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39 Great James Street
125 DOC B29 - Discharge of Conditions

March 2019

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Introduction

This document outlines the proposed strategy for discharging conditions at no. 39 Great James Street under listed building consent 2016/6155/L, which is related to planning consent 2016/5124/P.

The first section identifies all conditions that require no action and any conditions that are not to be discharged at this stage.

The second section addresses each condition to be discharged under this application, in order of their numbering. This includes the finishes, windows, doors and services strategy.

The proposed palette of external finishes has been selected to compliment the muted tones of the existing building. This enables the contemporary parts to harmonise with the existing building and its setting, whilst also remaining clearly distinct in terms of shape and form.

The new external doors and windows in the rear extension are contemporary, in line with the approved planning application. The new window within the rear elevation of the main house is designed to authentically replicate Georgian sliding sash windows, including the astragal detail. New internal doors within the main house have been designed to compliment the existing architecture.

The services strategy seeks to minimise any impact on elements of significance by utilising existing service risers, electrical points and radiator positions. The soil and rainwater pipework has also been rationalised to de-clutter the rear elevation.

The third section outlines the proposed alterations to the roof access structure and stair. These altered proposals were agreed in principle with Charles Rose, the originally appointed conservation officer, at a site meeting on the 10th October 2018 and via subsequent email correspondence. The relevant email correspondence is enclosed.

Section 1: Conditions not addressed by this document

Conditions for which no action is required:

- **Condition 1**
'The works hereby permitted shall be begun not later than the end of three years from the date of this consent.'
Noted
- **Condition 2**
'The development hereby permitted shall be carried out in accordance with the following approved plans: ...'
Noted
- **Condition 3**
'All new work and work of making good shall be carried out to match the existing adjacent works as close as possible in materials and detailed execution.'
Noted
- **Condition 4**
'PRIOR TO WORK COMMENCING ON SITE a full method statement including specification including accurate pipe work and sprinkler head locations for the sprinkler system shall be prior approved in writing by the council.'
Application 2018/28/L. Granted: 07.08.2018
- **Condition 8**
'All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings [...].'
Noted
- **Condition 10**
'All new partitions shall be scribed around existing ornamental mouldings'
No new partitions will be installed to rooms with existing mouldings.

Conditions that are not to be discharged at this stage:

- **Condition 11**
'A method statement, including details of cleaning/soot washing; repointing and tuck pointing of the bricks shall be submitted to and approved in writing by the Council before works are commenced.'

Section 2: Condition 5 & 7

Condition 5: Electrical Fittings

'In order to safeguard the special architectural and historical interest of the building [...] a method statement for the positioning of all electrical fittings shall be submitted to and approved in writing by the Council before works are commenced. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'

Electrical Layouts

Please refer to drawings 125 L 50 Rev B, L 51 and L 52 for electrical layouts.

No new electrical fittings/fixtures are to be installed to panelled walls.

Ceiling mounted smoke detectors/alarms will be installed to existing and proposed ceilings, in accordance with building regulations.

A new electrical riser will be installed alongside the fire suppression system main riser that was approved under application 2018/2818/L.

Condition 7: Detailed Drawings and Material Samples

In order to safeguard the special architectural and historical interest of the building [...] detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the council BEFORE THE RELEVANT PART OF THE WORK IS BEGUN:

Parts of Condition 7 for which no action is required:

- **7B - Skirtings and Cornices**

“Drawings or samples of all new architectural details including 1:2 of all new skirting and cornices including photos of the existing to be removed, clearly marked on a floor plan. (other than reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings)”

All new skirtings to match existing.
No new cornices are proposed at this stage.

- **7F - Fireplaces**

‘Plan, elevation and section drawings including materials and all new fireplaces including a clear location plan showing they [sic] proposed location.’

No new fireplaces proposed at this stage.

- **7G - Building Regulations/Fire Certification**

‘Details of any works or alterations or upgrading not included on the approved drawings which are required to satisfy the building regulations or Fire Certification including new fire and sound insulation or additional structural works to the building.’

Please refer to LBC 2018/2818/L, granted 07/08/2018.

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- **7H - Alterations to Timber Panelling**

‘A full method statement/specification and 1:20 elevational drawings for any alterations to the existing panelling and reinstatement of the timber panelling shall be submitted, and sample panels to be made available for inspections (locations to be agreed) prior to work to the relevant work commencing.’

