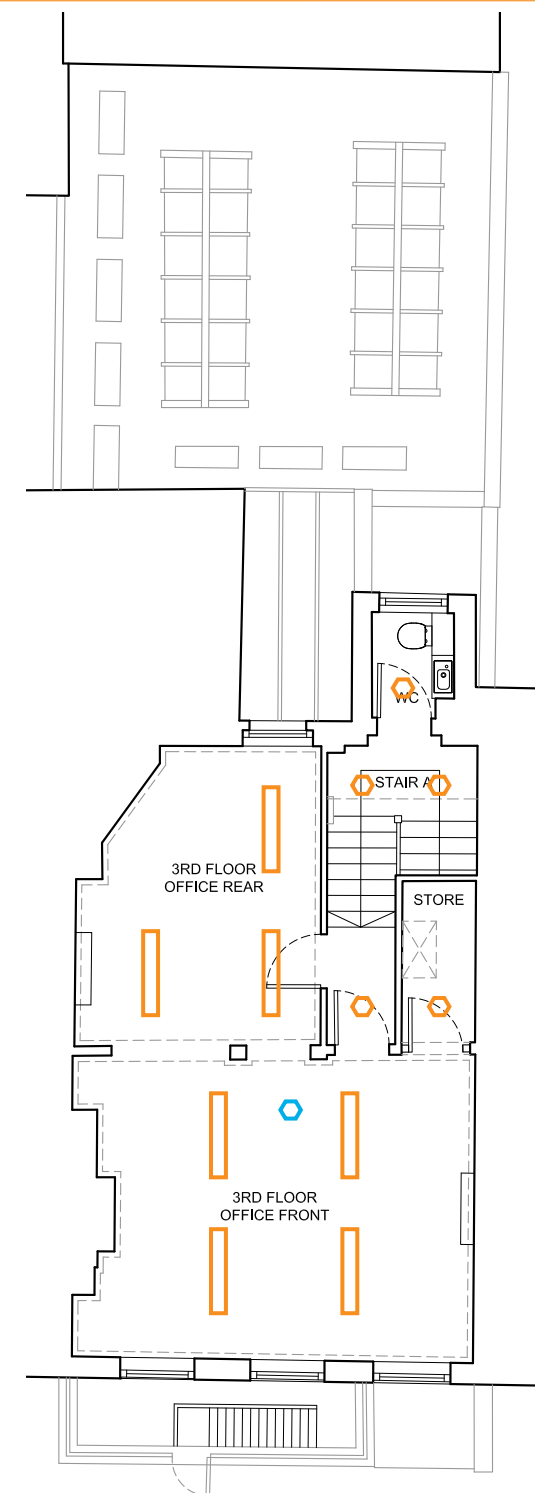
35 Great James Street, WC1N



First



Second



Third

Finishes

35 Great James Street, WC1N

ITEM	SUPPLIER	SPECIFICATION
Entrance and Circulation Areas		
Floor tiles (to ground floor)	Domus www.domustiles.co.uk	Uniseris DTU 14, 07 and 16; 96 x 96mm; plain finish; laid in diamond pattern
Entrance Matting	Jaymart www.jaymart.net	Ingenius in colour Tan
Carpet	Object Carpet www.chroma.im	Glamour 2400 in colour 2415 anthrazit
Paint (to walls)	Dulux Trade www.duluxtradepaintexpert.co.uk	Diamond matt emulsion in colour to match F&B Worsted
Office Areas		
Carpet (to basement, first, second and third floors)	Object Carpet www.chroma.im	Madra 1100 in colour 1103 lichtgrau
Timber (to ground floor)	Dennebos www.chroma.im	DT101 in herringbone layout
Paint (to walls)	Dulux Trade www.duluxtradepaintexpert.co.uk	Diamond matt emulsion in colour to match F&B Skimming Stone
Switch plates	FocusSB www.focus-sb.co.uk	Ambassador in Jordan Bronze finish (Paintable range for all redundant cover plates)
Ironmongery	Knex www.knexai.co.uk	Full schedule to follow from manufacturer (meeting on site next week to review)
WCs and Shower Room		
Floor tile	Domus www.domustiles.co.uk	Terranova DMSN 10; 595 x 296mm; natural finish
Wall tile	Domus www.domustiles.co.uk	Terranova DMSN 05; 595 x 296mm; natural finish
Vanity counter top	Gareth Davies Stones www.gdstones.com	Carrara CD Honed
Paint (to walls)	Dulux Trade www.duluxtradepaintexpert.co.uk	Diamond matt emulsion in colour to match F&B Ammonite
Mixer taps	Vado www.vado.com	Altitude smooth bodied mono basin mixer – brushed nickel
Basin	Ideal Standard www.idealspec.co.uk	Sottini Chiani 45cm handrinse basin (U813701)
WC	Ideal Standard www.idealspec.co.uk	Sottini Chiani compact wall mounted WC (U814301)
Toilet roll holder	Vado www.vado.com	Shama in brushed nickel
Toilet brush and holder	Vado www.vado.com	Shama in brushed nickel
Robe hook	Vado www.vado.com	Shama in brushed nickel

