

35 Great James Street, WC1N

HERITAGE STATEMENT

APRIL 2017



Contents

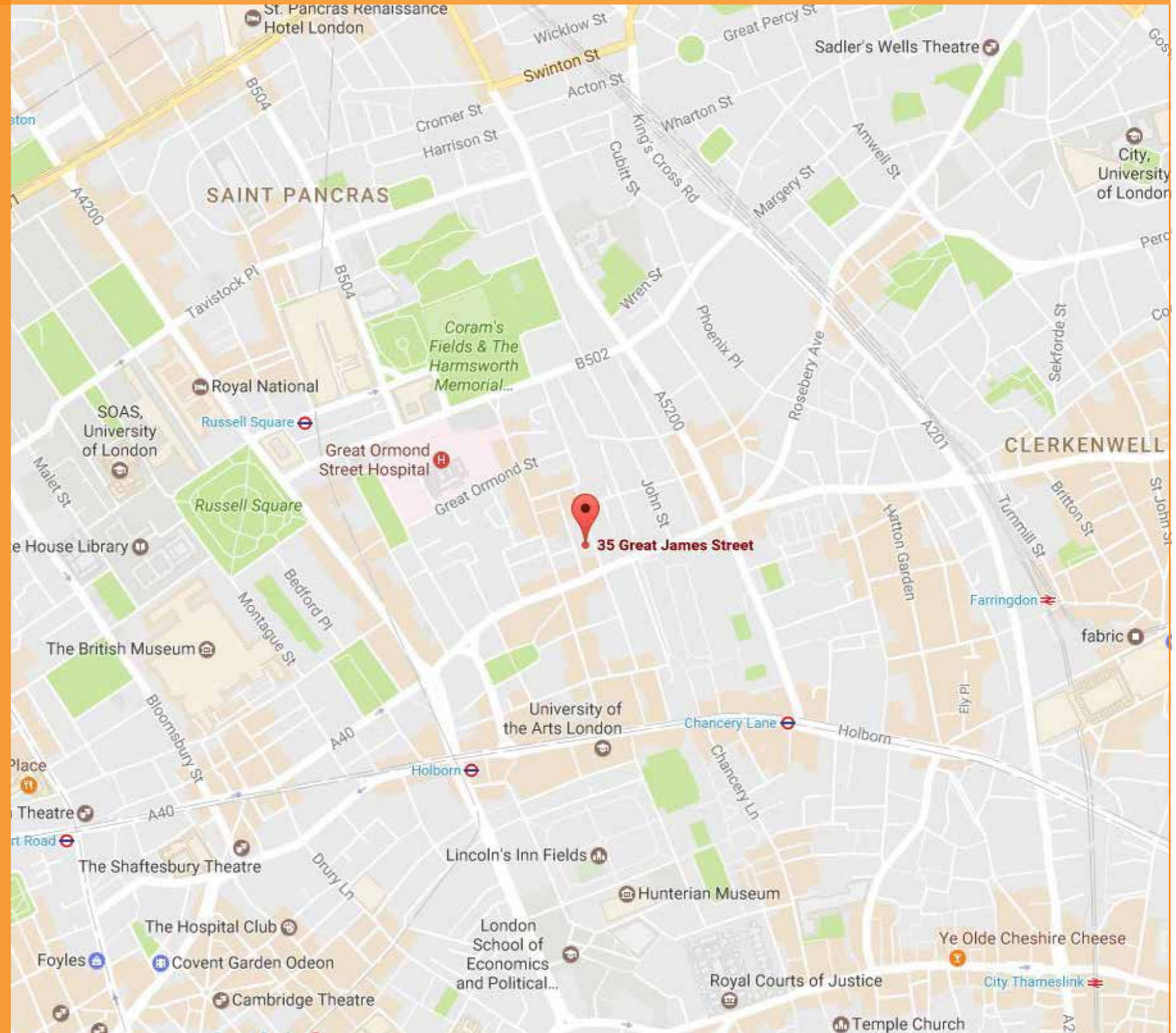
35 Great James Street, WC1N

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:	7th April 2017

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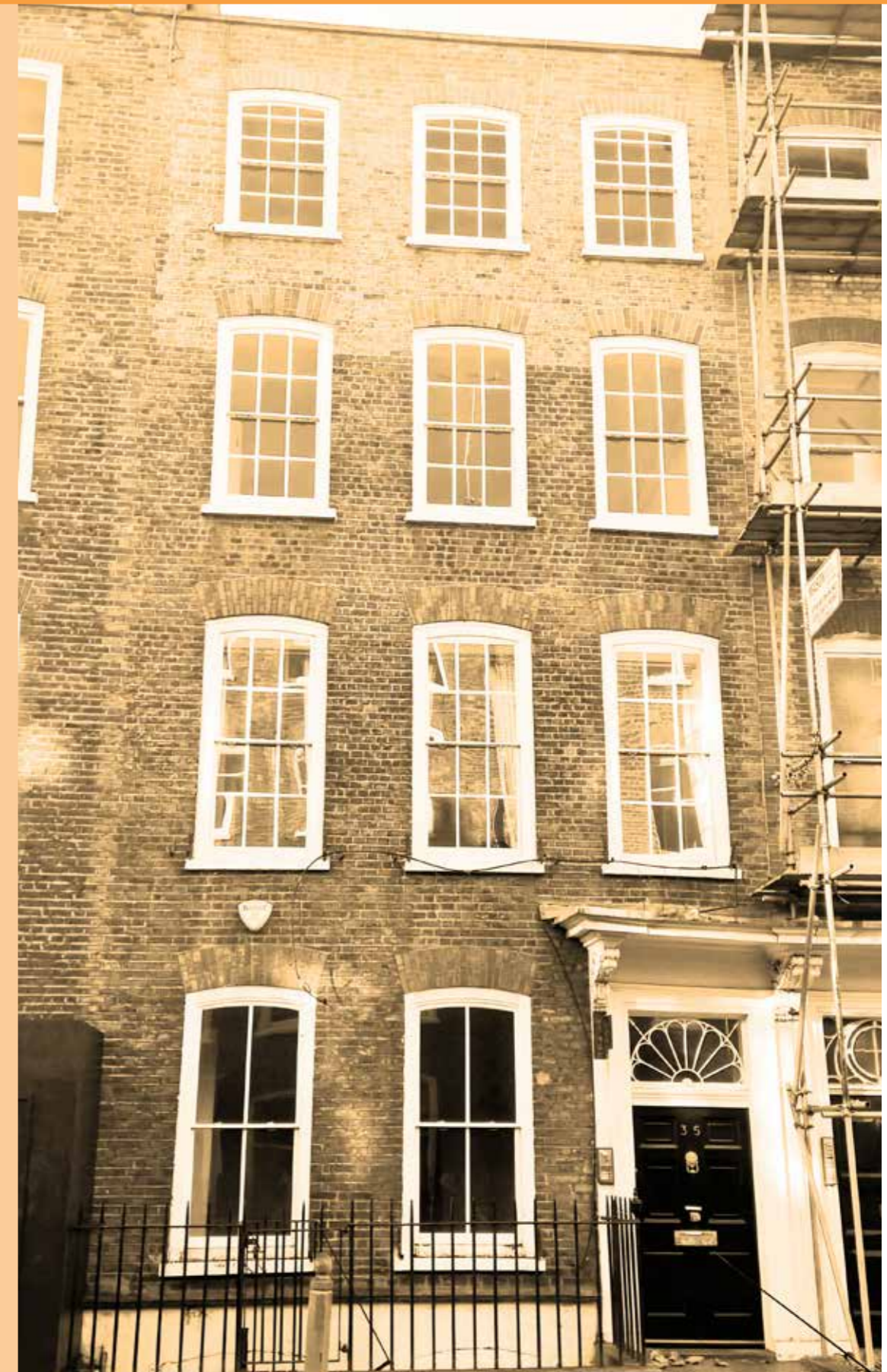
Introduction

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.

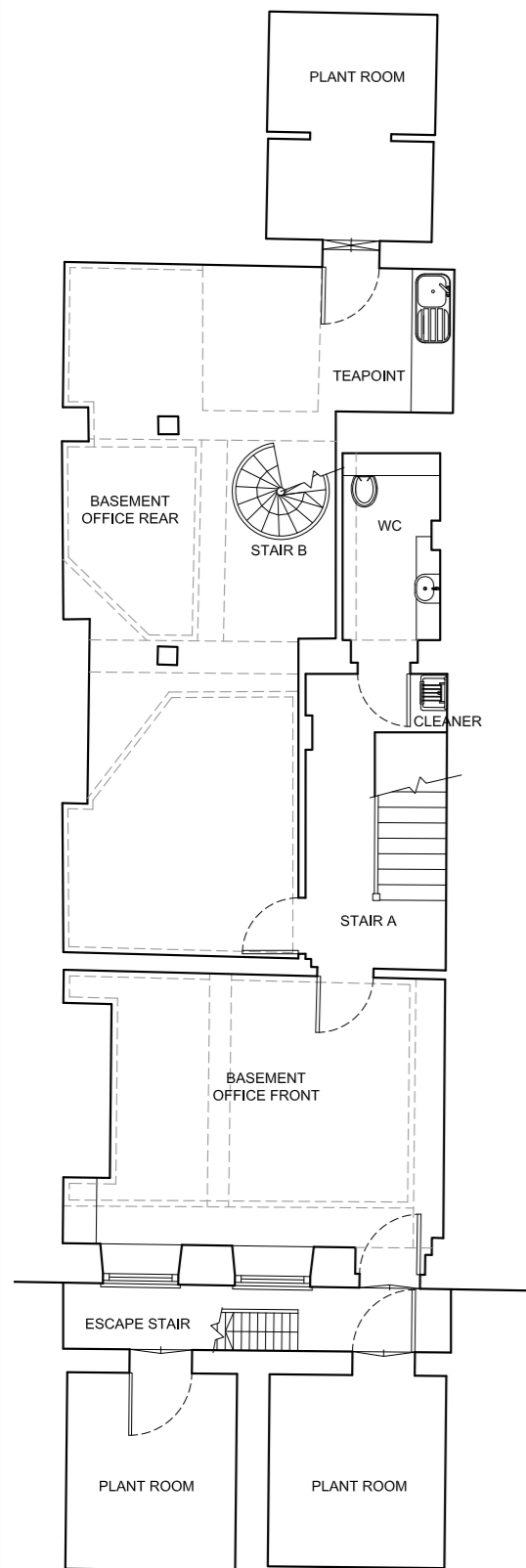
Spanning from basement to third floor, the building provides office accommodation with several original features and fixtures.

