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39 Great James Street
125 DOC B30 - Non-material Amendment

May 2019

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Introduction

This document outlines proposed alterations to the roof access structure and associated stair from the third floor.

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 at the end of this document. Charles Rose recommended the proposals be discharged under condition and an application was submitted on 12th March and granted 30th April (ref:2019/1330/P).

Following approval of this application, Camden requested a further application for a non-material amendment for the roof access structure and associated stair. This application has been prepared in accordance with their advice.

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 is therefore proposed. In order to ensure the revised stair is compliant with current regulations, by allowing for a sufficient number of risers at a compliant pitch, 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.

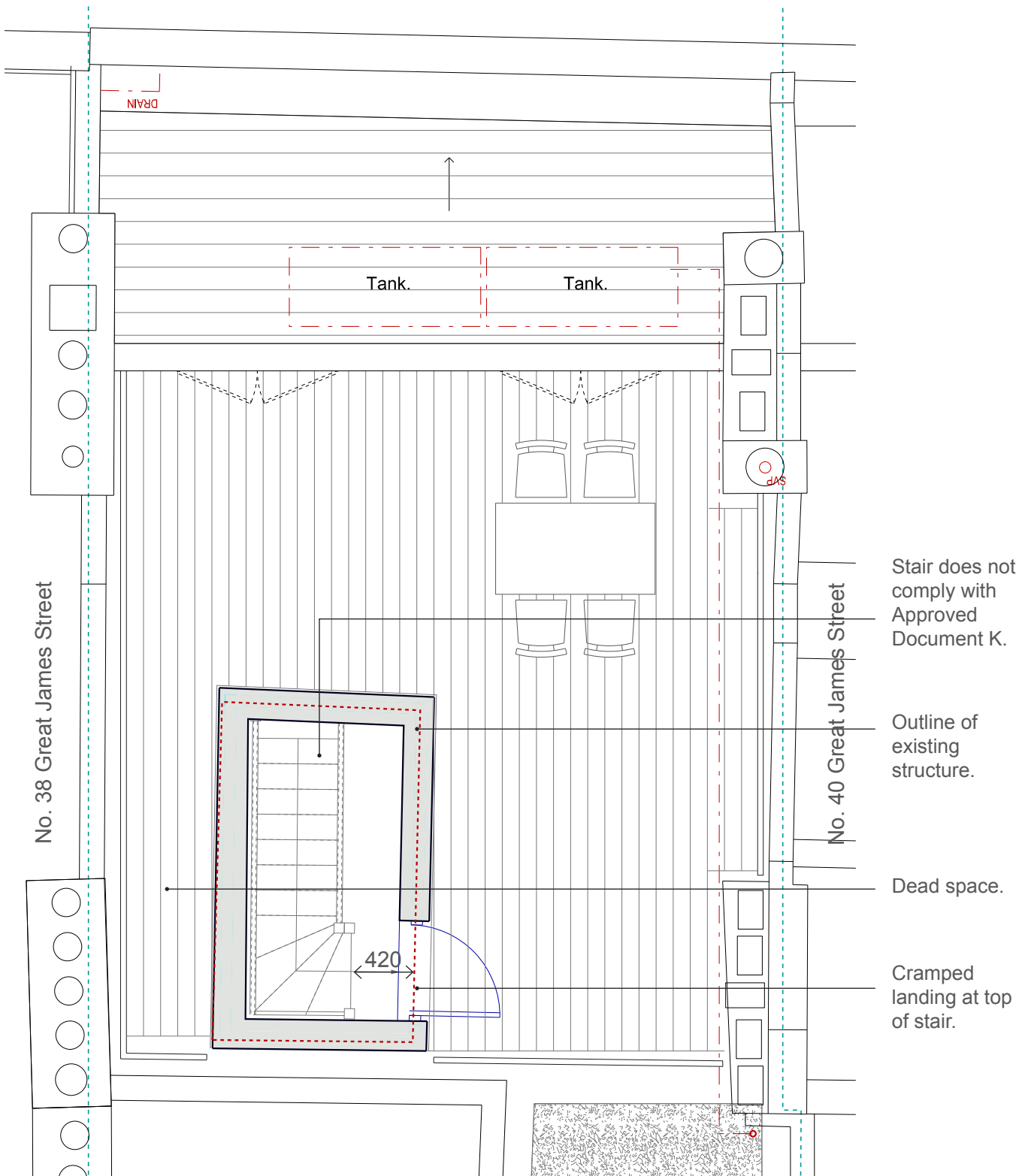
The roof structure will be clad externally in timber to match the adjacent decking and complement the timber louvred pergola on the adjacent roof at no.38. Great James Street. This will weather a silvery grey and have a softer appearance than the existing zinc clad structure.