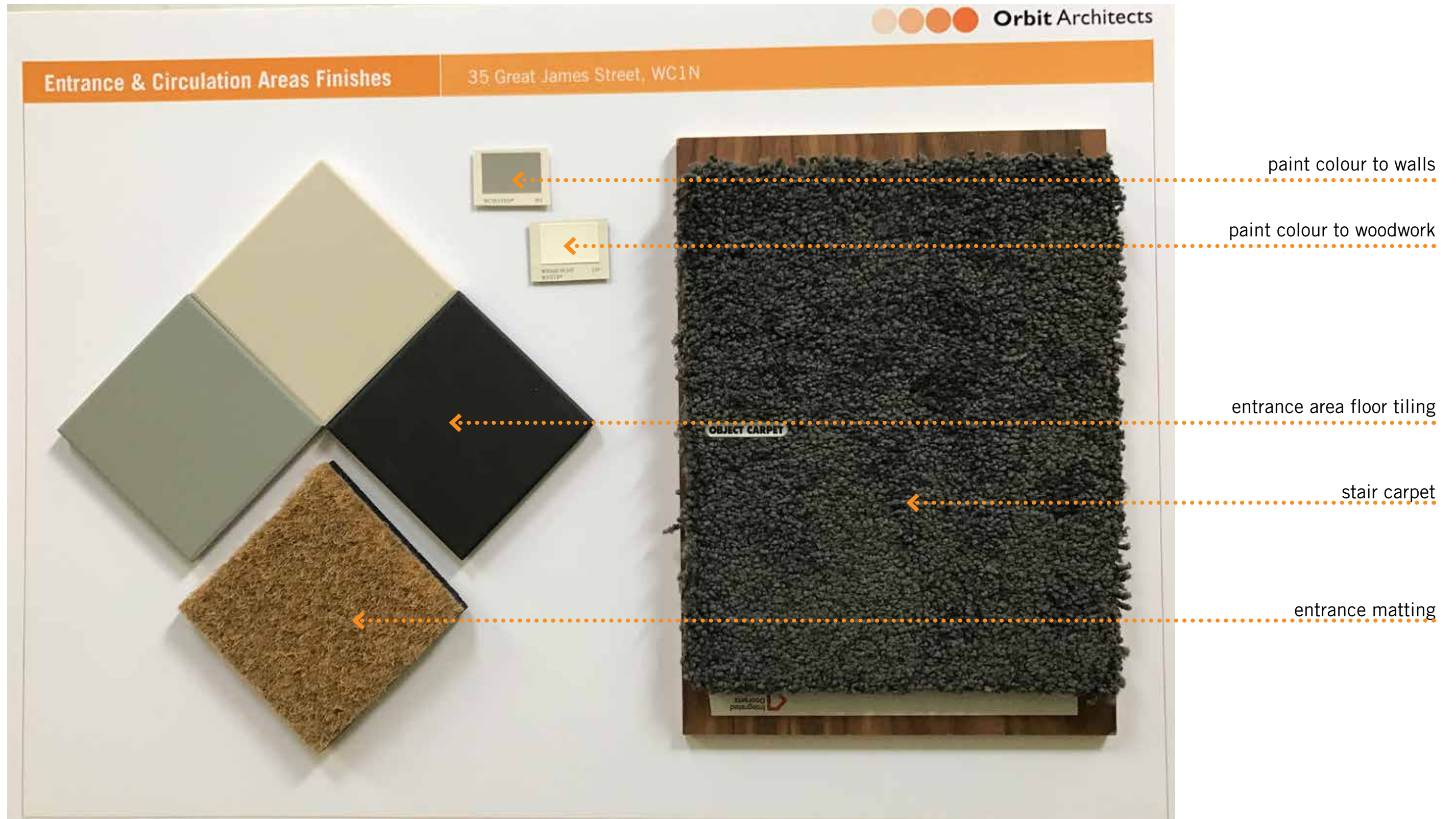
Finishes Boards

35 Great James Street, WC1N



Finishes Boards

35 Great James Street, WC1N

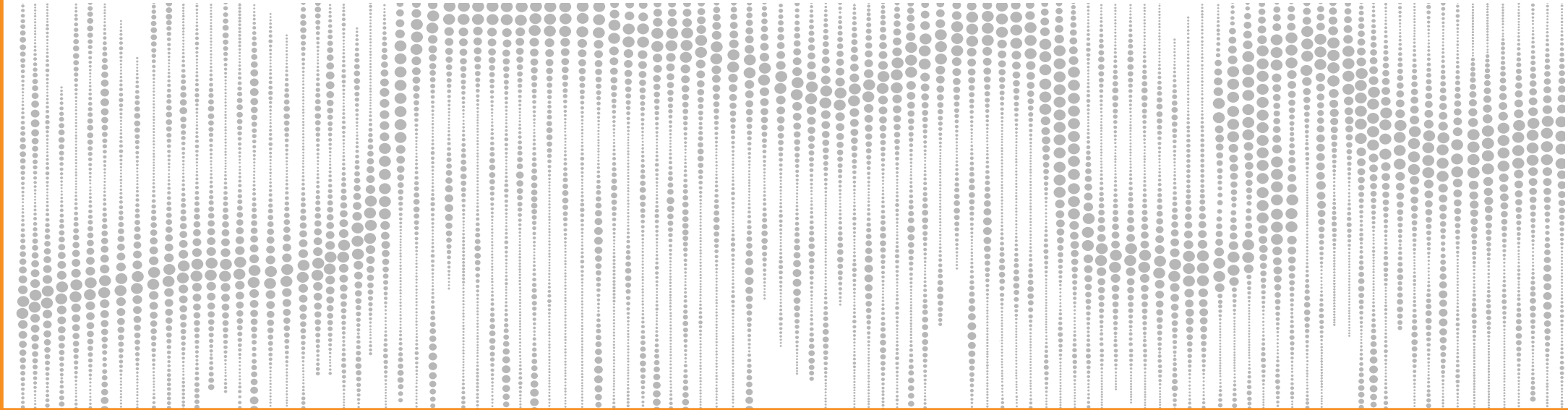


Finishes Boards

35 Great James Street, WC1N



DETAILS



Fire Place Detail

35 Great James Street, WC1N

Second Floor Rear Office Fire Place:
Currently the fireplace in the second floor rear office is over boarded. Opening up works have reveal a period fireplace. It is proposed the exposed it, clean and make it good with matching materials. There is a gap between the timber surround and the cast iron insert, it is proposed to infill it with plaster and paint white.