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.

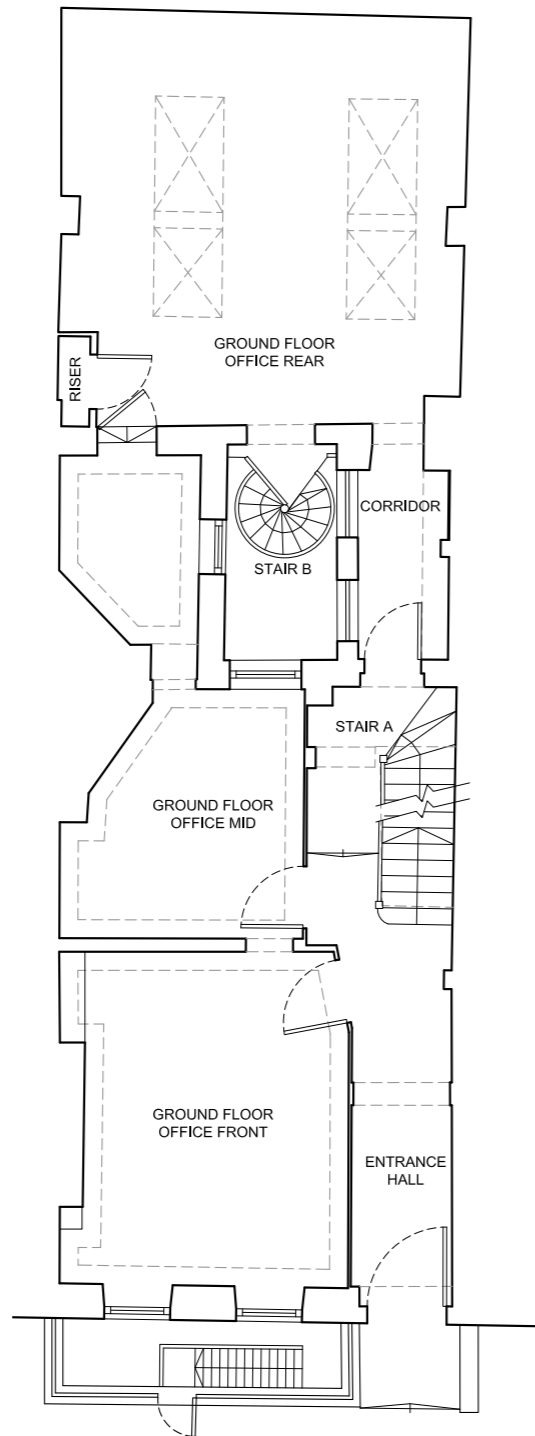


Existing Plans

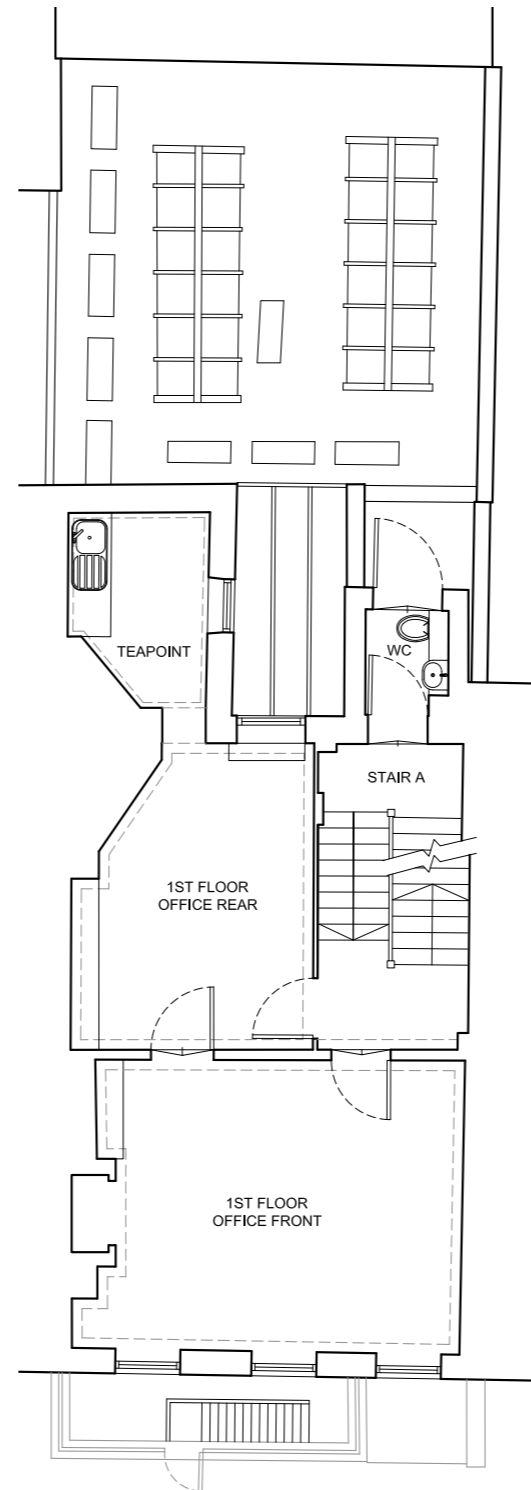
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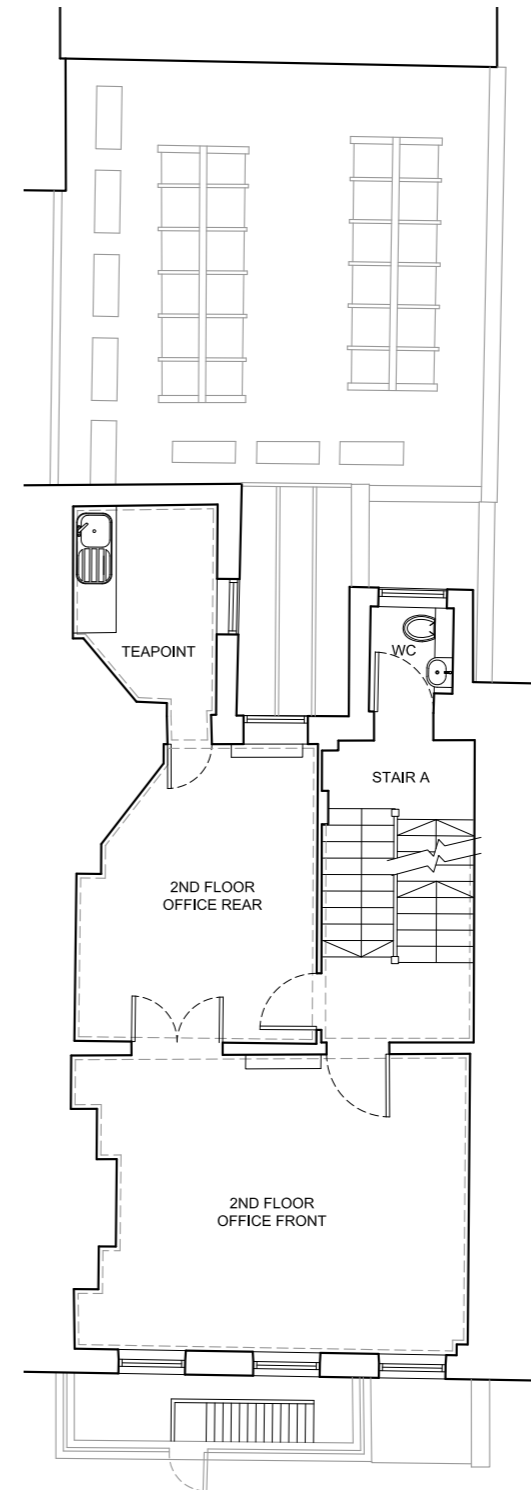
Basement



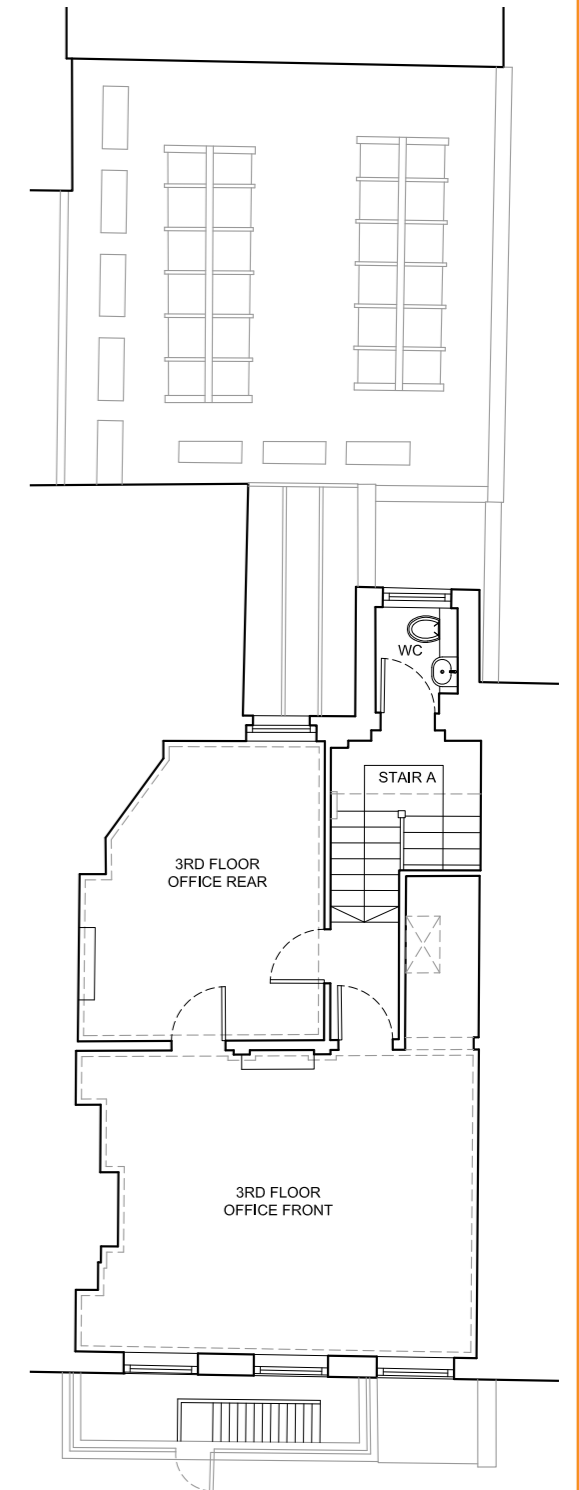
Ground



First



Second



Third

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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:

