

36 Great James Street
Design & Access Statement
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1.0 Planning History

Planning and Listed Building consent were granted for the refurbishment of 36 Great James Street in applications 2015/7223/P and 2016/0460/L. Further details were provided on the windows in applications 2016/2779/P and 2016/2935/L.

In the materials submitted in this application it was noted that the existing internal panelling would be stripped and inspected before refurbishment, and where found to be badly damaged, it would be locally replaced with new materials to match the existing design.

The applications did not specifically refer to the window shutters, which were intended to be repaired in a similar fashion to the panelling. During the course of the works they were found to be in poor condition, and this application seeks explicit consent for their like for like replacement.

2.0 Conservation Area Status / Listing

The site is located within the sub-area 10 of Bloomsbury Conservation Area. No. 36 Great James Street was Listed in 1957, together with nos. 26-37 and 39-40 Great James Street. The list description mentions the architraved entrance doors, staircase balusters, cast iron railings and internal fine panelling within the terrace.

The area was historically associated with the legal profession, but there is an increasing trend to revert the townhouses back to their original residential use. 36 Great James' Street refurbishment



3.0 History during works

During the refurbishment works the shutters were demounted from their positions, numbered and set aside to allow for the completion of restoration and decoration works to the windows and reveals.

Due to space constraints on the site created by the re-levelling of the floors, the shutters could not safely be stored on site throughout construction. They were proposed to be temporarily removed from the site so they could be assessed and repaired in a clean workshop, and so that refurbishment works could proceed on the house unhindered.

In July, we were contacted by the local authority who requested the shutters be returned to site for inspection. This was arranged, and on the 23rd July the applicants agent met with Gary Bakall at the site who inspected the shutters and confirmed he was satisfied.

We subsequently sent an email to Gary to summarise what was discussed on site; specifically that the shutters were generally in poor condition, had been substantially altered and that their repair would not be possible without further substantial amendments.

The owners expressed a preference that the shutters be replaced with new to match the existing details, and that a listed building application be made for these works.

4.0 Present Status

The refurbishment of the property in line with the original applications is largely complete.

The original shutters on the ground floor front façade, along with their original iron bars and hinges were not taken down during the works as they provided some security to the site. These have been repainted and are currently in place on site.

The other original shutters have been stored on site in the attic pending the outcome of this application. No original fabric or ironmongery has been discarded.

5.0 Issues identified with refurbishment

On detailed review of the stripped shutters in the workshop, the specialist contractor advised the following;

- 2 sets of shutters on the second floor had been replaced with modern MDF shutters.
- Shutters on the stair and at the rear of the property were nailed shut, and the joints between them filled. Associated ironmongery or hinges was no longer on these shutters.
- Throughout the house, the shutters were in a poor state of repair and had been significantly adjusted and altered over the years to reflect the movement of the house and window openings generally.
- To deal with this movement and the resulting out of level / plumb openings, previous owners had variously cut, lengthened and re-hung the panels in a staggered fashion. This has meant the shutters and their panels no longer align when shut, nor stop light from passing above and between them.
- In addition, there was considerable filling of the timber and replacement of panels evident.

In order for the shutters to properly close out light, and fit the new out of plumb and level openings they would have to be substantially altered. Each panel would require either cutting or piecing in of new elements, and would result in shutters with varying frame widths, whose panels and joints would not align properly when opened out.

5.1 Issues identified with refurbishment



Modern MDF shutters
found on second floor
(W202, W203)

5.2 Issues identified with refurbishment



Shutters nailed shut and joints filled. Associated ironmongery or hinges not present. (W104, 105, 106, 204, 205).

5.3 Issues identified with refurbishment



Shutters nailed shut and joints filled. Associated ironmongery or hinges not present. (W104, 105, 106, 204, 205).

5.4 Issues identified with refurbishment



Pieces missing

Panels previously replaced

Panels no longer meet in closed positions

Panels cut in piecemeal fashion to suit movement of house resulting in staggered joints and misaligned shutters.

5.5 Issues identified with refurbishment



← Previous adjustment and cutting of shutters means they no longer align with those above and adjacent, leading to staggered joints and uneven frame widths.

5.6 Issues identified with refurbishment



← Previous adjustment and cutting of shutters means they no longer align with those above and adjacent

← Panels no longer meet in closed positions

6.0 Proposal

The applicant proposes to replace the damaged and non-original shutters on a like-for-like basis, with beadings and dimensions to match the existing. A full survey has been carried out of the existing shutters, and new shutters will be fabricated from softwood to match the existing details. These will be decorated with paint as per the rest of the panelling, and close flush into the existing recesses either side of the windows.

