

## Heritage Assessment

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

Document Ref: 177D-D01-HA-190312: Heritage Assessment  
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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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:

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-DAS-190312: Design and Access Statement

Howard Cavanna Structural Engineers

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

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- **Introduction**

This Heritage 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 177D-D01-DAS-190312.

- **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:**

One of the main chimney stacks on the roof of 5 Great James Street has been found to be structurally unstable and is moving. The proposed works are to repair the chimney stack to safe working order only.

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.

Application 2019/0515/L is currently under consideration and awaiting a final decision.

**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 works are not expected to have an impact on the special interest of the building. The works are proposed to repair the chimney stack to match the existing and are therefore intended to safeguard the building for the future.

The chimney stack is not visible from the road.

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

The chimney has been measured to ensure it will be accurately rebuilt. The bricks in good condition will be retained and reused. The chimney pots will be carefully removed and stored to allow them to be reinstated when rebuilt.

**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. Chimney Repairs.

- 1.1. The existing chimney pots will be removed and stored to be reused after the repairs.
- 1.2. The chimney stack will be dismantled down to the roof level and sound solid brick.
- 1.3. The existing bricks in good condition will be cleaned for reuse.
- 1.4. The chimney will be rebuilt according to the engineer's specification including reinforcement and ties inside the structure which will not be visible in the finished works. Any additional bricks required will be reclaimed London mixed red and yellow stock bricks.
- 1.5. The existing chimney pots will be reinstated.