Infill panel

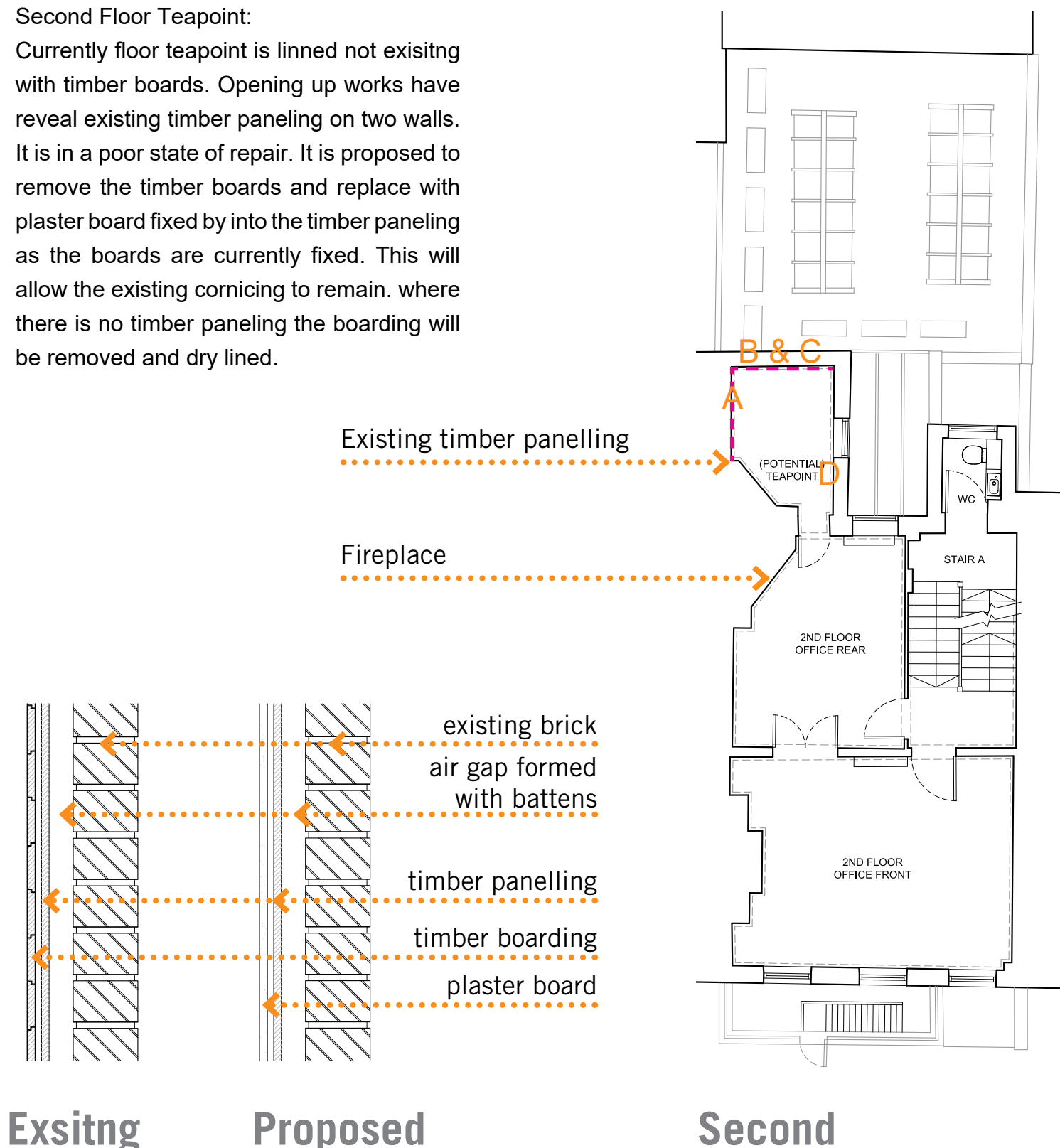


Tea Point Paneling

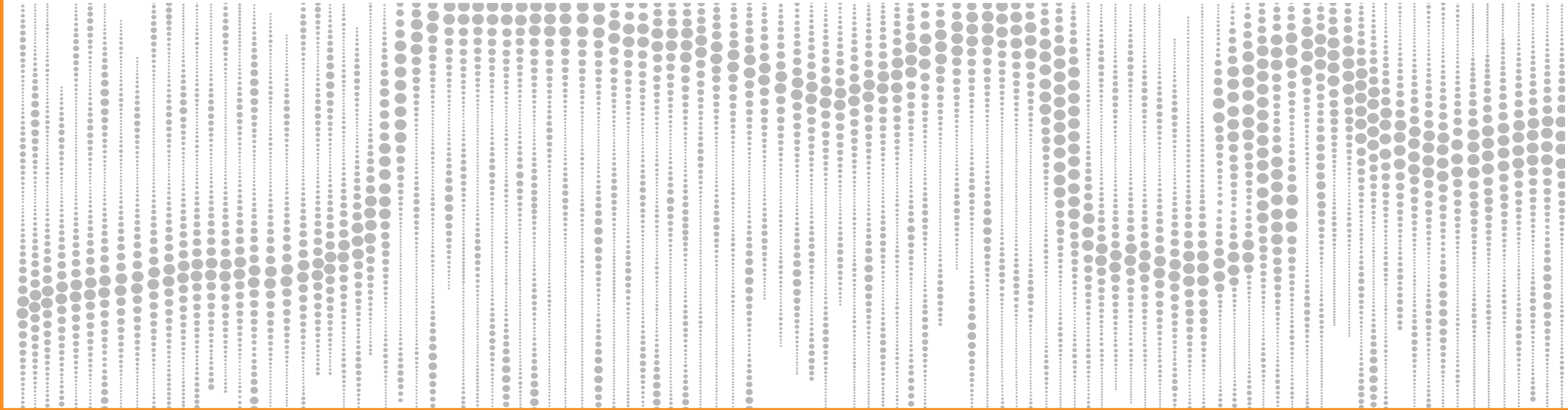
35 Great James Street, WC1N

Second Floor Teapoint:

Currently floor teapoint is lined not existing with timber boards. Opening up works have reveal existing timber paneling on two walls. It is in a poor state of repair. It is proposed to remove the timber boards and replace with plaster board fixed by into the timber paneling as the boards are currently fixed. This will allow the existing cornicing to remain. where there is no timber paneling the boarding will be removed and dry lined.



SCHEDULE OF WORKS



Schedule of Works

35 Great James Street, WC1N

1 EXTERNAL ELEVATIONS

1.1	All windows to front & rear elevation to be redecorated and locally repaired where necessary in materials to match existing
1.2	Railings and the external stair to be rubbed down and redecorated and locally repaired where necessary in materials to match existing
1.3	Front door and canopy to be redecorated and locally repaired where necessary in materials to match existing. New lead roofing to match the existing is required
1.4	New planter boxes to the ground and first to be installed to ground and first floors to match other properties on the street
1.5	Window railings to the basement front windows redecorated and locally repaired where necessary in materials to match existing
1.6	Replace external tiles, make good substrate and install new to match existing