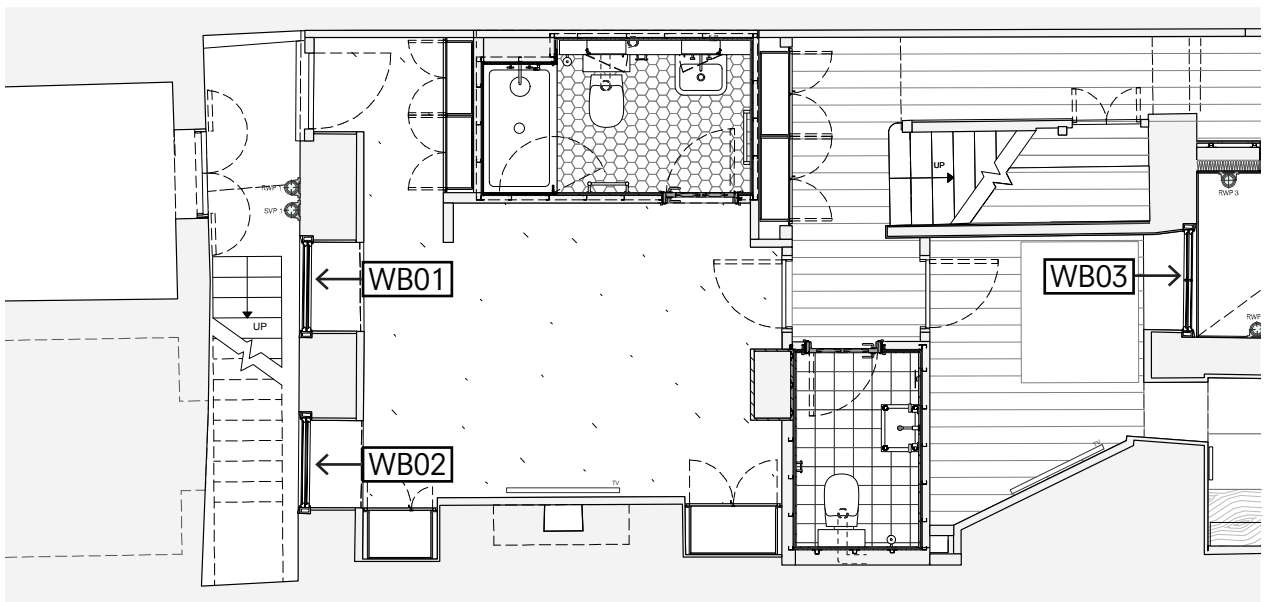
Identical replacements will allow for the shutters to be fabricated to suit the new out of level and plumb openings, ensuring a tight fit when closed with alignment of the panels on either side. The aesthetic intent of the original design can be maintained, made to fit the new form of the window openings.

The original shutters will be protected kept on site in the loft for future reinstatement if required.

A floor by floor breakdown to accompany the submitted drawings is listed on the following pages:

6.1 Basement Floor

There were no shutters found on the basement floor windows. There are no shutters proposed.

