

Design and Access Statement:

Internal alterations to 5 Great James Street, London WC1N 3DB.

Document Ref: 177B-D01-DAS-1800814: Design and Access Statement
August 2018



Fig 1 Street View: 5 Great James Street

Project Details:

Site Address:

5 Great James Street,
London
WC1N 3DB

Applicant:

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c/o MSA Ltd,
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Agent:

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This document is to be read in conjunction with the following drawings and documents submitted as part of the application (and added in appendix to the rear of this document for further information):

MSA Drawings:

177B-100	Site Location Plan	1:1250	A3
177B-200	Existing Basement and Ground Floor Plan	1:50	A1
177B-201	Existing First and Second Floor Plan	1:50	A1
177B-202	Existing Third Floor Plan	1:50	A1
177B-210	Proposed Basement and Ground Floor Plan	1:50	A1
177B-211	Proposed First and Second Floor Plan	1:50	A1
177B-212	Proposed Third Floor Plan	1:50	A1
177B-220	Proposed Basement and Ground Floor Demolition Plan	1:50	A1
177B-221	Proposed First and Second Floor Demolition Plan	1:50	A1
177B-700	Proposed Basement Construction Details	1:50/1:10	A1
177B-701	Proposed First Floor Construction Details	1:50/1:10	A1
177B-702	Proposed Ground floor – Floor Finishes	1:50/1:5	A1

Other Supporting Documents:

MSA

- 177B-D01-HIA-180814: Historic Impact Assessment

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1. Introduction

This Design and Access Statement sets out the details of the proposed alterations to the 5 Great James Street for internal alterations.

5 Great James Street is a 4 storey with basement Grade II* listed mixed use terrace building. The building was listed on 24th October 1951 and the designation has remained unaltered (1113197).

Two previous Listed Building Applications have been submitted for the property to deal with fire separation, 2017/3927/L in September 2017 and 2018/2093/L in June 2018, and this application is proposing additional alterations in addition to those already approved.

The application seeks internal alterations of non-original room configuration to improve their use.

2. Site Assessment

2.1. The site and Context



Fig 2 Aerial view of site: highlighted site in red circle. Copyright Google Maps. Not to Scale.

The site is in a row of terrace houses along Great James Street. The neighbouring buildings of No3-16 Great James Street is similarly listed and is noted with the description of 5 Great James Street. The site is in the Borough of Camden, and the Bloomsbury Conservation area.

The Historic England listing describes the property as follows:

Description

*“CAMDEN, TQ3081NE GREAT JAMES STREET 798-1/101/658 (East side) 24/10/51 Nos.3-16 (Consecutive) and attached railings, GV II**

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some later refacing in multi-coloured stock brick. No.3 refaced 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. Nos 3 and 4 with half pilasters, plain pediments, patterned fanlights and panelled doors. Nos 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. Nos 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 very 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 flambé finials. No.14 was listed on 14/05/74.”

2.2. The Building

No5 is a mixed use property which has been separated into offices on the ground and lower ground levels and individual flats on the first, second and third floors, with a shared common access corridor.

The following photos show the existing features proposed to be altered and removed.

2.2.1. Basement



Fig 3 Rear external courtyard opening profile on basement level



Fig 4 Basement kitchenette and non-original stud wall in RM.B.5



Fig 5 Unused water tank above kitchenette



Fig 6 Damp seen in exterior brickwork

2.2.2. Ground Floor



Fig 7 Existing Non-original Lobby to RM.0.2



Fig 8 Existing Non-original storage cupboard in RM.0.2



Fig 9 Lobby partitions interfacing with historic cornice above



Fig 10 Storage cupboard interfacing with historic cornice above



Fig 11 Non-original blackboard panel in RM.0.2



Fig 12 Ground floor entrance Hallway

2.2.3. First Floor



Fig 13 Non-original metal frame window W.1.5 and dropped ceiling in Bathroom RM.1.7

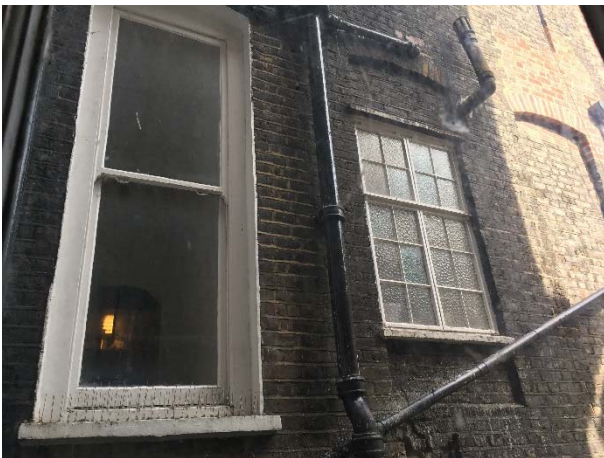


Fig 14 External view of non-original window



Fig 15 Existing first floor bathroom configuration



Fig 16 Existing kitchen configuration



Fig 17 Existing non original wall partitions between kitchen and hallway



Fig 18 Existing non original cabinet

2.3. Planning Policy

5 Great James Street is within the Bloomsbury Conservation Area. The property is included within the conservation area audit as being listed, but is not specifically mentioned within the wider document. Great James Street is included in the sub area 10.