The proposed roof structure will not exceed the height of the neighbouring timber roof pergola at no. 38 Great James Street, nor will it be visible from the street.

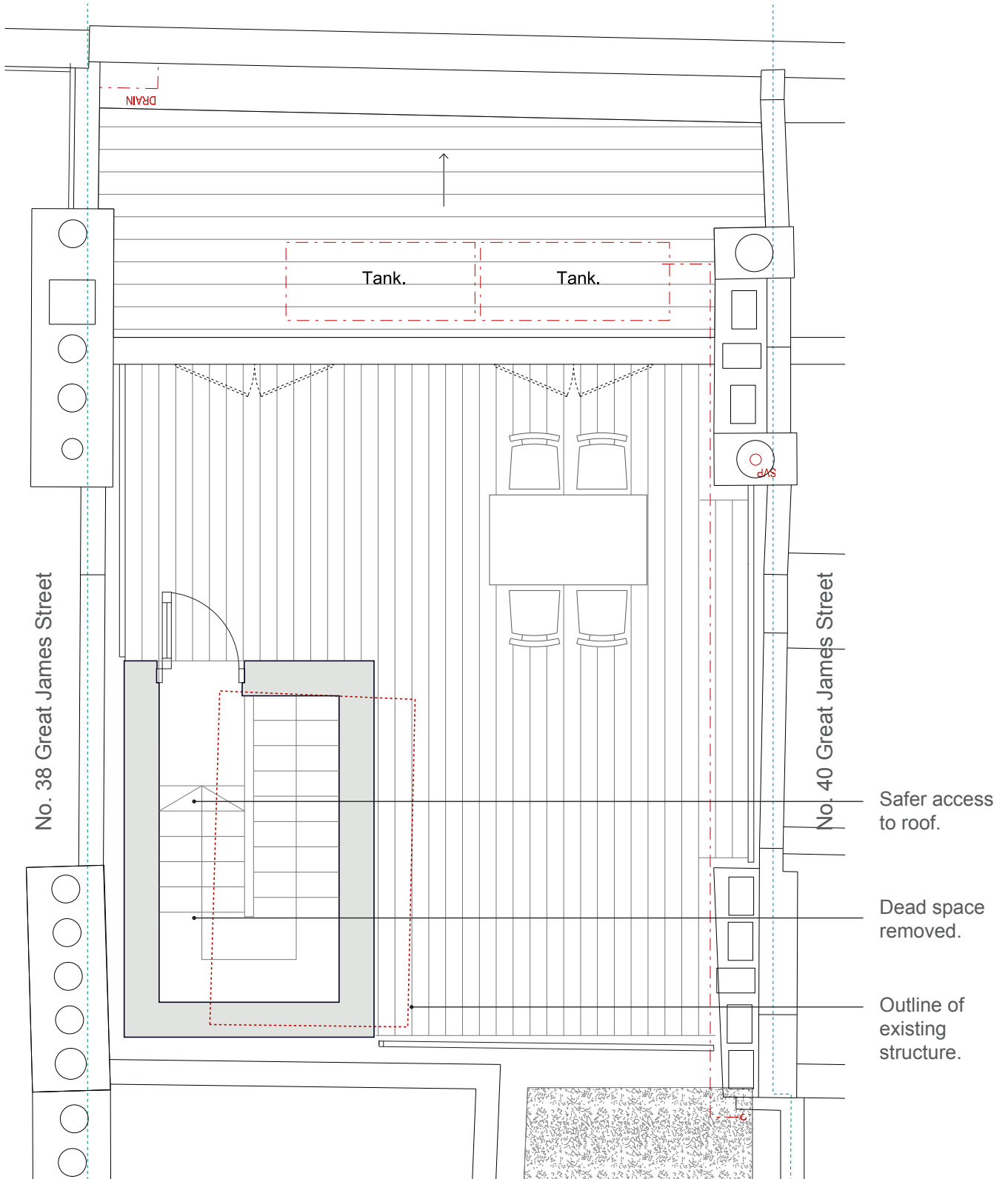
The proposed stair and roof structure are shown on drawings 125 P3 02, 125 P3 10, 125 P3 26 and 125 P3 27, which are submitted alongside this document.