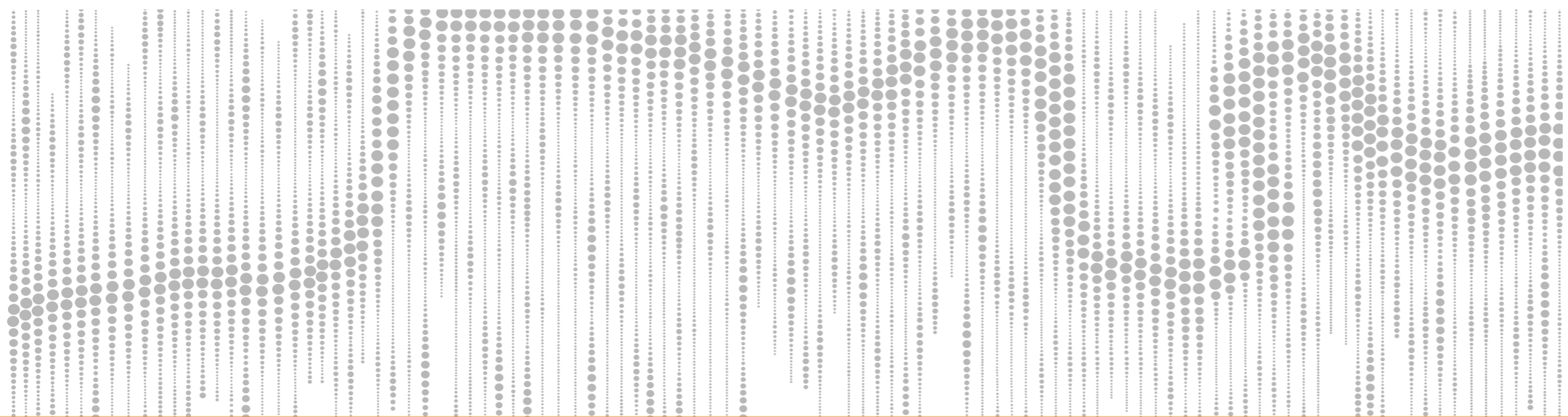
Works are minor and it is not envisioned that storage of materials will be required. If required, then storage will be within the property during the refurbishment works.

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.

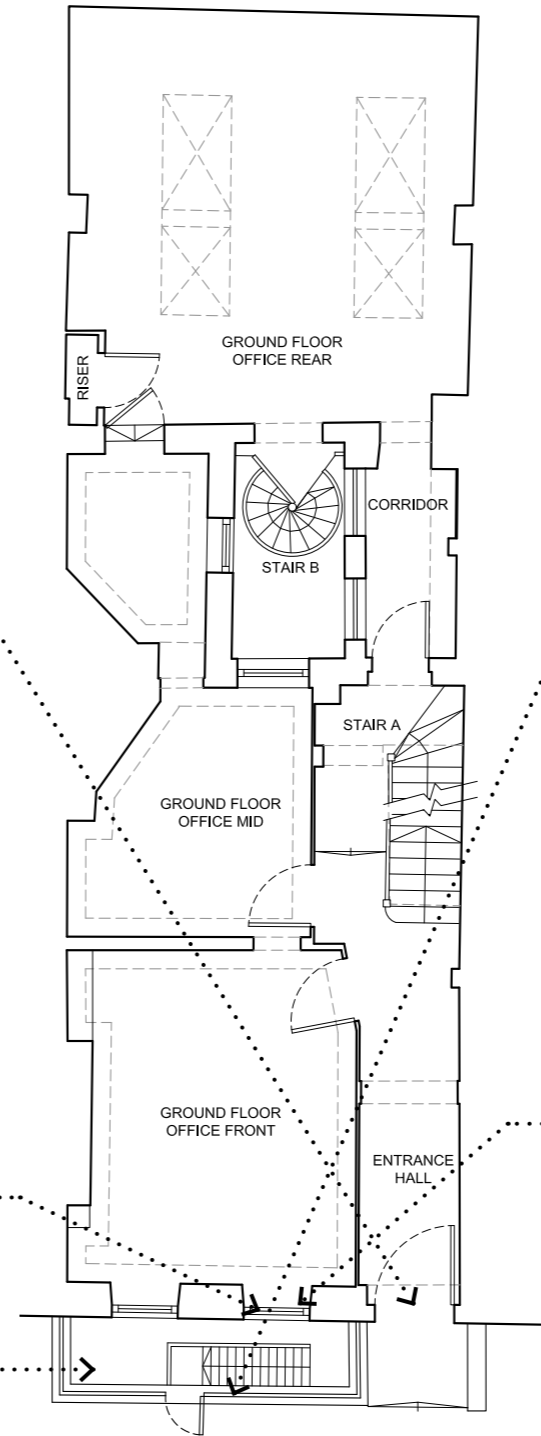
Demolition work is minor and confined to modern additions