No new panelling proposed at this stage.

- **7I - Sanitaryware in Existing Panelling**

‘Detail design of bathrooms showing how sanitary wear and water proofing would relate to existing retained panelling.’

No sanitaryware proposed within panelled rooms at this stage.

7A - New Doors

'Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1 including a clear location of the new door and a photo of the existing door to be removed.'

Internal Doors

Please refer to drawings 125 D 150, 151 and 155.

The doors have been designed as plain panelled timber doors with simple square edged architraves, to compliment the existing building.

External Doors

Please refer to drawings 125 L 40, 125 L 41, 125 D 40, 125 D 41 and 125 D 160.

The specified new external doors are designed with minimal aluminium frames, to both maximise the light entering the building and compliment the proposed zinc cladding.

7C - New Windows

'Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1 including a clear location of the new door [sic] and a photo of the door [sic] to be removed.'

New Sash Windows

Please refer to 125 SK 33 and 125 D 127.

Rooflights

Please refer to 125 L 45 and 46, and 125 D 50, 51 and 55.

Glazing to Lightwell

Please refer to 125 L 35 and 125 D 30 and 31. Details subject to confirmation of glazing designer.

7D - Facing Materials

'Samples and manufacturer's details of the new facing materials. A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and new pointing or repointing.'

Rear Extension Cladding and Cladding of Proposed Roof Access Hatch

Sample of VM Zinc, Natural-Quartz submitted to local authority for review.

Timber cladding and timber decking to garden and roof terrace

Refer to image of proposed Ipe cladding/decking below.

Ipe cladding/decking at
16 John Street, Bloomsbury
by Prewett Bizley Architects



7E - Flooring

'Samples and manufacturer's details of all new floors including existing threshold levels and associated location plan and photo of the existing floor finishes.'

Please refer to drawings 125 L 70, L 71 and L72.

The existing floor boards are currently covered with a thin sheet of hardboard. This will be removed, along with associated floor tacks. The existing boards will be retained throughout and brushed to remove any surface dirt. No further works to the existing floor boards are proposed at this stage.

Basement level

Rear extension: polished concrete

Main house: no change (existing slab).

Ground floor

Rear extension and part hallway: in abeyance.

Main house: existing floor boards.

Stair: no change.

First and Second floor

Main house: existing floor boards.

Stair: no change.

Third floor

Bathroom: new tiled floor on decoupling membrane on plywood over existing floorboards. Timber threshold strip under door leaf.

Main house: existing floor boards.

Roof Terrace and Garden

Ipe hardwood decking, as indicated under Section 7D, facing materials.

7K - Services

'Details including method statement and drawings indicating how new services including bathroom and kitchen waste and water, would integrate into the building.

The relevant part of the works shall then be carried in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.'

Heating and Hot & Cold Water Supply

Please refer to drawings 125 S 60, 61 and 62 and 125 L 60, 61 and 62.

The existing HCWS and heating circuit within the main house will be retained and modified above floor level to service the proposed bathroom on the third floor. Any replacement/repaired sections of pipe shall follow the existing pipework routes. The existing HCWS and heating circuit will be extended within the rear extension to connect to a new boiler and HCW cylinder at the rear.

Above and below grounds drainage.

Please refer to drawing 125 L 100.

Proposed bathroom R3-3 shall connect to a new external SVP within the lightwell, via an existing soil pipe route within the third floor. No other bathrooms shall be installed at this stage.

The new external SVP shall also connect to existing waste pipes within the north wall of the closet wing, for future installation of bathrooms.

Adjacent to the new SVP will be a new black metal rainwater pipe, in place of the existing pipe which is currently acting as both an SVP and rainwater pipe (and thus not compliant with building regulations).

Section 3: Roof Structure and Stair

The existing stair between the third floor and roof is not original to the house. It is also very steep and not compliant with current building regulations.

