

James Gorst Architects

HD17
28 Gt. James Street
London
WC1N 3EY

19 May 2017

DESIGN AND ACCESS STATEMENT

Background:

28 Great James Street is a Grade II* Listed Georgian townhouse constructed between 1720-1724 (list entry number: 1113203) and is within the Bloomsbury Conservation Area.

The building was used as an office between approximately 1965-1996. Permission was granted in 1996 to change the second and third floors into two self-contained one-bed flats. In 2015 the current owners were granted Planning and Listed Building consent for change of use into a single dwelling along with associated alterations including a loft conversion with new stair access. Full discharge of the conditions for this consent was granted in August last year (2016).

Proposals:

As part of their ongoing implementation of this consent, the client is now looking to secure permission for minor interventions to parts of the house that were not detailed in the original application. They are also seeking to make small alterations to the consent where it has been thought necessary to make the house a comfortable place to live.

This application is for additions and amendments to three isolated sections of the third and fourth floor of the house and includes the following:

- Proposals for new panelling adjacent to the stair connecting the third and fourth floor, instead of the consented fixed bookshelf
- Proposals for the fitout of the small third floor bathroom with new finishes and traditional sanitaryware
- Proposals for the installation of fixed furniture and bead and butt panelling in the fourth floor attic room designed to match existing sections of panelling found on the second floor

Explanation:

The recently consented application was missing detailed information about certain parts of the house including the attic and third floor bathroom. The client is now looking to make these spaces comfortable and usable by including appropriate finishes, fixed furniture and sanitaryware. The intention is to make minor interventions that are appropriate to the historic fabric in order to help make the house liveable.

Impact:

The proposed works do not constitute an alteration to the structural fabric of the building. The proposals involve the installation of furniture, panelling and sanitaryware which is easily removeable and independent of the historic fabric of the building.

The main change from the consent will be the inclusion of a bath (instead of a shower) and an additional door in the small third floor bathroom. Doors and architraves will be made to match the existing. Where finishes are being replaced in this bathroom, they will be replaced like-for-like (ceiling) or will match existing elements elsewhere in the house (floor and tiling). Where consented shelving has been replaced with panelling, the arrangement of panels seeks to deviate as little as possible from what has already been proposed.

Summary:

The homeowner is seeking to make minor interventions in order to make the house suitable for use as a family home and in a way that is sensitive to the historic fabric of the house.

16A Crane Grove
London, N7 8NN

telephone: 020 7336 7140 | e-mail: info@jamesgorstarchitects.com | web: www.jamesgorstarchitects.com

Company Number: 4398990 | VAT Number: 796 2388 74