



Design & Access Statement

29 Great James Street
London
WC1N 3ES

July 2017

1.0 INTRODUCTION

- 1.1 This statement pertains to the proposal for the temporary change of use of the third floor of a Georgian terrace house, 29 Great James Street, London, from B1 office use to provide a one bedroom flat. It is Grade II* Listed as part of a consecutive listing encompassing Numbers 26 to 37 and 39 to 40 Great James Street.
- 1.2 The building is comprised of four storeys with a basement and yard. It has a yellowish-brown brick exterior, rubbed red brick segmental arches above three bays of white painted sash windows and historic cast iron railings.
- 1.3 The third floor has been in residential use in the past, with a kitchenette, shower and toilet with sink already installed. The proposed change in use will require no internal or external alterations to the layout or appearance of the building.

2.0 HISTORY

- 2.1 29 Great James Street is Grade II* Listed as part of a consecutive listing encompassing Numbers 26 to 37 and 39-40 Great James Street.
- 2.2 The terrace was built between 1720 and 1724 making it one of the earliest surviving Georgian terraces in London. The terrace is noted for the survival of the carved wooden brackets carrying hoods with panelled soffits above the front doors. No. 29 has such brackets and soffit. It has also retained the original lead rainwater head with a lion mask. The glazing bars were removed from the windows on the front facade in the nineteenth century. The front facade of the building is the part of greatest significance.
- 2.3 Modern partitions have been added to the third floor as well as modern services throughout.

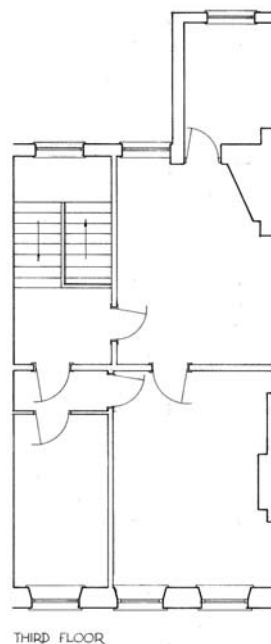


Figure 1: 1990 survey plan showing the third floor layout prior to the 1990 building work.

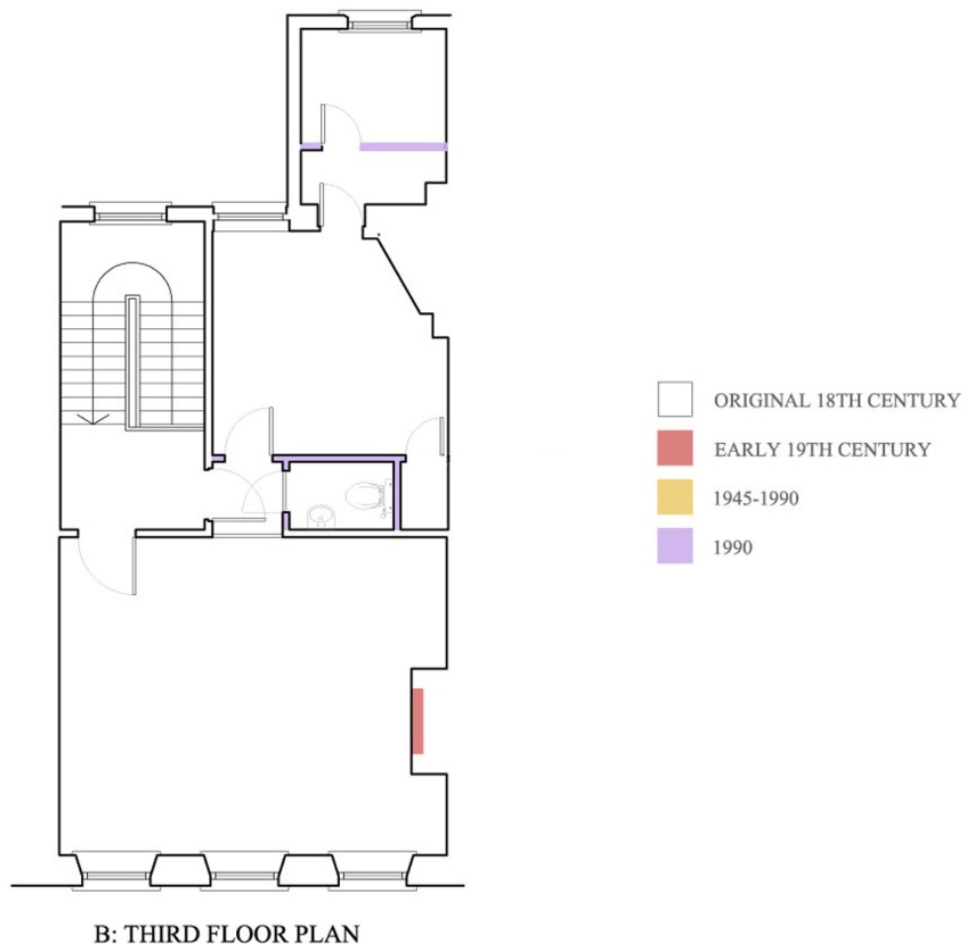


Figure 2: A plan showing the approximate dates of construction.

- 2.4 Floors two and three have been in temporary residential use in the past, between November 1993 and January 1995. An extension to this change of use was granted in March 1995, running until June 1996. The change of use did not require any alteration to the layout or appearance of the building.

3.0 PROPOSAL PURPOSE

- 3.1 Due to rationalisation of the remaining office space in the building, the same number of employees are accommodated with capacity for up to 3 more persons the third floor will be a residential accommodation.

4.0 APPLICATION PROPOSALS

- 4.1 The proposal is for the temporary change of use of the third floor of 29 Great James Street, London, from B1 office use to C3 Dwelling house from the current application.
- 4.2 The existing building is in good condition internally and a kitchenette, shower and toilet with sink are already installed. The change of use will require no alterations to the existing layout or appearance of the interior or exterior of the listed building. The existing historic and modern features will be maintained. No Listed Building Consent required.
- 4.3 The proposed change of use will require no alterations to the existing landscaping.

5.0 ACCESS

- 5.1 The flat will be accessible through the existing stairwell within the building and this change of use proposes no changes to existing arrangements.
- 5.2 There is currently no level access provision to the building nor disabled access within the building. Due to the listed status of the building, providing such access would harm the significance of the historic features.
- 5.2 The building currently has no existing on site car parking and 4 existing bicycle parking spaces. The change of use will maintain this current provision.

6.0 IMPACT OF PROPOSAL

- 6.1 The change in use will alter the operating hours of the building. The office is open from 08:45 until 18:00, and with a flat on the third floor, the use of the building will extend into the evening. Many of near buildings are in residential use so should not impact on adjoining properties.
- 6.2 The office space in the remainder of the building is sufficient to allow for the change of use of the third floor without impacting on the current employees working conditions.