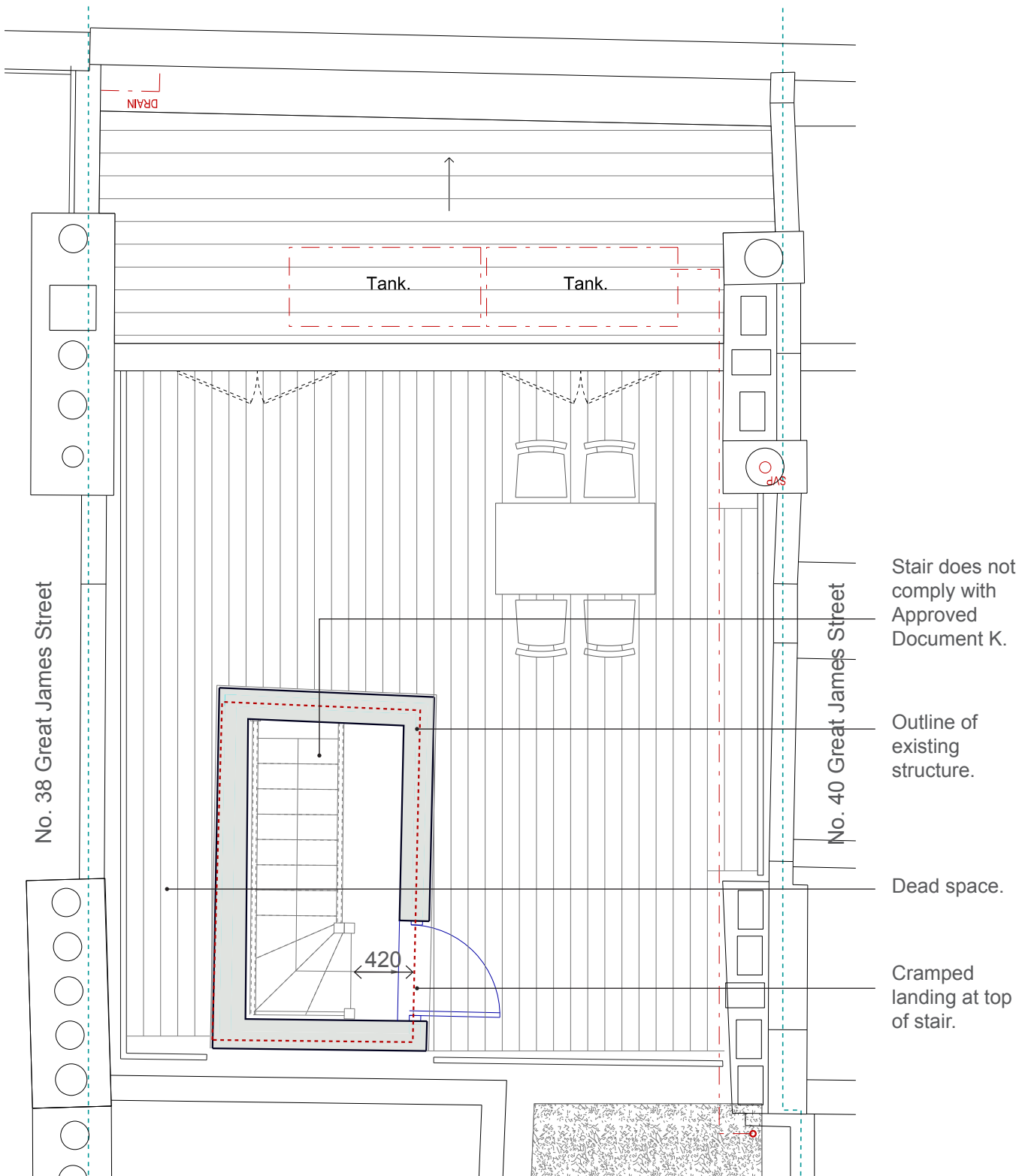
A revised stair and roof access structure is therefore proposed. In order to ensure the revised stair is compliant with current regulations, a replacement roof structure is required. This roof structure results in a more rational layout to the roof terrace, as indicated overleaf by the current and alternative roof plan.

The proposed stair and roof structure are shown on drawings 125 P3 02, 125 P3 10, 125 P3 26 and 125 P3 27, which are submitted alongside this document.