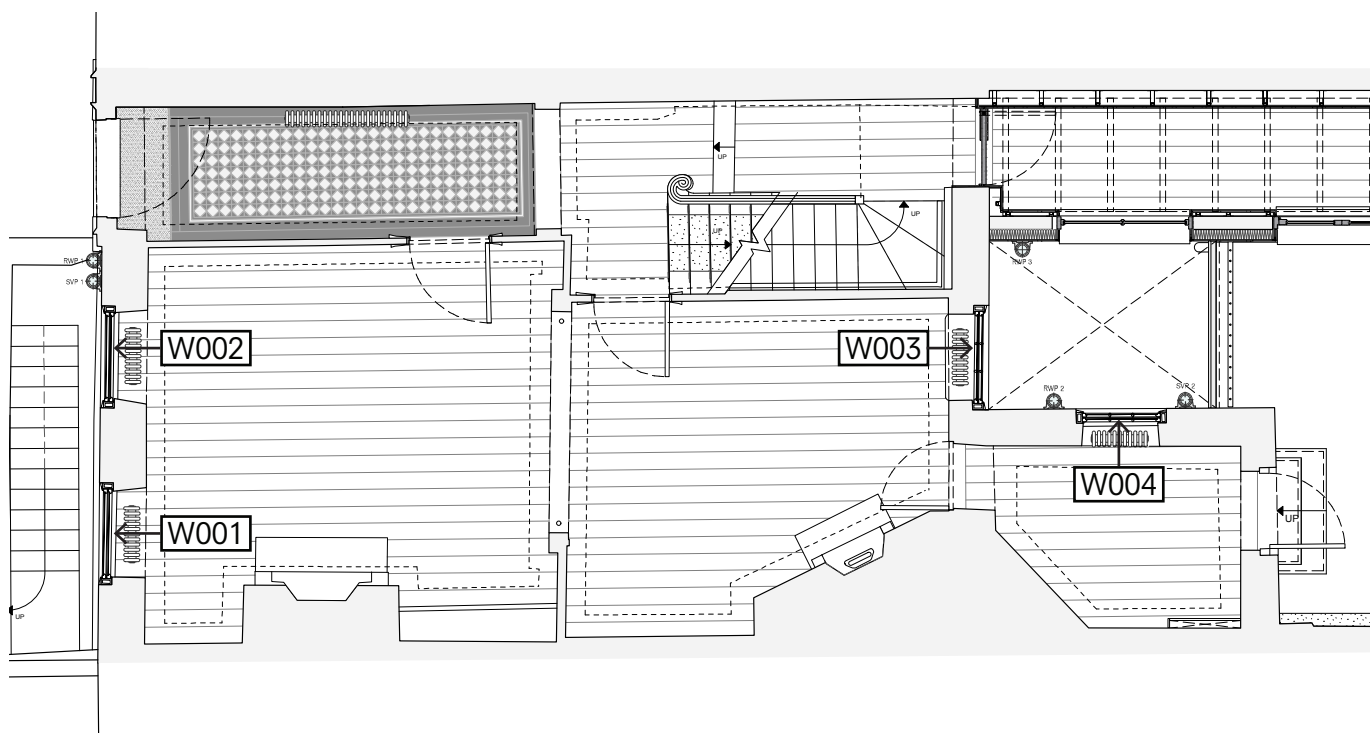


6.2 Ground Floor

Window W004 was fixed shut with joints sealed, and had no original ironmongery.

New shutters to windows W001 and W002 are proposed to have recessed central panels. These will be raised and fielded, to match the existing details and wall panelling adjacent. The original iron bar locking mechanisms will be retained and reinstated.

New shutters to windows W003 and W004 are proposed to have recessed central panels with a quarter round bead, to match the existing details and wall panelling adjacent.

