

## Heritage Statement

Alterations to 5 Great James Street, London WC1N 3DB.

Document Ref: 177C-D01-HS-190111: Heritage Statement  
January 2019



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:

177C-100	Site Location Plan	1:1250	A3
177C-200	Existing Basement and Ground Floor Plan	1:50	A1
177C-210	Proposed Basement and Ground Floor Plan	1:50	A1
177C-410	Existing and Proposed Front Elevations	1:50	A1
177C-700	Proposed Internal Door Type	1:10/1:5	A1

### MSA

- 177C-D01-HS-190111: Heritage Statement

### Howard Cavanna Structural Engineers

- 2018 039-R01B: Basement Plan

### Other

- 177C-D01-TORC: Technical Specification

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- **Introduction**

This Historic Impact Assessment has been completed as part of the Listed building application for alteration to 5 Great James Street and should be read in conjunction with the Design and Access Statement 177C-D01-DAS-190110.

- **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 development being proposed works to 5 Great James Street are for essential structural support, maintenance and cleaning of the building, and improved access for the building occupants to essential electrical infrastructure.

The building has been poorly maintained for many years and is currently in the process of a restoration and repairs works consent through applications: 2017/3927/L, 2018/2093/L and 2018/4050/L. The works listed in this current application will aim to improve and maintain the life 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 structural support beam will not have a significant impact on the historic character of the building. The works are contained to the basement area where all of the original features have been previously removed with modern finishes being installed in their place. The beam will be visible within the room RM.B.5 but will not affect the overall appearance of the space.

The proposed façade restoration will enhance the natural appearance and character of the brickwork and restore the contrasting bricks of the window reveals and the façade. 5 Great James

Street is one property within a row of listed terrace houses built at the same time. These properties have been maintained by varying amounts and therefore the row of terraces has a mixed appearance with different soiling to the brickwork. The proposed cleaning will restore the original appearance of the bricks and show the original contrast between the window reveals and façade bricks.

The proposed re-pointing will help to enhance the original appearance of the bricks, as well as protected the bricks from the inappropriately cement based repairs conducted previously on the building. The repointing will help to enhance the original design and features of the fine brick arches and fine reveals.

The proposed cleaning process will help to restore the original colour variation between the façade bricks and the window reveal red rubber bricks which are all heavily soiled and the therefore there is limited colour variation visible.

The proposed internal alterations to the layout of the basement will not affect the special interest of the building. The proposed partition is in a hallway which does not contain any original or historic panelling, wall or floor finishes. The new partition wall will interface with existing modern stud walls. Additionally, the new proposed door will be a more appropriate style to match the other panel doors within the building.

The accompanying design and access statement lists external repairs which will be undertaken as part of the management of the building. These repairs will be undertaken to match the existing and are not intended as alterations to the building. The works will include repair repointing to the roof chimney stacks and hip tiles, repairs to the roof parapet and repairs to the front door surround canopy lead flashing.

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

Test patches of cleaning work and pointing will be completed on the façade prior to undertaking any of the pointing or cleaning work to ensure that the proposed methodology will not damage the historic fabric or detract from the building special appearance.

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

The proposed works have been specified while in communication with the planning (conservation) officer in Camden council to discuss the most appropriate and sensitive approaches to be used. Additionally, all works are proposed to be undertaken by specialist contractors with experience in sensitively dealing with historic buildings.

All materials have been chosen to match the existing where appropriate, and all works will be conducted with test areas first to ensure the correct appearance will be given for the finished works.

- **Schedule of Works**

1. Basement Structural works.

- 1.1. Install 100x100mm oak post to kitchenette wall in basement, fixed to existing flooring.
- 1.2. Support failing timber beam with new 225x225 oak beam supported on new oak post and pad stone in exterior brick wall.
- 1.3. Enclose all timber structures in plasterboard to provide 60 minutes fire resistance.
- 1.4. Following from meeting with planning officer on 17<sup>th</sup> Decmeber, these works have commenced to assist in complying with a Fire Brigade Enforcement notice on the building.

2. Façade treatment.

- 2.1. Undertake trial patch of re-pointing and cleaning of front façade bricks.
- 2.2. Remove all cast iron rainwater pipes, clean and produce replacements to match the existing where the existing are too damaged to be reinstated.
- 2.3. Repoint all bricks and window reveals with NHL mortar mix 1:1:6 cement:lime:sand.
- 2.4. Repoint all brick arches with a tinted lime mortar to match the existing.
- 2.5. Replace any broken bricks with bricks to match existing.
- 2.6. Clean bricks with a Specialist low pressure wet abrasive cleaning system suitable for historic buildings.
- 2.7. Reinststate all rainwater pipes to match existing.
- 2.8. These works have not commenced prior to application.

3. Internal alteration to basement lobby arrangement.

- 3.1. Demolish door DR.B.4 and surrounding door frame and fan light. Care will be taken to protect and maintain the adjacent historic cabinets.
- 3.2. Construct a new partition and door DR.B.13 to match existing door DR.0.5 four panels.
- 3.3. Interface new fire resistant electrical cabinet with new partition wall.
- 3.4. These works have not commenced prior to application.

4. Localised Repairs to building fabric

- 4.1. Localised repointing to chimney stacks.
- 4.2. Localised repointing to terracotta roof hip tiles.
- 4.3. Localised repairs to failing parapet wall and repairs to associated rainwater hopper and pipe.
- 4.4. Repairs to front door surround canopy lead flashing.