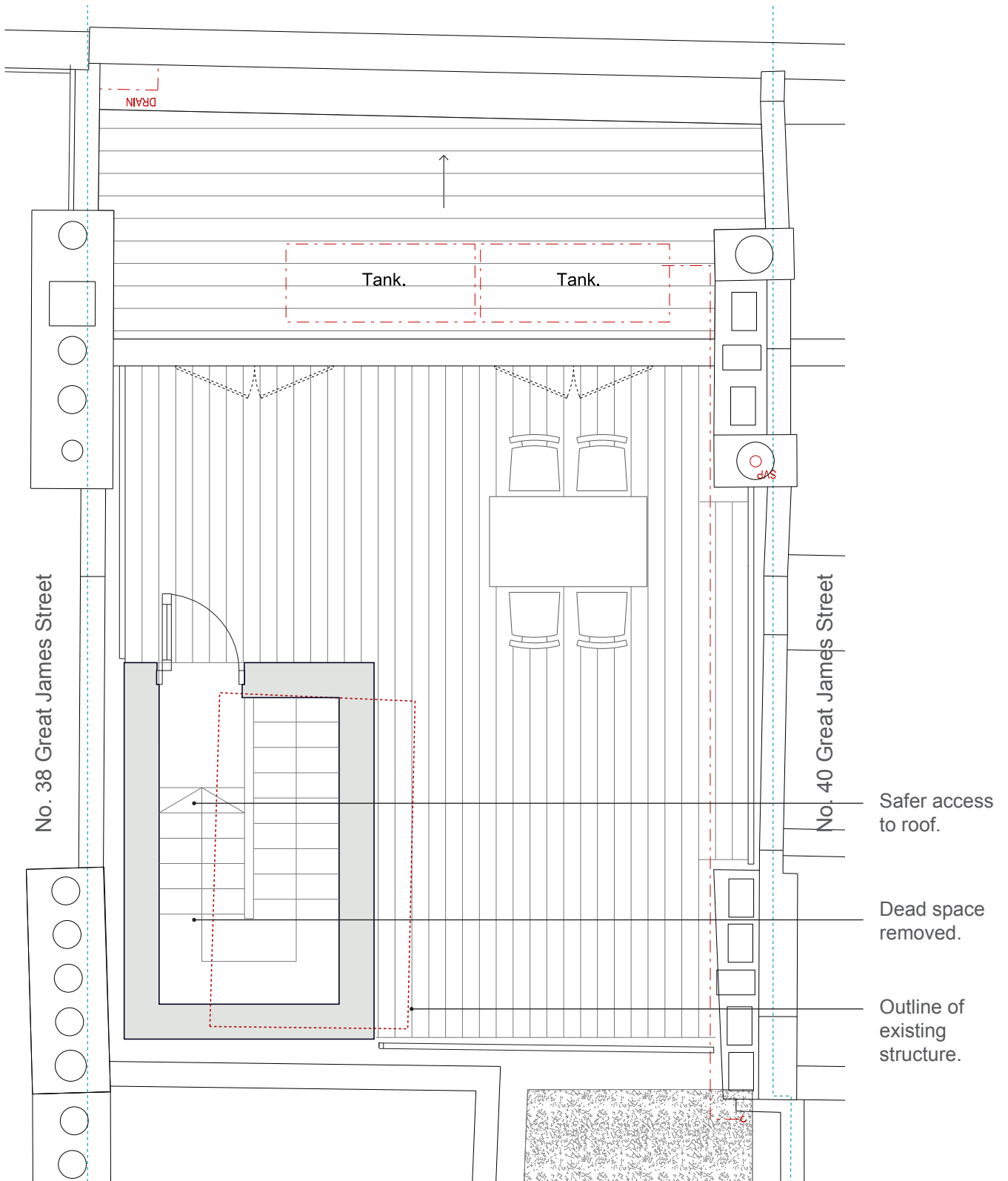
The roof structure will be clad externally in timber to match the adjacent decking. This will weather a silvery grey and have a softer appearance than the existing zinc clad structure.