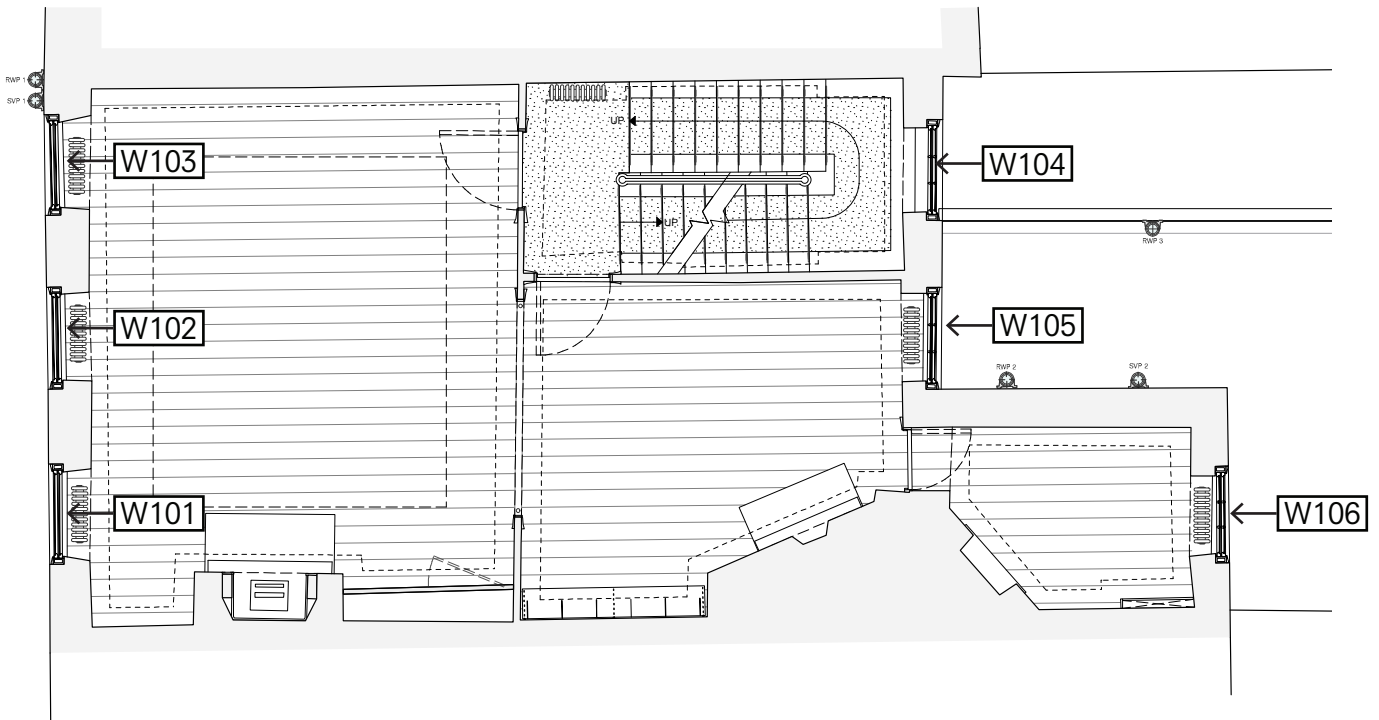


6.3 First Floor

Windows W104, W105 and W106 were fixed shut with joints sealed, and had no original ironmongery.

New shutters to windows W101, W102 and W103 are proposed to have recessed central panels. These will be raised and fielded on the outer shutters, and have a simple quarter round bead on the inner panels, to match the existing details.

New shutters to windows W104, W105 and W106 are proposed to have recessed central panels with a quarter round bead, to match the existing details and wall panelling adjacent.