The Camden local planning policy and the National Planning Policy 13 promote the protection and enhancement of the historic environment. The proposed alterations to the property are intended to maintain its historic features whilst adhering to fire protection standards.

3. Design

3.1. Introduction

The building has been altered significantly during its lifespan and some of the original interior features have been altered, removed or concealed throughout the building.

The proposed alterations aim to help restore the historic arrangement of the building where possible, to restore access to the rear courtyard which is currently enclosed and inaccessible and improve the use of the flat on the first floor by increasing the size of the usable kitchen.

3.2. Use

The use of the building will remain as existing. The basement and ground floor units are office B1. The first, second and third floors are residential c3 flats.

3.3. Appearance of alterations

3.3.1. Basement

The alterations to the basement are to open the access to the rear courtyard at the rear of the property between the main building and the rear annex building. The original access to the courtyard has historically been blocked by a buttress wall which is structurally required to remain intact. There is a secondary route through a very low arched tunnel which does not provide appropriate or safe access to this outdoor space.

It is proposed to create a new opening through the rear wall of the basement to give permanent and safe access to the courtyard. It is proposed for the new opening to be installed in line with the existing windows present on the upper floors and within an existing brick recess of the rear façade. The new door will be a painted timber glazed door in the style of the original windows visible on the front façade. The opening will be based on the height of the adjacent windows in the basement room RM.B.6.

In the basement there is an existing kitchenette with an unused non-original water storage tank above which is supported on small walls. The building has historically been altered to run on mains water and therefore the water tank is no longer necessary. It is proposed to remove the tank and supporting walls to allow for a more efficient kitchenette sink to be installed.

The basement currently suffers with damp ingress around some of the perimeter brick walls which may have been caused by deterioration and damage to the original slate damp proof course. These have been historically enclosed in plasterboard without appropriate ventilation, and the spaces have been poorly ventilated with vents fitted into the chimney stacks.

It is proposed for the basement to be tested for damp and for the bricks to be treated where necessary with injection damp proofing. This will help prevent the damp from entering the building.

The basement floor in Hallway RM.B.2 will be investigated for further damp. The original flag stones will be lifted and inspected for damp ingress below. A water proof render will be installed below the stones to create a new damp proof membrane and the original flags will be restored in their original locations. Additionally, it is proposed for additional passive vents to be installed to the room RM.B.4 and RM.B.5 to allow the rooms to naturally breathe and remove the damp. These passive vents will be covered externally with painted cast iron square vents.

3.3.2. Ground Floor

It is proposed to remove the non-original lobby and store room from the ground floor room RM.0.2 to restore the room to a historic arrangement. Both of the enclosures can be seen to be additions which are cut in around the historic cornices and do not match the style of the surround panels. The lobby does not function as intended as the doors clash and is considered more of a safety hazard than benefit to the unit occupants. It is therefore proposed to remove these and restore the historic panelling to match the existing.

It is proposed to remove a blackboard panel which has been cut into the panel wall near window W.0.2. This is a non-original feature which has been cut into the panel wall. The panels will be restored to match the existing.

The existing entrance Hallway in RM.0.1 floors are finished in carpet. It is proposed to fit a new vinyl tile to the ground floor entrance area. The entrance mat well with coir carpet will be maintained as existing. The proposed floor finishes will provide a high quality appearance to the entrance hallway, as well as providing a differentiation in materials between the commercial Ground floor and the residential upper floors.

3.3.3. First Floor

The first floor rear rooms have been historically subdivided to create separate bathroom and kitchen areas. The circulation around these rooms is inefficiently planned and creates an inappropriate hallway, blocking clear view and escape routes from the kitchen and living room. The kitchen is inappropriate for modern living with a fridge-freezer blocking most of the available floor space.

The historic works have removed most of the original panelling and ceiling finishes in the rooms, completely dropping the ceiling in the bathroom and replacing the sash window with a metal frame system.

It is proposed to create a revised arrangement exchanging the kitchen and bathroom arrangements. A new circulation corridor will be created which leads straight from the living room, past the enclosed kitchen and to the bathroom. The kitchen will use a set of sliding fire doors to allow the room to benefit from natural daylight from the hallway windows while maintaining a safe and compliant fire separation between rooms. These alterations allow the kitchen a usable area which will be more safe and fit for purpose.

The new bathroom will provide the same facilities as existing in the new location. The existing fireplace in the bathroom can be maintained without alteration. The bathroom waste will be routed internally through the flat and connect into the existing soil waste pipe.

Window W.1.5 was historically altered to create a small metal frame window opening within the existing brick recess which is not in keeping with the rest of the property. It is proposed for this window to be removed, the opening increased to the full height of the expressed recess and a replacement painted timber sash window installed to *match* the adjacent window W.1.6.

3.3.4. Second Floor

There are no proposed changes to the second floor.

3.3.5. Third Floor

There are no proposed changes to the third floor.

3.4. Landscaping

The rear courtyard is currently finished in rough pour concrete to the whole area. It is proposed for the courtyard to be finished with natural stone flags.

3.5. Access

The access to the site will be maintained as existing.