

Transit Studio

12 Great James Street
Design and Access Statement
18/05/22



Design and Access Statement

12 Great James St, WC1N 3DP

Prepared: 22/03/2018

Design Statement

The design seeks to make minor alterations to the basement in line with the use of the property as a single family home.

The building was renovated relatively recently in 2012 and this application seeks to make what we believe to be minor changes to works undertaken at that stage.

Within the basement- the bedroom located behind the kitchen suffers from very minimal daylight given it's location at the centre of the house. As such the proposal seeks to turn this room into an open plan space, enclosable with sliding doors, that will allow natural light from the two basement windows to the front to reach this area. The opening will be subject to structural investigation and opening up works. This opening is similar in precedent to the opening at ground floor level allowed as part of the previous planning history- though there is no evidence of historic detailing here- unlike at ground floor level where this was made within the paneling.

The kitchen will then be reduced in size and arranged along the party wall utilizing the existing historic mantle as a location for a new gas hob unit. The kitchen will be laid out either side of this as shown in the plans and elevations.

The design also seeks to open up the lower part of the staircase- removing what we believe to be modern partition walls around the base of the stair to provide a more open flow between ground and basement in line with the use of the space as part playroom and a family home.

The proposal seeks to make only internal modifications, removing a selection of what we believe the modern walls within the basement of the property that are not part of the buildings original fabric. The aim is to improve the layout's configuration and connect internal rooms to a view of natural light.

Site and Proposal

The property is located within the Bloomsbury Conservation Area, designated on 01/03/1984.

The property is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, with a rating of Grade 2*, as of 24/10/1951, entry number 1113197.

The existing building is a member of an early 18th Century terraced street, featuring a basement level, a raised ground floor, and 3 additional floors. The building is of brick construction with flat red brick arches, painted timber windows and cast iron balustrades to the street. The building is in good condition with no signs of settlement or damage to the front elevation. The internal arrangement of the property has been amended at various points over the years. The basement contains less evidence of historical character than elsewhere in the property. Where items of character exist we have taken the approach to propose our new works that sit in harmony to these elements, allowing the historical character to be preserved and respected.

As the modifications we proposed are internal and at basement level the changes proposed would not be apparent from the street.

Within the basement, non-original internal walls around the foot of the staircase will be removed and made good to align with the retained walls of the existing fabric. The wall between the living space and bedroom will be removed and new wall featuring a pocket door system will be instated, subject to structural investigation. Drawings from previous approved works by others show a steel column within the wall,



Existing Kitchen



Existing wood burning stove and mantle

The Property

in due course an engineer would be consulted with regard to any new steels required in creating the new opening. It would be our intention to conceal any new structural works discretely within new wall construction and not be visible from within the property.

The existing condition of the floors is a polished poured concrete installed in previously granted renovation works. We believe the non-original walls are built on top of this layer, therefore the areas uncovered in demolition works would be made-good to match the state of the current floor.

If there are concerns or comments from the planning officer we are very happy to discuss the approach through the planning application process.

Scale

As the modifications proposed are all internal the external scale will not be affected in any way. Internally, whilst the internal walls are being reconfigured the scale of rooms proposed does not deviate significantly from the existing condition, or is in line with previously granted opening works such as at ground floor level.

Amount

The proposal does not propose any new rooms to be created.

Layout

The layout in the basement will be amended as shown in the plans associated with this application. There are no works to take place elsewhere in the property.

Appearance

The proposed materials used within the works would be complimentary to the existing fabric of the building. Where internal partitions are removed the new plasterwork will match the existing contemporary detailing. The new kitchen would be of a simple contemporary design.

Landscape and Access

Unchanged

Listed Building Report

Location: (East side)

Nos.3-16 (Consecutive) and attached railings

Street: Great James Street

Grade: II*

Reference No: 798-1-658101

Date of listing: Oct 24 1951 12:00AM

12 Great James Street is listed with 13 other terraced houses in Great James Street.

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later re-facing in multi-coloured stock brick. No.3 re-faced in yellow stock brick.

EXTERIOR: 4 storeys and basements. 3 windows each. Segmental red brick arches and dressings to flush frame windows, some with glazing bars and some with reeded frames with roundels. Parapets. Wooden, architraved doorcases.

No's 3 and 4 with half pilasters, plain pediments, patterned fanlights and panelled doors.

No's 5, 7 and 10-16 with enriched carved brackets carrying hood with panelled soffits, most with patterned radial fanlights and panelled doors.

No.6 with engaged columns (Tower of Winds), frieze with festooned urns, dentil pedimented cornice, round arched doorway with fanlight and panelled door.

No's 8 and 9 with pilasters, dentil cornices, patterned radial fanlights and panelled doors. Between the houses, lead rainwater heads with lion masks and lead pipes.

At 2nd floor level of No.16, a much worn stone cartouche inscribed "Great James Street 1721".

INTERIORS: most houses with good panelling; open staircases with turned balusters, column newels and carved brackets to treads.

SUBSIDIARY FEATURES: attached cast-iron railings to areas, with urn or torch flambe finials. No.14 was listed on 14/05/74.