EXISTING CONDITION



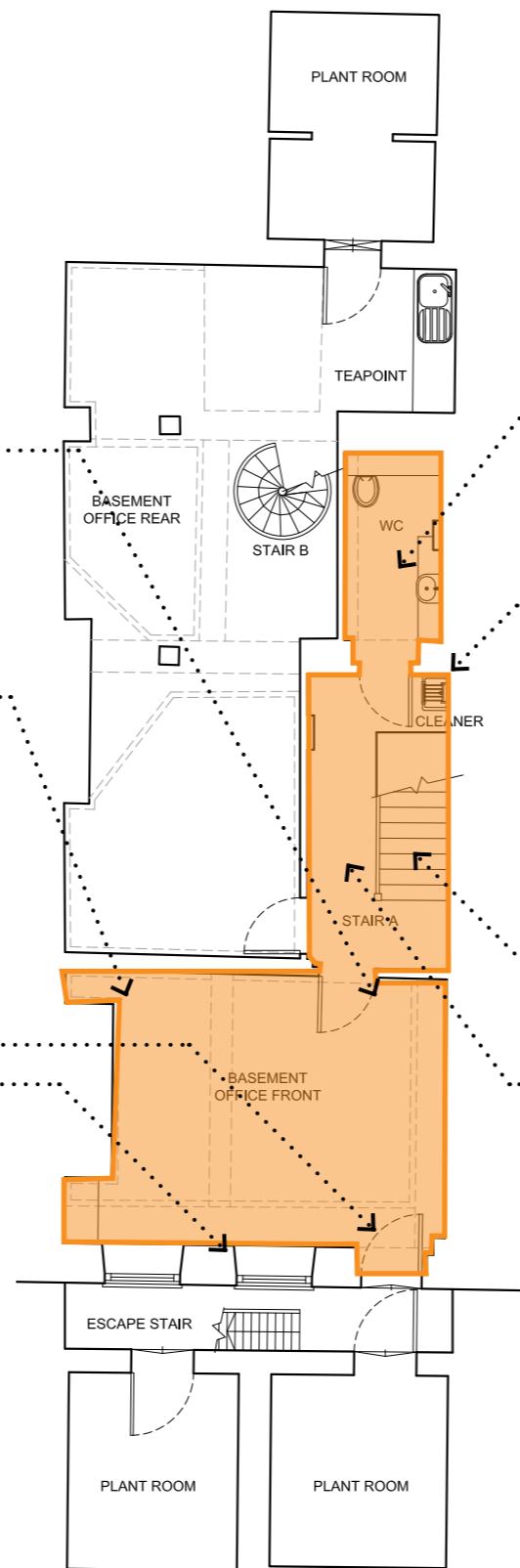
Great James Street Elevation

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Basement

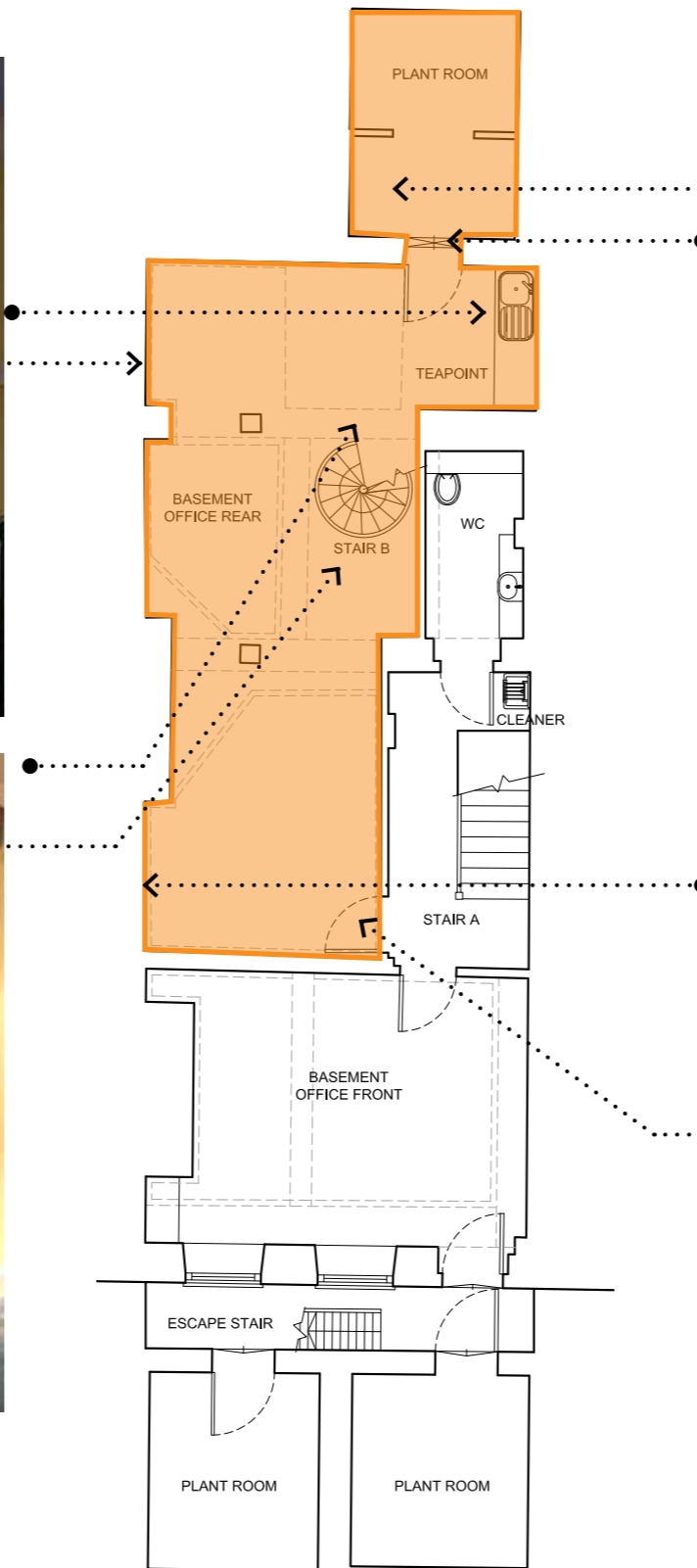
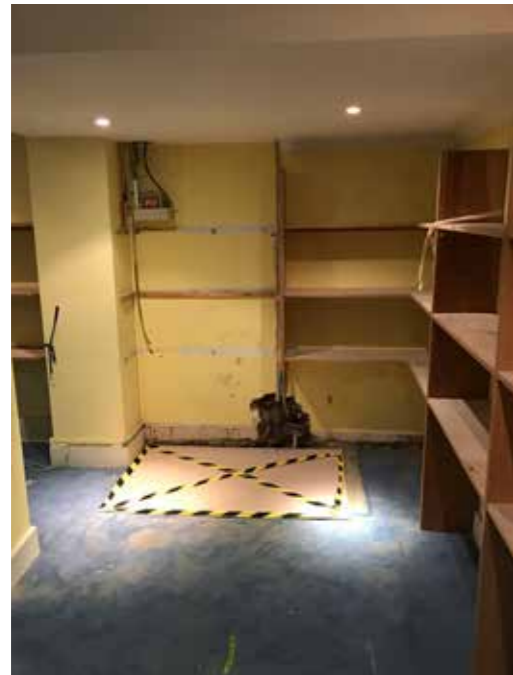
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Basement

Basement

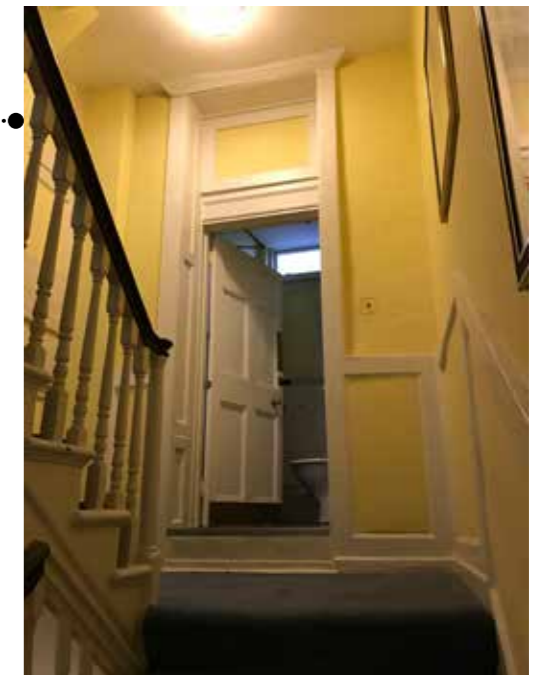
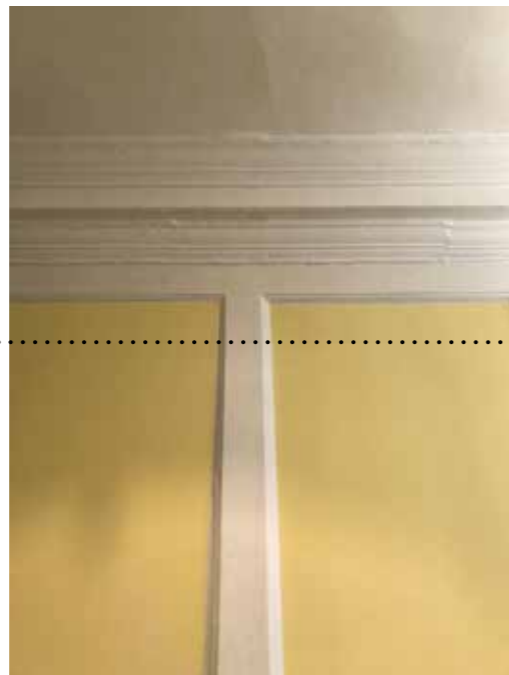
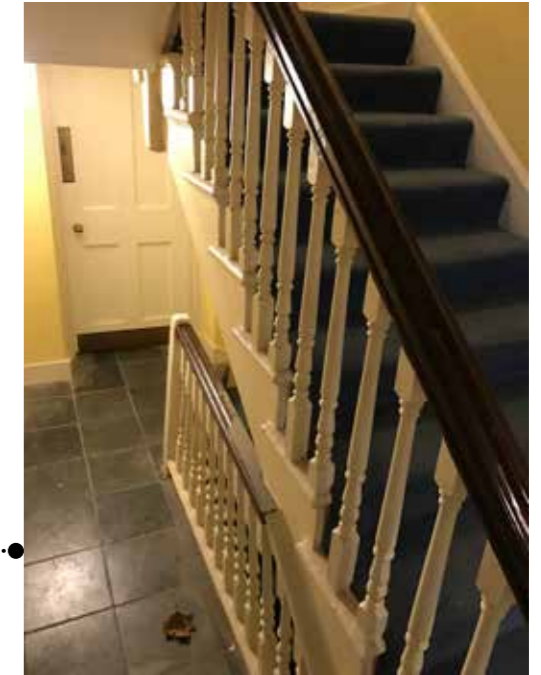
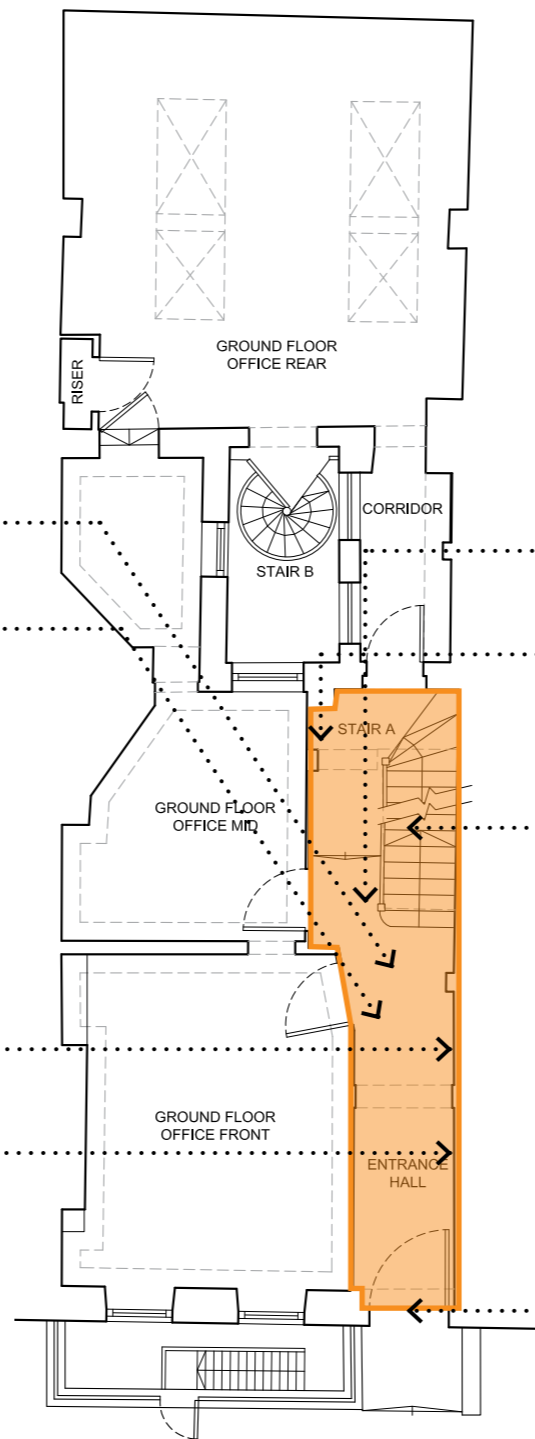
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Basement