1.7	Remove external projecting sign and make good
1.8	Remove external cable and make good

2 ALL FLOORS

2.1	Existing heating installations to be removed; including boilers, internal pipework and radiators. New heating system to be provided, to consist of floor mounted FCUs
2.2	All floor finishes to be removed and replaced
2.3	All existing teapoints to be removed and replaced with new units
2.4	All existing WC fittings to be replaced
2.5	All existing WC tiling to be carefully removed and replaced; floor tiles to be laid on separating matt.
2.6	Existing extract ventilation from bathrooms and kitchen to be removed and replaced with new extract ventilation systems, terminals located on rear elevation in same location as current terminals
2.7	All service penetrations through floors to be fire rated with intumescent materials

3 STAIRS - GROUND TO THIRD

3.1	Existing carpet to be removed and replaced with new carpet
3.2	Existing panel mouldings to be stripped back and redecorated
3.3	Handrail and timber balustrade to be redecorated and locally repaired where necessary in materials to match existing
3.4	Existing tiles & entrance matting to lobby area be removed and replaced with heritage tiles & new matting
3.5	Hallway to be redecorated - timber wall panelling to be striped back and sealed
3.6	Existing cleaner's sink to be relocated to the existing under stair storage cupboard
3.7	Existing panel mouldings to be stripped back and redecorated.

