

35 Great James Street, WC1N

**DESIGN & ACCESS  
STATEMENT**

JANUARY 2017



## Introduction

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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 Design and Access Statement has been prepared to accompany a Planning Application and 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.

The planning application relates to the redecoration of the front and rear windows, the removal of redundant serice equipment and serurity grills to the front basment windows



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### USE

The buildings use class is not changed with this application it is currently B1 Office.

### AMOUNT

The proposal does not impact on the area of the building.

### LAYOUT

The proposal keeps the layout largely as existing.

### SCALE

The proposal does not effect the scale of the building

### LANDSCAPING

There is no landscaping assoiated with this site.

### APPEARANCE

The appearance of the building will be improved with the redecoration of all windows, doors and railings to match existing colours, the removal of the basment window grills and the removal of the redundant serive equipmt (alarm box, cables and signage).

Planters will be added at ground and first floors to the front elevation. The intercom will be replace.

### ACCESS

Access to the property will remain as existing.