Ground

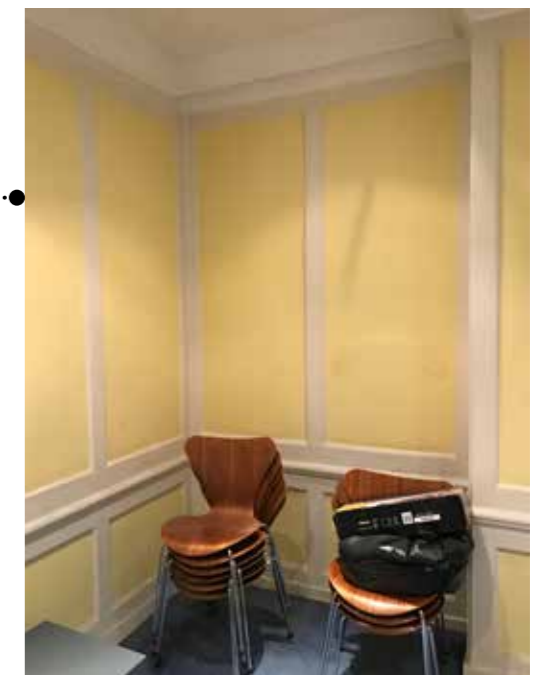
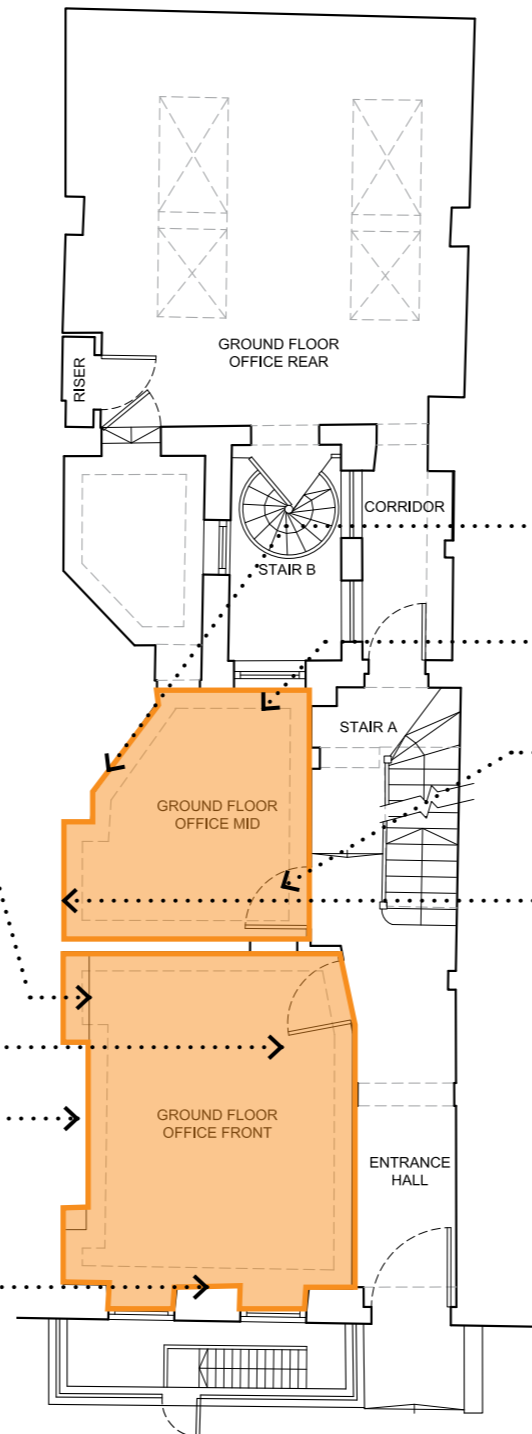
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Ground

Ground

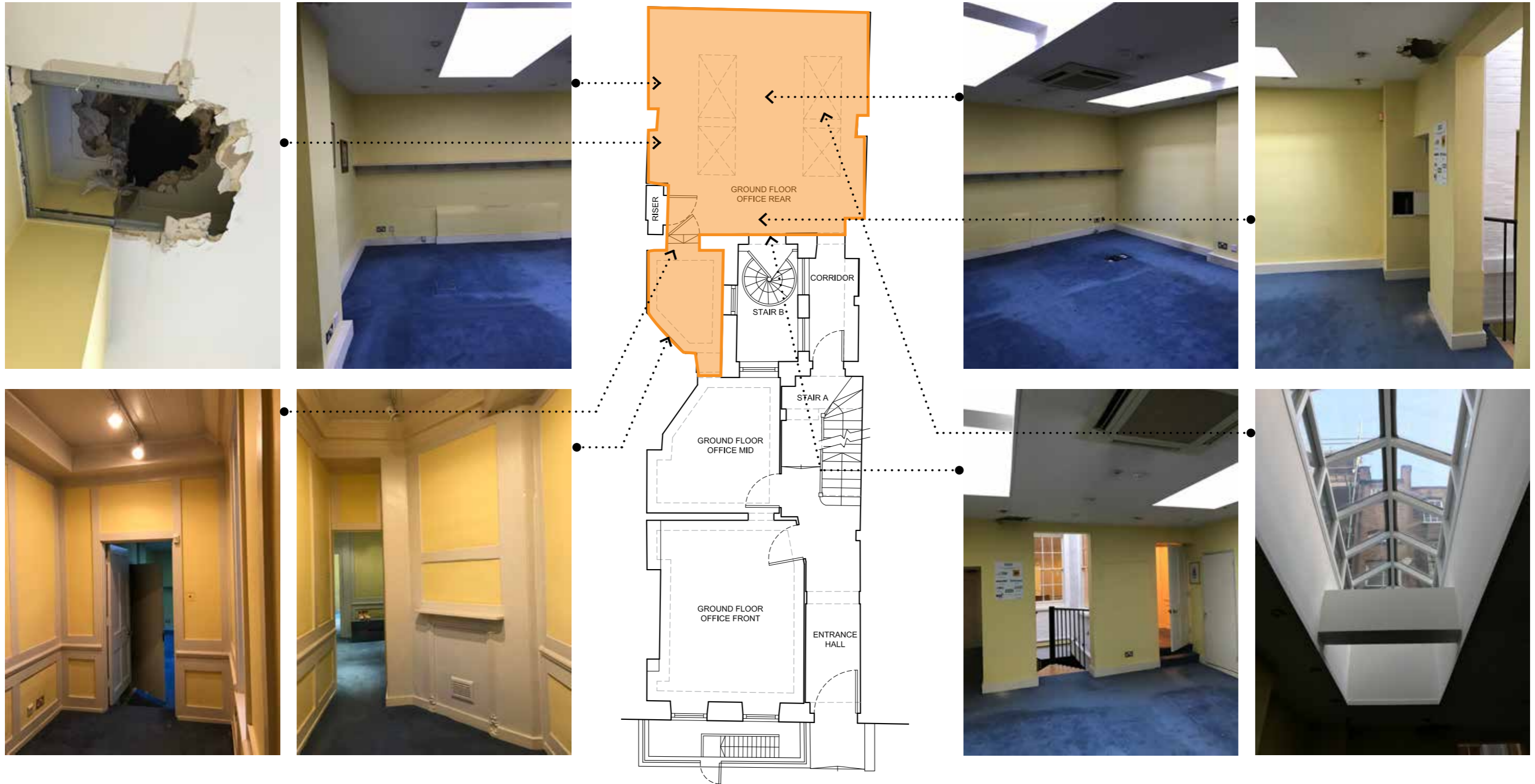
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Ground

Ground

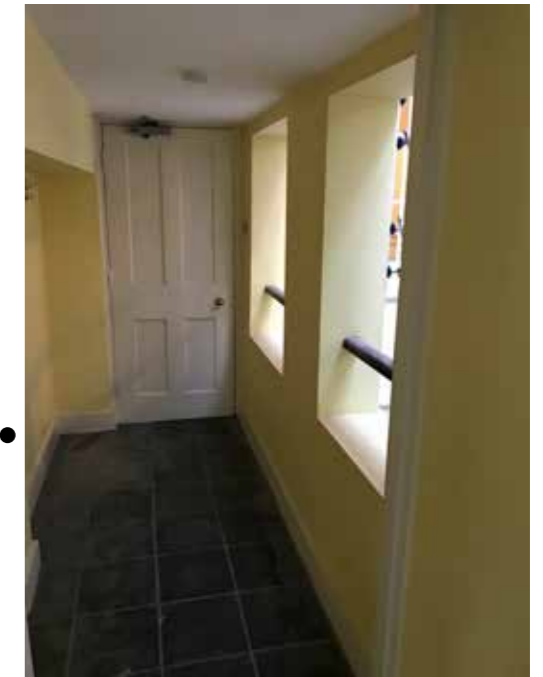
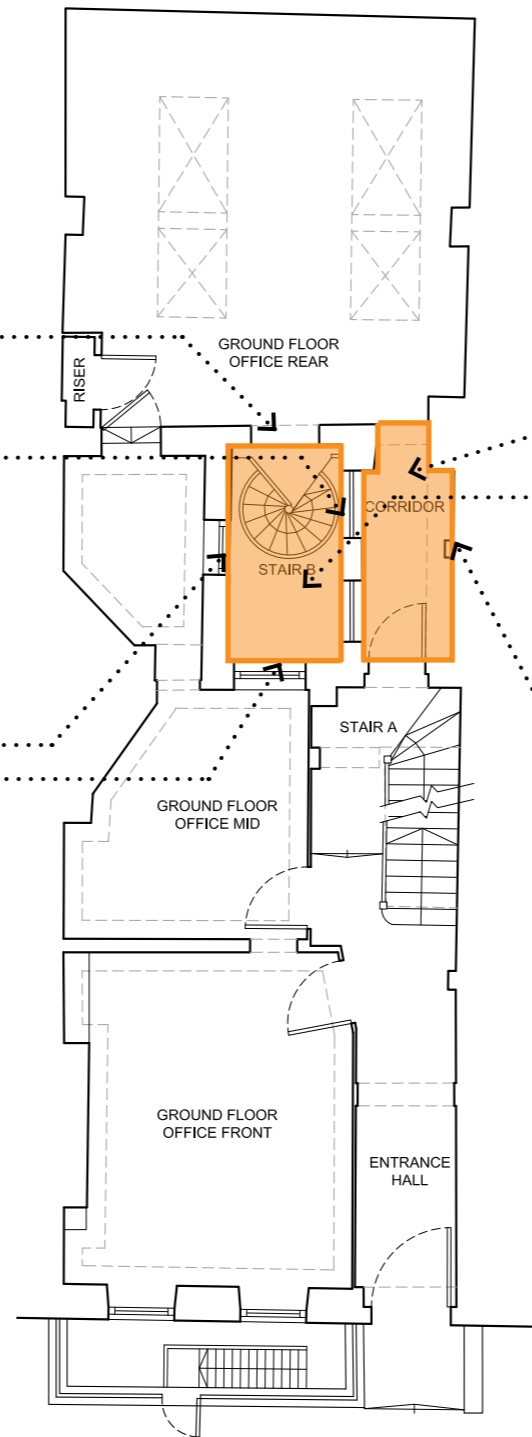
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Ground

