

Design and Access Statement:

Repairs roof chimney stack at 5 Great James Street, London WC1N 3DB.

Document Ref: 177D-D01-DAS-190312: Design and Access Statement
March 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:

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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:

177D-100	SITE LOCATION PLAN	1:1250	A3
177D-213	EXISTING ROOF PLAN FOR CHIMNEY REPAIRS	1:50	A1
177d-213	PROPOSED ROOF PLAN FOR CHIMNEY REPAIRS	1:50	A1

MSA

- 177C-D01-HA-190312: Heritage Assessment

Howard Cavanna Structural Engineers

- 2018 039 – Chimney Reinstatement. Structural engineer annotated drawing of Proposed Roof Plan

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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.

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).

This application is seeking approval for structural repairs and reinstatement of a structurally defective chimney stack on the building roof.

Three previous Listed Building Application have been submitted for the property as part of works to improve the fire compartmentalisation between units and applications have been submitted to address issues which have been subsequently uncovered; 2017/3927/L in September 2017, 2018/2093/L in June 2018, 2018/4050/L in November 2018. A further application 2019/0515/L is currently under consideration awaiting a final decision for further repair works to the property.

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. 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.

2.3. The Building

No 5 is a mixed use property which has been separated into commercial offices on the ground and basement levels and individual flats on the first, second and third floors, with a shared common access corridor.

3. Design

3.1. Introduction

The proposed works are for structural repairs to the chimney stack only. The chimney will be dismantled and reinstated to match the existing with additional internal structural ties to protect the structure from future possible failure.

3.2. Images of existing building



Fig 3 Existing chimney stack with scaffolding support to protect the chimney from collapse while application for repairs is underway.



Fig 4 Chimney stack with supporting scaffold frame.

3.3. 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.

3.4. Appearance

The chimney will be rebuilt to match the existing in size, appearance, materials and detailing.

Where possible, the existing bricks will be cleaned and reused, reclaimed bricks will be used to replace any bricks which are too damaged to be reused.

The existing chimney pots will be reused.

There are no other proposed alterations to the building.