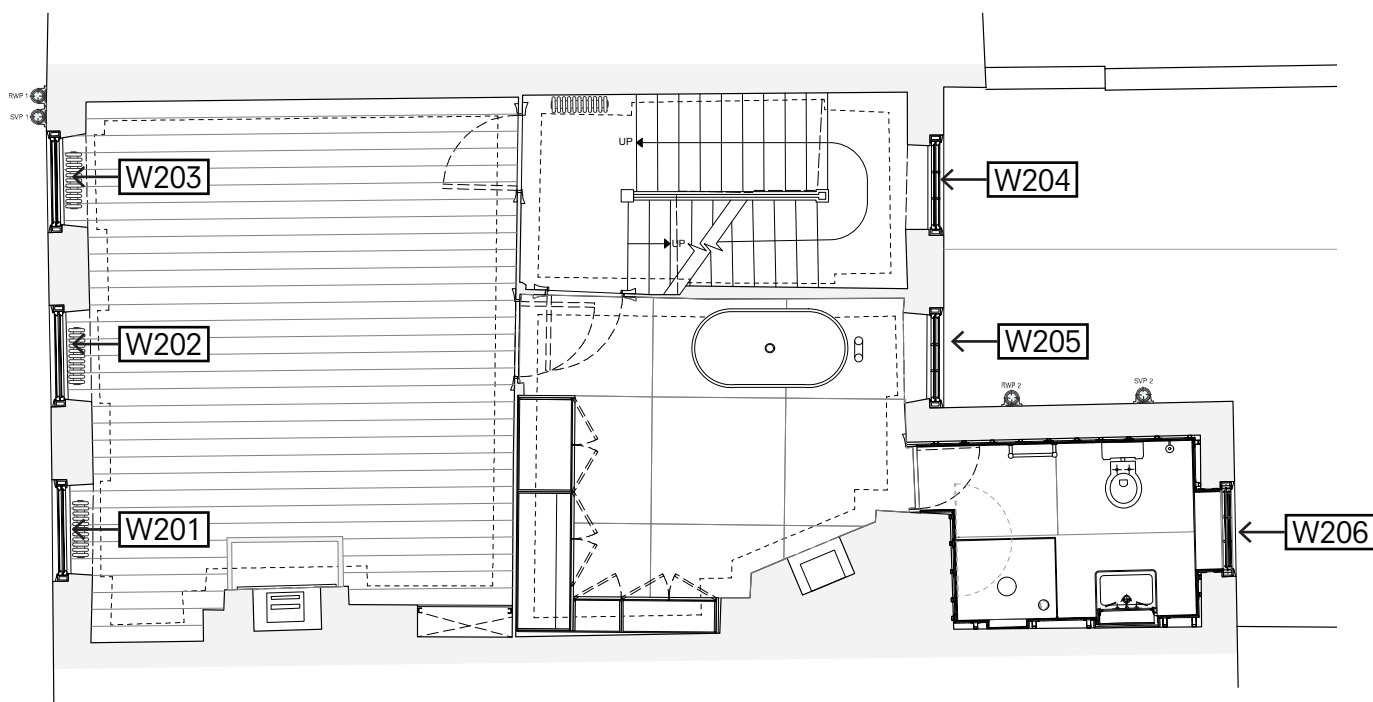
6.4 Second Floor

Window shutters W202 and W203 were found to be modern MDF replacements.

Windows W204 and W205 were fixed shut with joints sealed, and had no original ironmongery.

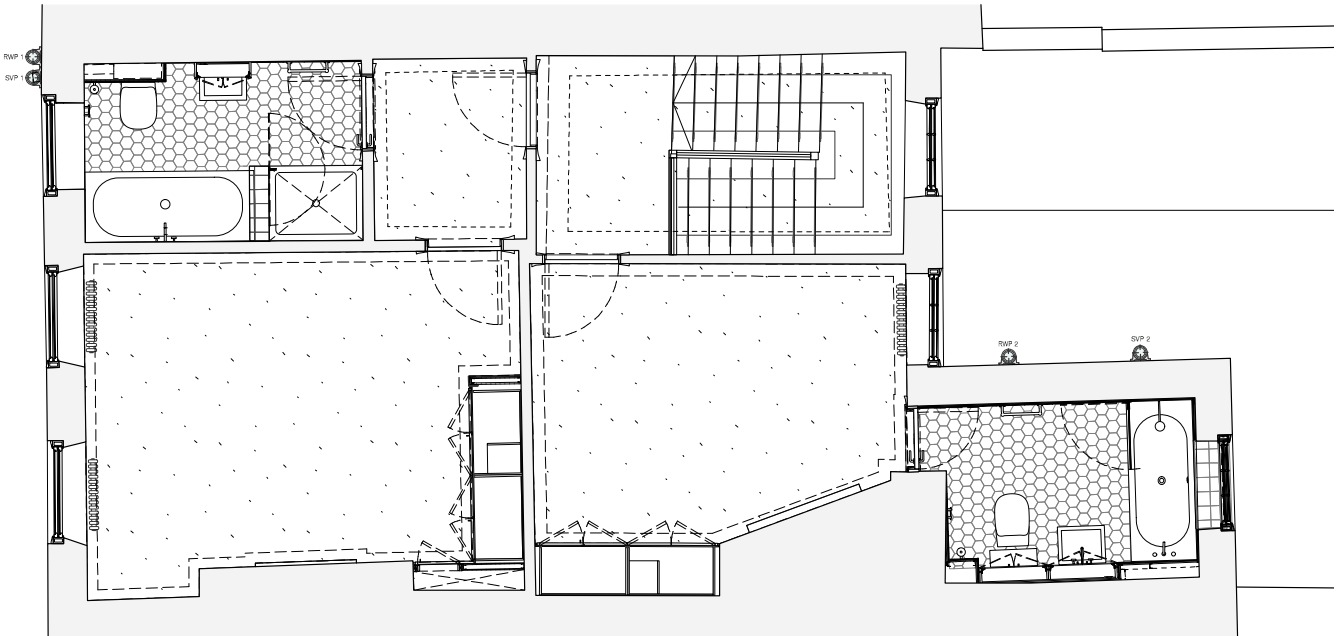
No shutters were present on window W206.

New shutters are proposed to be installed with recessed central panels, with no beading or raised section as per the original details and panelling adjacent.



6.4 Third Floor

There were no shutters found on the third floor. There are no shutters proposed.



6.5 Proposed Drawing

A detailed plan drawing of the proposed shutters is submitted in support of this application. Dimensions and details have been measured on site and replicated so that they will match the existing.

As a general rule, small adjustments have been made to the width of the meeting panels so that they properly meet in the openings that have been subject to movement. The width of the outer panels is an exact replica to suit the width of the existing pocket in the window reveals.