Ground

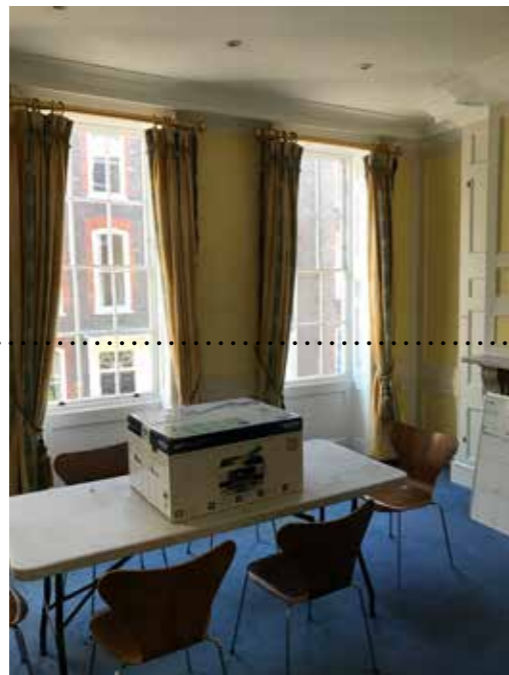
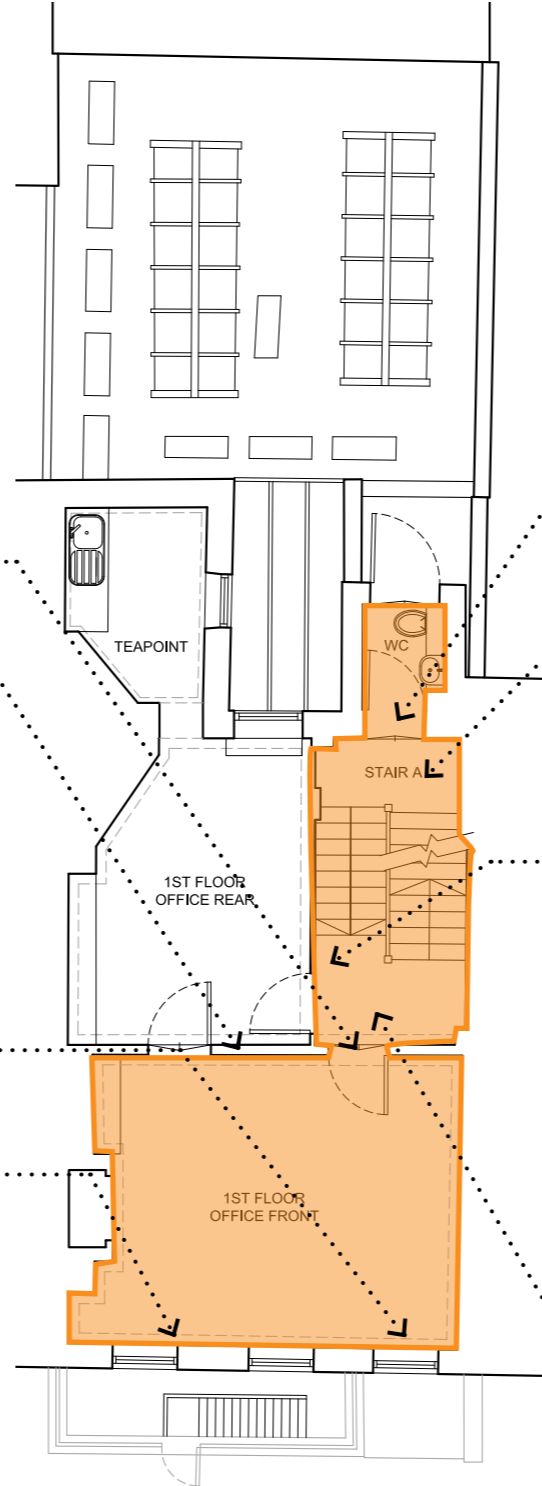
35 Great James Street, WC1N



Ground

First

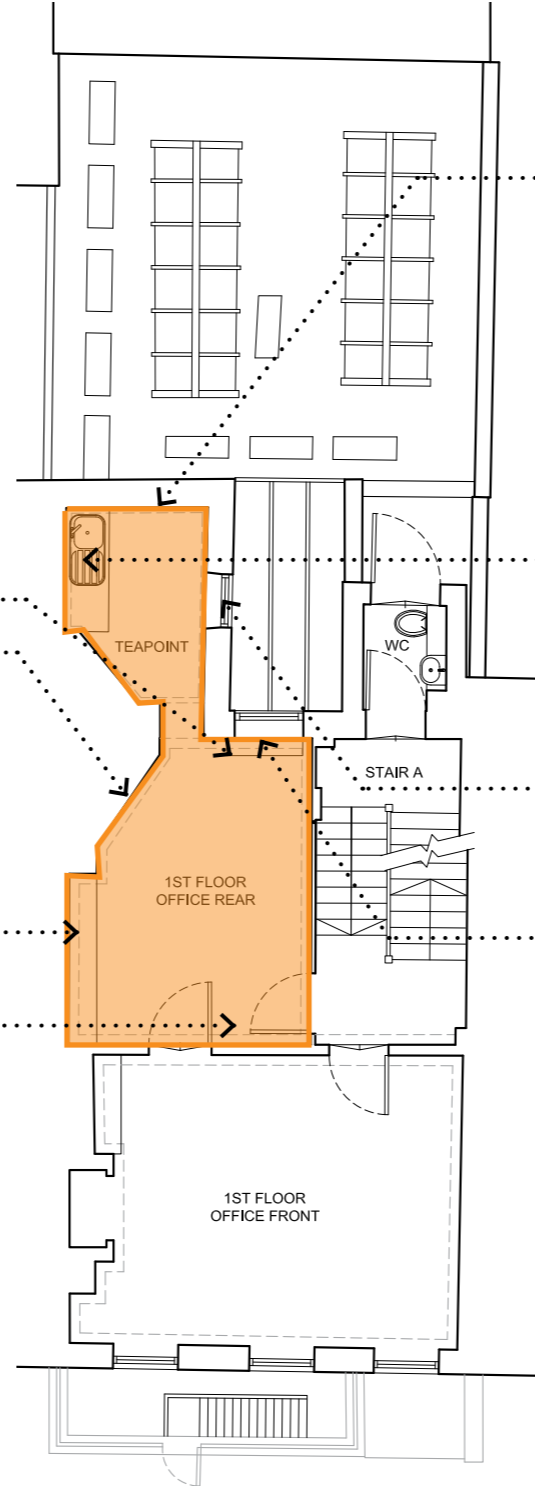
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First

First

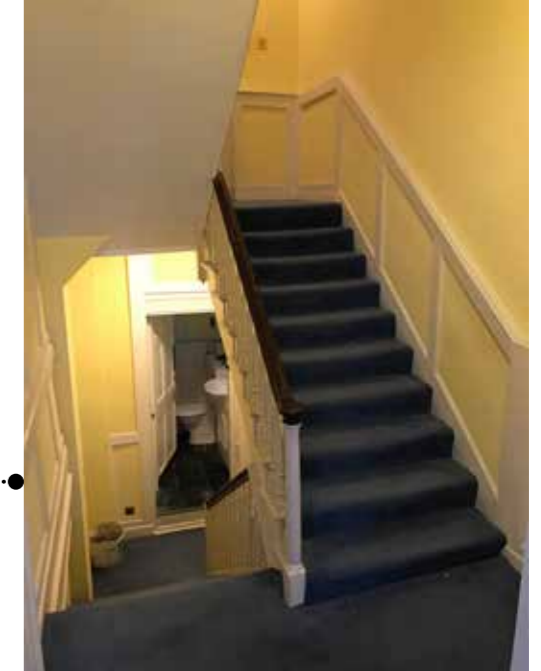
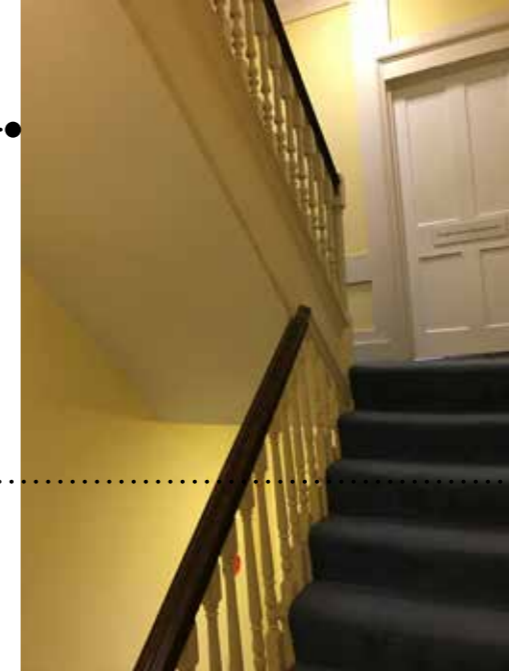
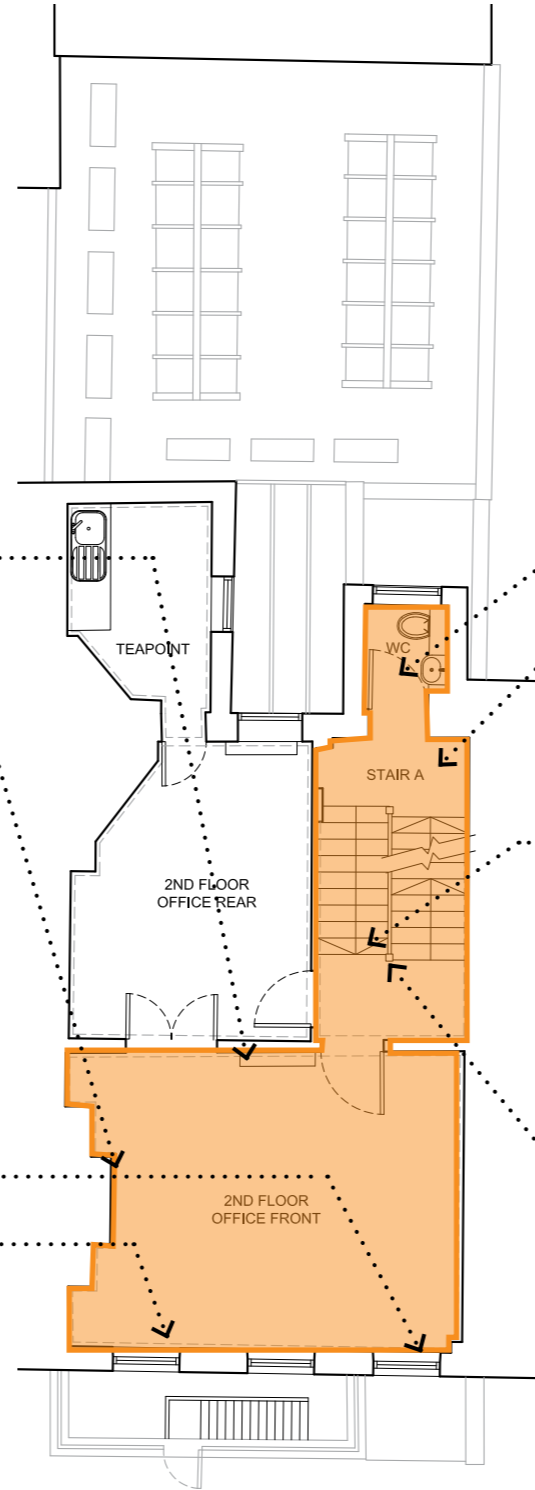
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First