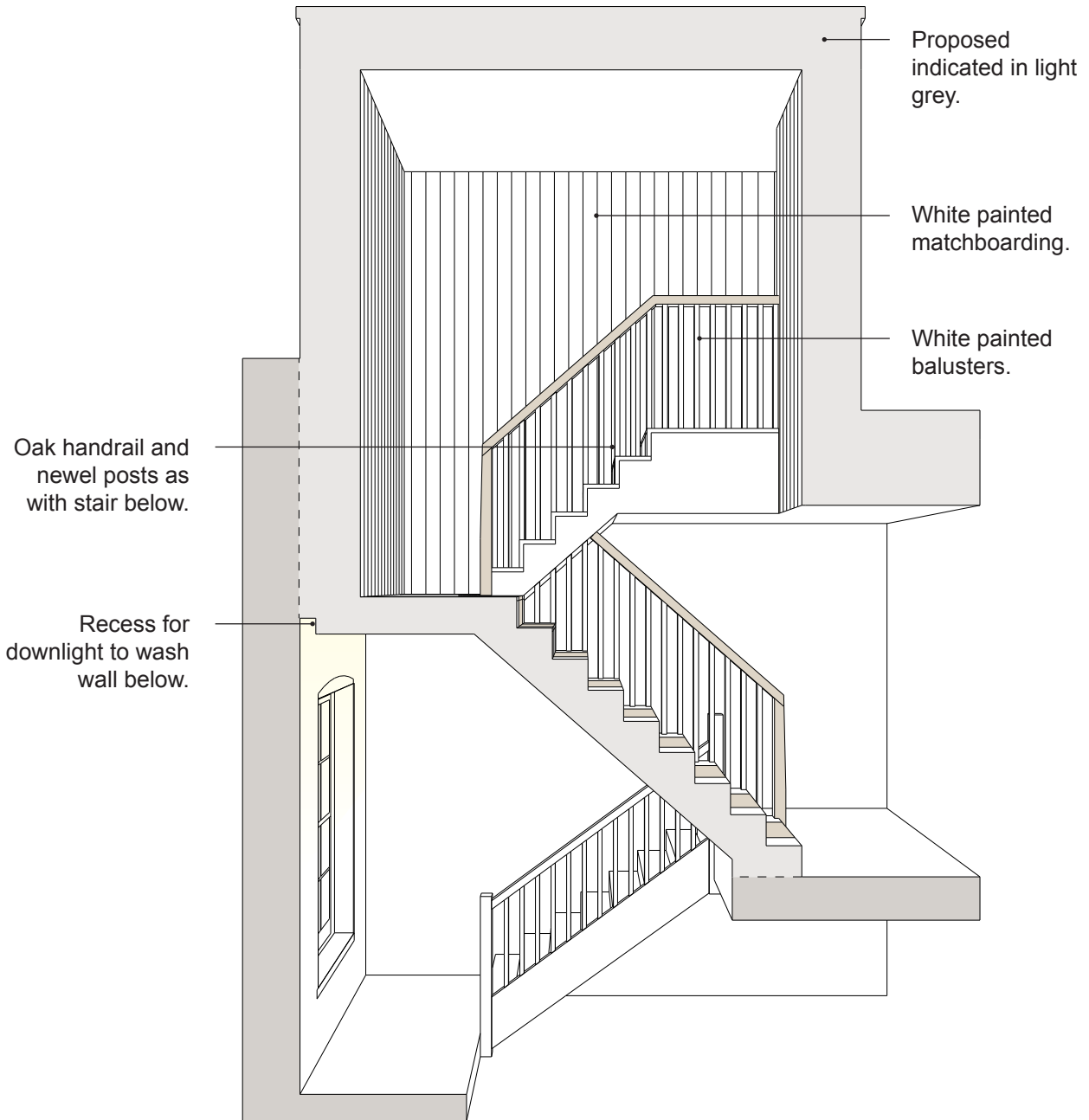
We trust that Camden will continue to support these proposals, in line with the conservation officer Charles Rose's original assessment.