4 BASEMENT FLOOR

Plant Rooms

4.1	Redecorate doors
-----	------------------

Front Office

4.2	Remove shelving and racking
-----	-----------------------------

4.3	Redecorate skirtings, windows, doors and walls
4.4	Remove carpet and replace
4.5	Remove spot lights and replaces with suspended lights

WC

4.6	Remove existing sanitaryware and replace with new with the addition of a new shower
4.7	Redecorate and retile floor and walls

Rear Office

4.8	Remove spiral staircase
4.9	Remove shelving and racking
4.10	Redecorate skirtings, windows, doors and walls
4.11	Remove carpet and replace
4.12	All walls, ceiling and joinery to be redecorated
4.13	Teapoint removed and replaced

5 GROUND FLOOR

Front Office

5.1	Remove shelving and racking
5.2	Redecorate including skirtings, windows, shutters, doors and walls
5.3	Remove carpet and replace with new engineered timber floor
5.4	Remove spot lights and replace with suspended lights
5.5	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
5.6	Fireplace to be locally repaired where necessary in materials to match existing

Mid Office

5.7	Redecorate including skirtings, windows, shutters, doors and walls
5.8	Remove carpet and replace with new engineered timber floor
5.9	Remove spot lights and replace with suspended lights
5.10	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
5.11	Fireplace to be locally repaired where necessary in materials to match existing

Rear Office

5.12	Remove shelving and racking
5.13	All walls, ceiling and joinery to be redecorated
5.14	Remove carpet and replace with new engineered timber floor
5.15	Suspended ceiling & FCU within the rear extension to be removed
5.16	Infill existing opening to spiral staircase with new slim framed glazed screen

Schedule of Works

35 Great James Street, WC1N

Corridor

5.17	Tiling removed and replaced with new engineered timber floor
5.18	Timber handrail within old window opening to be removed and replaced with a slim framed glazed balustrade to 1100mm above FFL
5.19	All walls, ceiling and joinery to be redecorated

6 FIRST FLOOR

Front Office

6.1	Redecorate including skirtings, windows, shutters, doors and walls
6.2	Remove carpet and replace
6.3	Remove spot lights and replaces with suspended lights
6.4	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
6.5	Fireplace to be locally repaired where necessary in materials to match existing

Rear Office

6.6	Redecorate including skirtings, windows, shutters, doors and walls
6.7	Remove carpet and replace
6.8	Remove spot lights and replaces with suspended lights
6.9	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
6.10	Fireplace to be locally repaired where necessary in materials to match existing

Teapoint

6.11	Remove teapoint
6.12	All walls, ceiling and joinery to be redecorated.
6.13	Remove vinyl flooring and replace

Corridor

6.14	Remove carpet and replace
6.15	All walls, ceiling and joinery to be redecorated.

7 SECOND FLOOR

Front Office

7.1	Redecorate including skirtings, windows, shutters, doors and walls
7.2	Remove carpet and replace
7.3	Remove spot lights and replaces with suspended lights
7.4	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
7.5	Fireplace to be locally repaired where necessary in materials to match existing

Rear Office

7.6	Redecorate including skirtings, windows, shutters, doors and walls
7.7	Remove carpet and replace
7.8	Remove spot lights and replaces with suspended lights
7.9	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
7.10	Fireplace to be locally repaired where necessary in materials to match existing

Teapoint

7.11	Remove teapoint
7.12	All walls, ceiling and joinery to be redecorated. Timber boarding to be removed and replasted with plasterboard, cornicing to remain as existing
7.13	Remove vinyl flooring and replace

Corridor

7.14	Remove carpet and replace
7.15	All walls, ceiling and joinery to be redecorated.

8 THIRD FLOOR

Front Office

8.1	Redecorate including skirtings, windows, shutters, doors and walls
8.2	Remove carpet and replace
8.3	Remove spot lights and replaces with suspended lights
8.4	Joinery and wall mouldings to be redecorated and locally repaired where necessary in materials to match existing
8.5	Fireplace to be locally repaired where necessary in materials to match existing
8.6	Add new door to form new storage cupboard as shown on drawings

Rear Office

8.7	Redecorate including skirtings, windows, shutters, doors and walls
8.8	Remove carpet and replace
8.9	Remove spot lights and replaces with suspended lights
8.10	Remove portion of wall and door as shown on drawings

Corridor

8.11	Remove carpet and replace
8.12	All walls, ceiling and joinery to be redecorated.