Second

35 Great James Street, WC1N



Second

Second

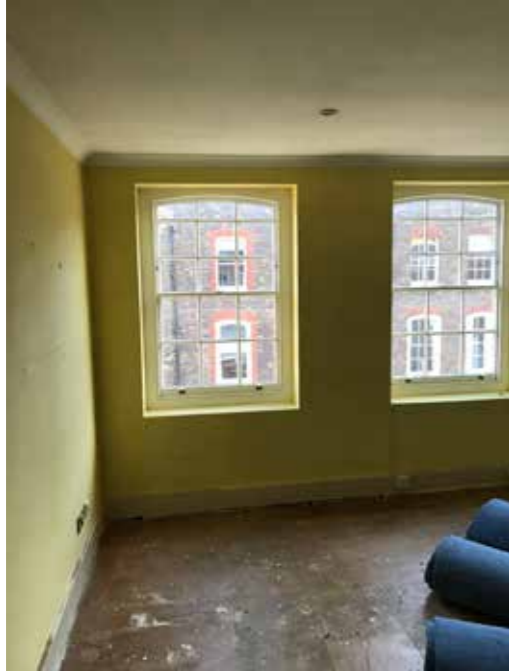
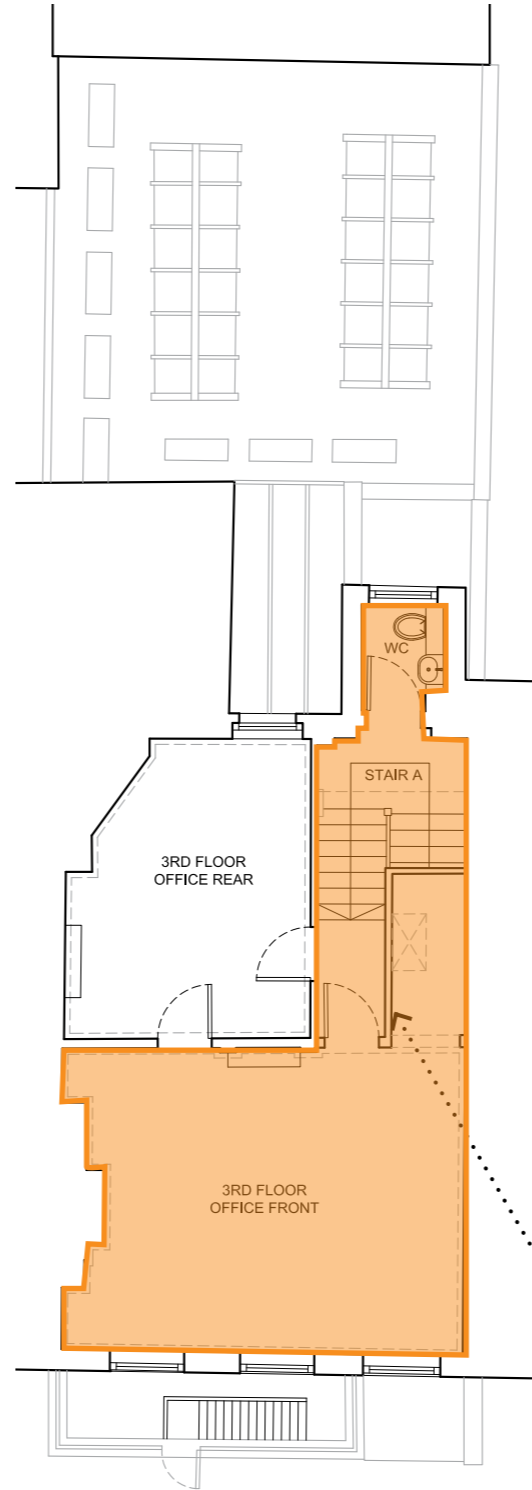
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Second

Third

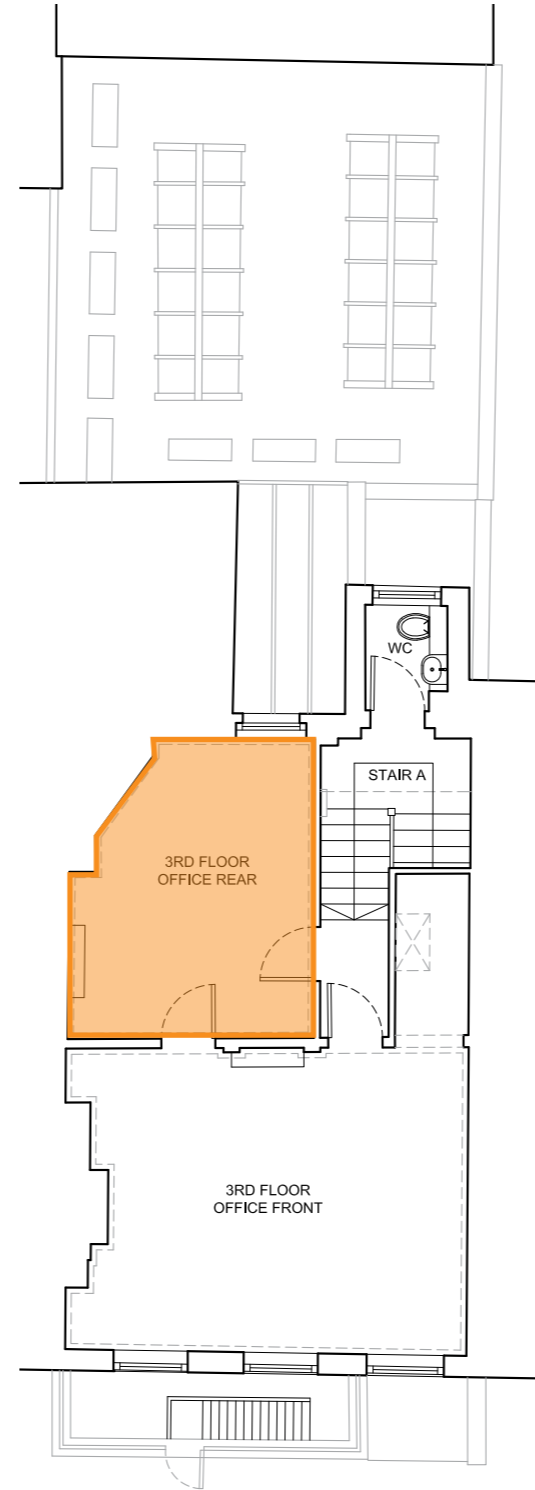
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Third

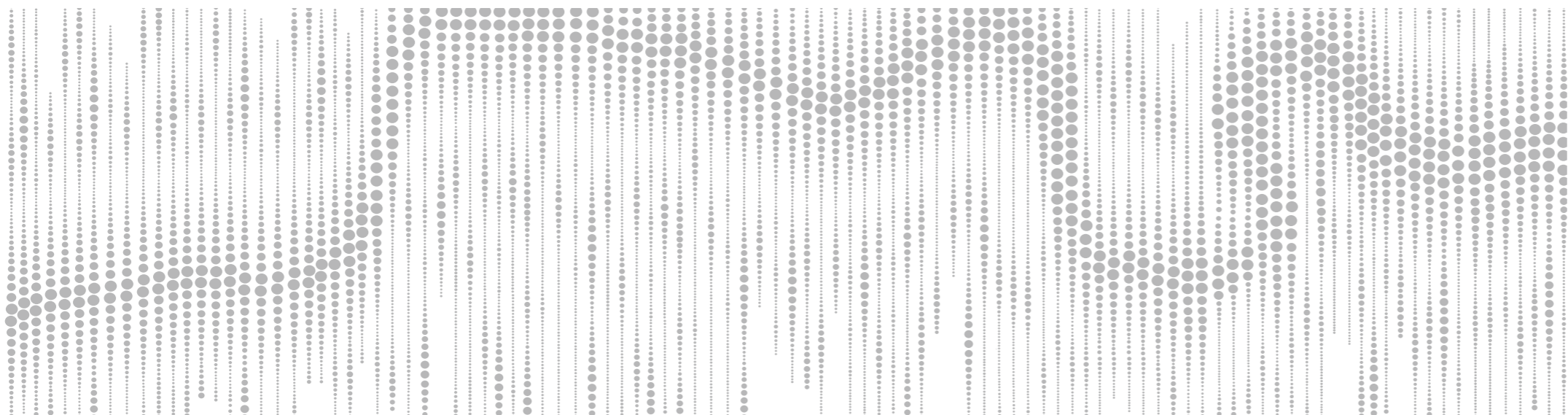
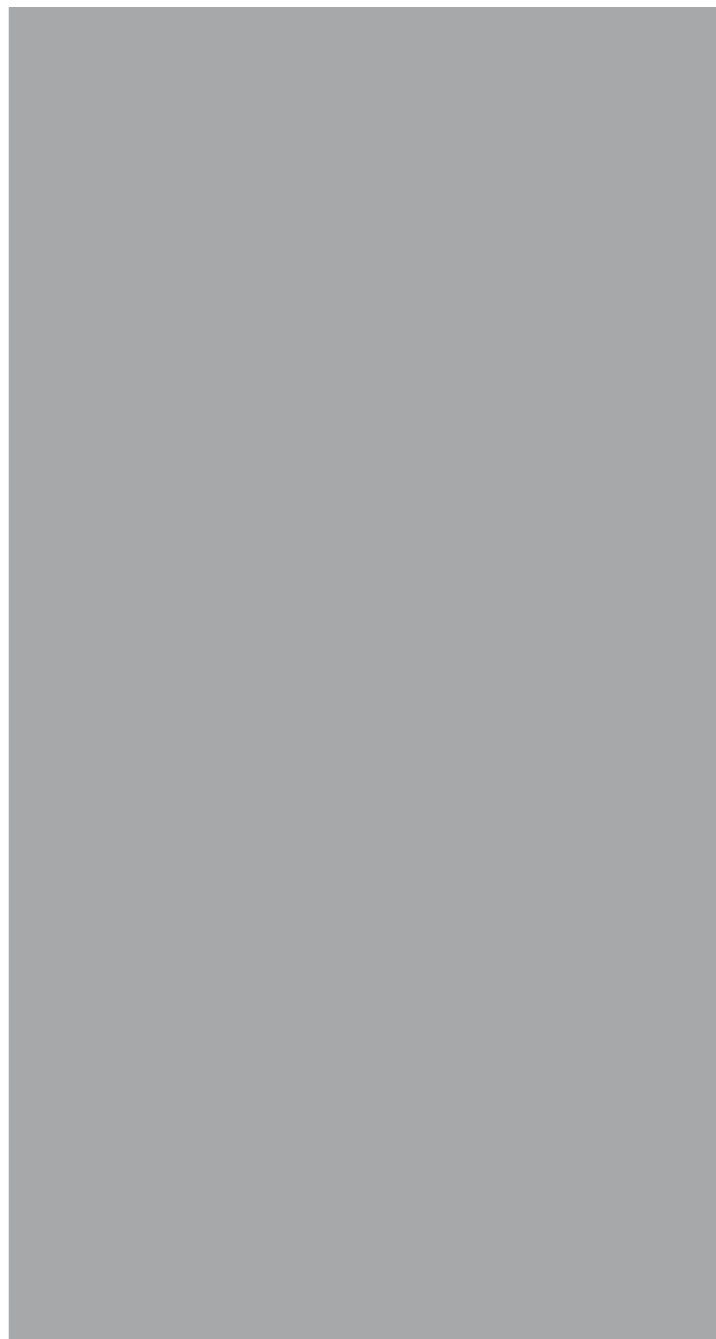
Third