Roof Structure: Current Scheme



Roof Structure: Alternative Scheme



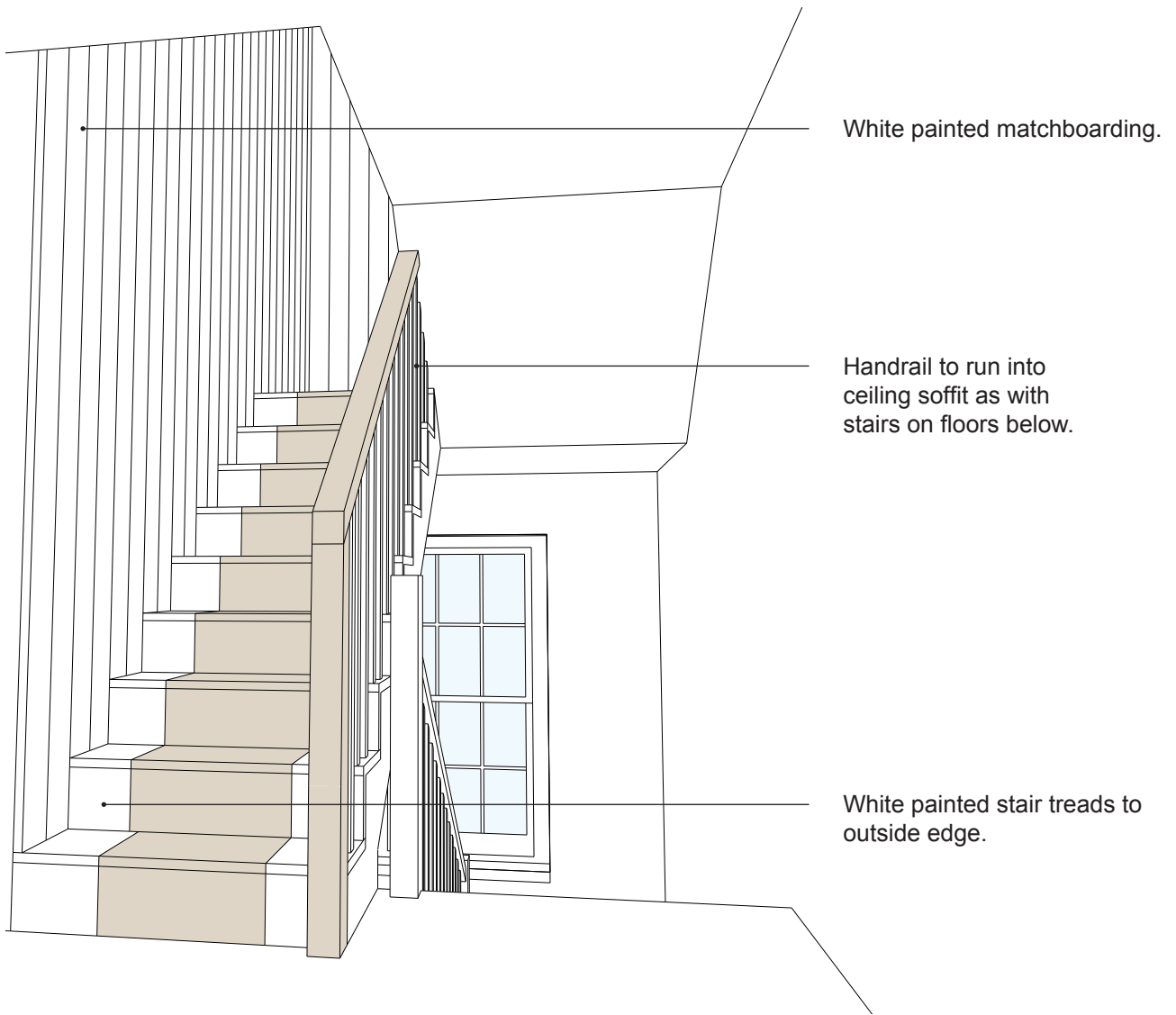


Section through Stair

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 newel 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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