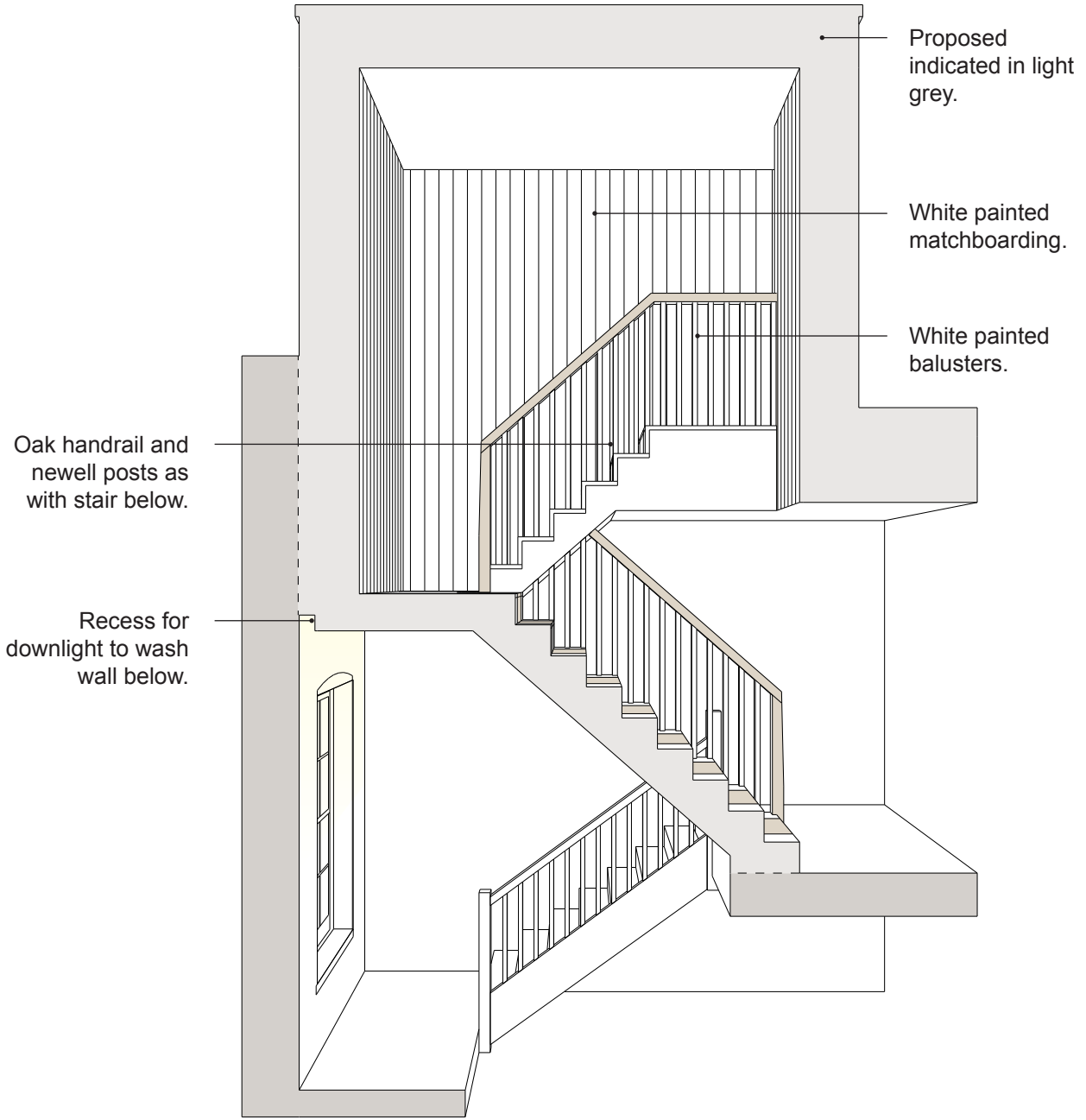
The proposed roof structure will not exceed the height of the neighbouring timber roof pergola at no. 38 Great James Street.