35 Great James Street, WC1N



Third

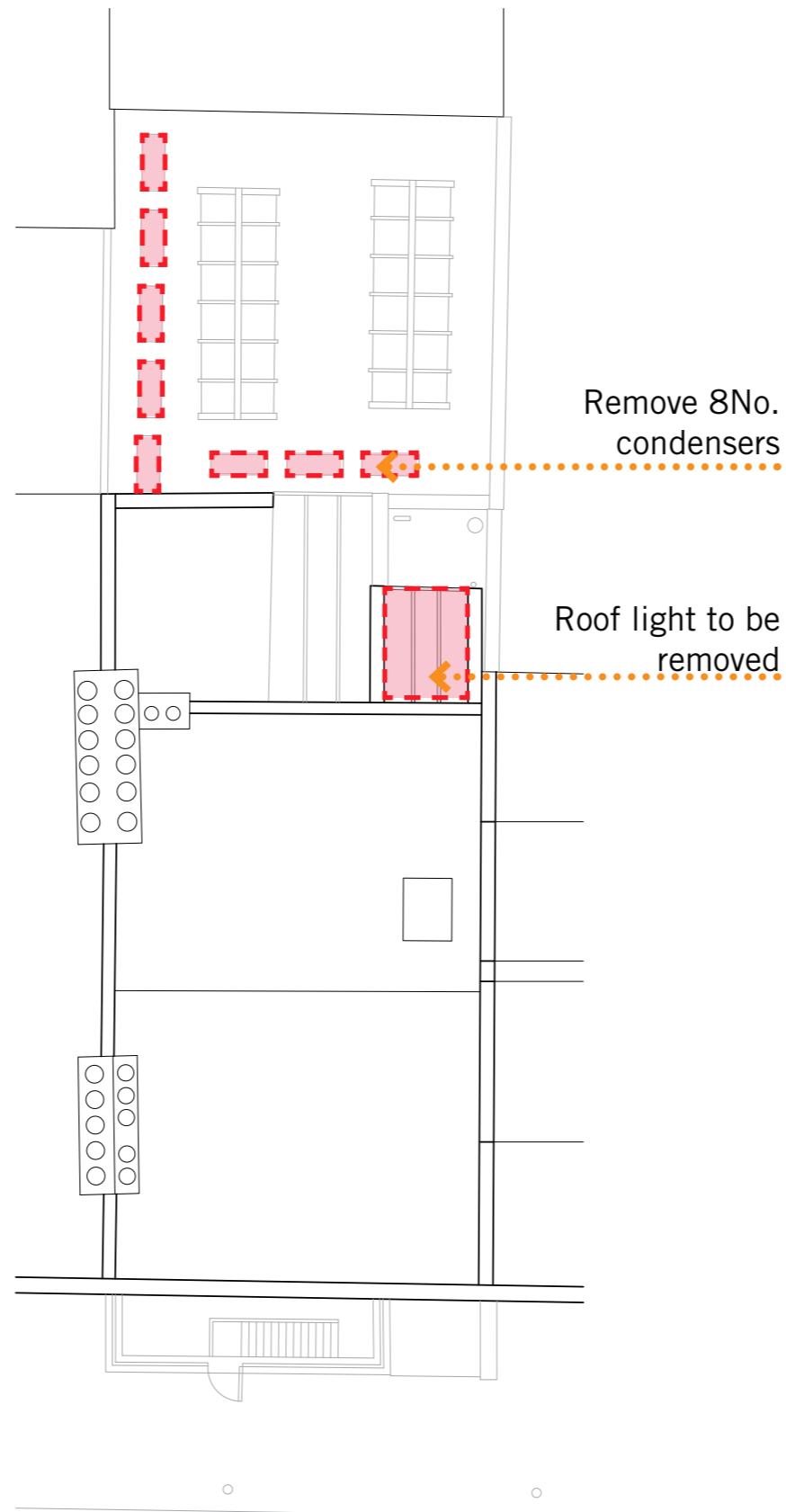
PROPOSALS



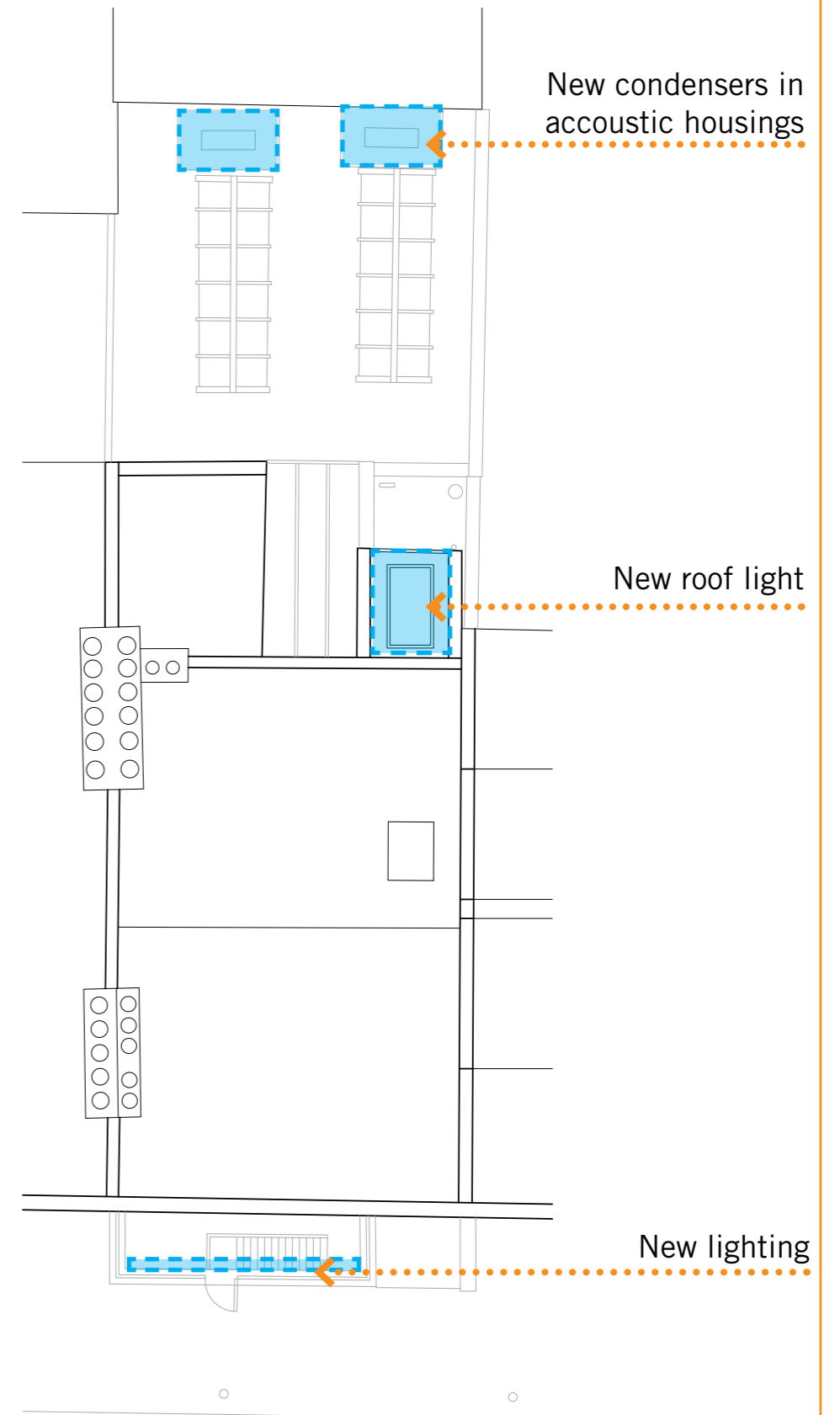
Plans

35 Great James Street, WC1N

This Application is to replace an existing roof light, to reduce the number and modernise the condenser units and for new external light to the lower ground floor.



Roof - Demolition



Roof - Proposed

Schedule of Works

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1 EXTERNAL ELEVATIONS

- 1.1 Install new lighting to the front lightwell, make good any fixing points - all cabling to be consealed
- 1.2 Remove the existing condensers and replace with two new units within accoustic enclosures
- 1.3 Removed existing roof light and replace with a new Velux conservation roof light (780 x 1400mm) within a timber warm roof build up with a felt finish. Redecorated and locally repaired where necessary in materials to match existing.