

Historic Impact Assessment

Internal Alterations:

5 Great James Street, London WC1N 3DB

Document Ref: 177B-D01-HIA-180814: Historic Impact Assessment
August 2018



Fig 1 Street View: 5 Great James Street

Project Details:

Site Address:

5 Great James Street,
London
WC1N 3DB

Applicant:

Hatton Garden Properties Limited
c/o MSA Ltd
70 Hatton Garden
London
EC1N 8JT

Agent:

Matthew Springett Associates Ltd.
70 Hatton Garden
London
EC1N 8JT

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:

- 177B-D01-DAS-180814: Design and Access Statement

Contents

- Introduction 4
- Camden Historic Impact Assessment..... 4
- Schedule of Works 6

- **Introduction**

This Historic Impact Assessment has been completed as part of the planning application for alteration to 5 Great James Street and should be read in conjunction with the Design and Access Statement 177B-D01-180818.

- **Camden Historic Impact Assessment**

Details about the character and architectural/historical interest of the associated property or structure:

The Historic England listing describes the property as follows:

“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."

An explanation of the principles behind and the justification for the proposed development:

The scheme being proposed will seek to improve character of the building by removing some of the historically introduced inappropriate alterations and creating new alterations to improve the use and amenity of the building.

Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings):

The proposed alterations are not expecting to affect the special character of the building.

One of the key historical features maintained in the property are the large areas of wooden panelling on the ground floor, common staircase and partially on the first floor. The proposed alterations to the ground floor will help restore the rooms to their original layout and will expose more of the original panels.

The alterations proposed to the basement will help improve the external courtyard which is currently inaccessible by the occupants due to historical structural alterations. The proposals seek to introduce a new access door into the rear courtyard in an appropriate and sensitive manner.

The proposals to second floor will help improve the internal circulation and clear lines of sight within the flat. The existing arrangement is not original and has created an inappropriate configuration, as well as historically damaging and destroying the historical ceilings.

It is additionally proposed to remove an inappropriate metal casement window and replace with a timber sash window in the style of the adjacent existing windows.

An outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building:

The scheme does not propose any alterations to features of historical significance. Most alterations are aimed at amending historic alterations to make them more in keeping with the original building.

An explanation of the sources considered and the expertise consulted in the formulation of the associated application:

The proposed works have been specified in coordinated with specialist plaster contractors, structural engineers with experience in dealing with restoring historic buildings, and through careful consideration of the existing building fabric.

- **Schedule of Works**

To be read in conjunction with submitted annotated drawings for further details. The following schedule gives details of proposed works to 5 Great James Street on a floor by floor basis.

1. Basement

1.1. New rear opening

1.1.1.A new door is proposed to give access to the rear courtyard from existing room RM.B.6.

1.1.2.The door way will be made in an existing brick recesses which follows the pattern of the windows above, and will match the head height of the adjacent basement windows W.B.6.

1.1.3.The door will be a painted timber glazed door with glazing bars to match the original windows on the front of the building (W.B.1).

1.1.4.The door will provide an appropriate and safe access point to the current inaccessible rear courtyard in a style which is in keeping with the original building.

1.1.5.The existing concrete rear courtyard will be re-paved with natural stone.

1.2. Alterations to the existing kitchenette.

1.2.1.The existing non-original kitchenette, dividing wall and water tank will be removed.

1.2.2.A replacement Kitchenette will be installed in the same location.

1.3. Basement Ventilation

1.3.1.The basement suffers from damp which is exasperated by a lack of natural ventilation.

1.3.2.New passive air vents are proposed to be introduced to the front room with recessed painted metal grills. The external basement light well is painted brick and therefore the vents will have minimum visual impact on the appearance of the building but will help safeguard the building against damp.

1.4. Damp Proofing

1.4.1.The basement has some issues of damp ingress around the front of the building basement entrance.

1.4.2.It is proposed to inject the existing bricks to make a new impermeable damp proof course, and to protect below the existing flag stones.

1.4.3.It is proposed the damp proofing will have no visual impact on the existing building.

2. Ground Floor

2.1. Remove Lobby

2.1.1.The existing non-original lobby and store room in RM.0.2 will be removed. This will allow the original timber panel walls and cornices to be fully visible.

2.1.2. Repairs will be undertaken to the timber panels with traditional materials to ensure there is no damage to the original fabric.

2.2. Repair timber panels

2.2.1. An existing non-original blackboard panel will be removed and repaired to match the existing panelling. Repairs will be conducted with traditional materials to match the existing.

2.3. Replace floor finishes to hallway

2.3.1. The Floor finishes in the entrance hallway will be replaced with new Vinyl tiles to give a traditional hard floor. The existing carpet finish is inappropriate in the current use of the ground floor as a commercial area due to the high daily foot traffic. It is proposed that a traditional appearing vinyl tile will provide an aesthetically appropriate and hardwearing floor finish.

2.3.2. The existing carpet will be removed up to the staircase and the threshold entrances to the commercial units. A layer of 12mm plywood will be screwed to the floor to provide a single level floor as the existing floorboards have significant variation. The vinyl tiles will then be adhered to the plywood.

2.3.3. The carpet floor finish throughout the rest of the common areas will be maintained. The coir mat well at the door entrance will be maintained.

2.3.4. The existing raised floor in the ground floor office RM.0.2 will be repaired and maintained.

3. First Floor

3.1. Alterations to the rear rooms.

3.1.1. It is proposed to alter the arrangement of the existing non-original bathroom and kitchen at the rear of the first floor flat. The existing arrangement is non-original and was believed to have been introduced when the property was subdivided into individual floors. The existing arrangement has removed all of the original features from the ceilings and walls and have introduced a dropped ceiling in the bathroom to accommodate a redundant water tank and a non-original window. A non-original built in cupboard will be removed.

3.1.2. It is proposed to swap the bathroom and kitchen arrangements and to create a straight access hallway between them and the living room. This revised arrangement will allow the occupants clear views through the flat, as well as creating a larger kitchen.

3.1.3. It is proposed to replace the existing metal casement window with a new timber sash window in the style of the adjacent window (W.1.6). The existing soil waste pipe which runs adjacent to the window will be amended and made with a shallower pitch to allow it to run uninterrupted in below the new window.

3.1.4. The bathroom alterations will be internal only as the waste pipes will be run internally and will connect into the existing.

3.1.5. The existing floor finishes in the rear of the property are laminate flooring and vinyl mats. It is proposed that replacement vinyl tiling is installed to match the existing.

3.1.6. The remaining historic feature of the fireplace will be maintained as existing.

4. Second Floor

4.1. There are no proposed alterations to the second floor.

5. Third Floor

5.1. There are no proposed alterations to the third floor.

6. External

6.1. The front elevation windows will be decorated with new painted.

6.2. The existing sills will be repaired and decorated.

6.3. There are no proposed alterations to the front elevation.

6.4. There are no proposed alterations to the rear elevations.