Roof Structure: Current Scheme



Roof Structure: Alternative Scheme



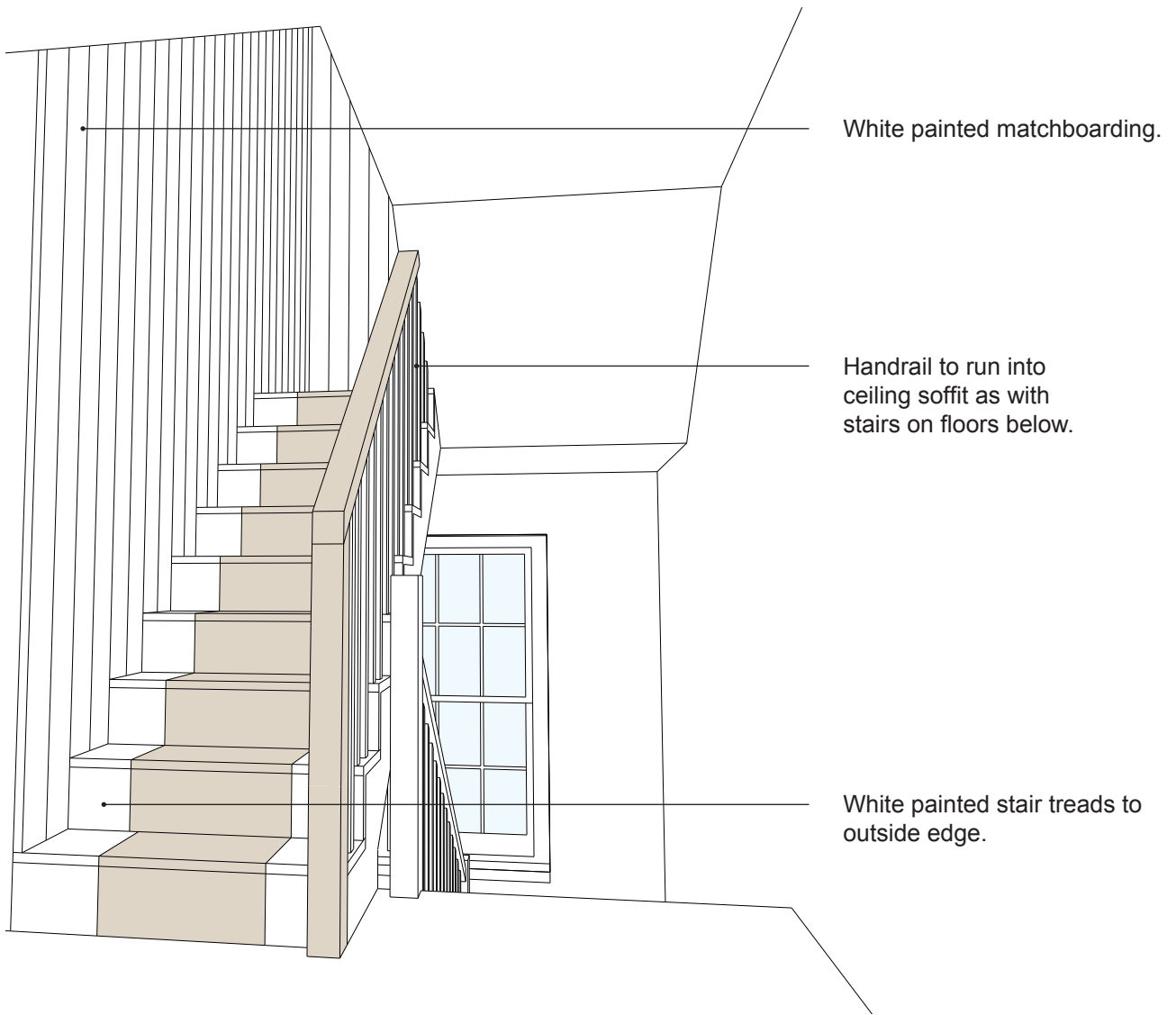


Section through Stair

The proposed stair aims to reflect the character of the existing original stairs throughout the house. As with the original stair from first to second floor, the handrail and newell post will be timber with white painted balusters. The outside edges of the stair treads will also be painted white to match those existing.



Existing Stair from First to Second Floor



View from Third Floor to Proposed Stair

Email Correspondence with Camden re roof structure.

From: Rose, Charles <Charles.Rose@Camden.gov.uk>
Sent: 29 November 2018 15:49
To: 'rp@prewettbizley.com'
Cc: ac@prewettbizley.com
Subject: RE: 39 Great James Street

Robert

Thank you.

I am not mad about the handrail and newel detail but otherwise happy

Regards

From: rp@prewettbizley.com <rp@prewettbizley.com>
Sent: 26 November 2018 08:42
To: Rose, Charles <Charles.Rose@Camden.gov.uk>
Cc: ac@prewettbizley.com
Subject: 39 Great James Street

Dear Charles,

Further to our recent issue of SK 30, showing our preferred option for the main stair enclosure to the roof, you asked to see details of the actual stair.

Attached here is SK 31 showing interior views of the stair, indicating how it is arranged overall and how the balustrade and will be executed. We have simplified the layout to have straight flights and landings as below. The stairs will be softwood with white painted matchboard sides. The white paint will cover the edges of the stairs too. The handrail will be hard wood and shall be expressed, as the original are downstairs.

Overall the aim is to pick up on the detailing of the original stair but to render the detail in a much planer fashion to articulate the new form the old and to follow the general pattern of less embellishment as one proceeds to the upper areas.

I hope that this feels fitting and appropriate and that you would be able to support this change to the original approval.

Robert Prewett

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