

DESIGN AND ACCESS STATEMENT

13.12.19

APPLICATION FOR LISTED BUILDING CONSENT: ALTERATION AND PARTIAL
REFURBISHMENT OF 30 GREAT JAMES STREET LONDON WC1N 3EY



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1 INTRODUCTION

GLSTUDIO and Montagu Evans have been instructed to seek listed building consent from the local authority in relation to proposals for minor external and internal alterations to No. 30 Great James Street.

Proposals include:

- Replacement of modern bathroom fittings and finishes.
- Replacement of modern kitchen fittings and appliances.
- Replacement of modern floor finishes.
- Sensitive incorporation of air conditioning.
- Replacement of modern glass balustrading to rear courtyards.

This Design and Access statement has been produced by GL Studio and Montagu Evans.

GLStudio Ltd

GL Studio is a London based architectural and design practice dedicated to the exploration of design within context, adopting a holistic approach to architecture, interiors and landscape that is rooted in a belief in cultural and historical authenticity.

Working in both urban and rural landscapes, the studio celebrates the re-use and re-invention of existing buildings. By exposing the layers of a site's historical use, we apply a sensitivity to issues of heritage, whilst overlaying a rigorous contemporary aesthetic.

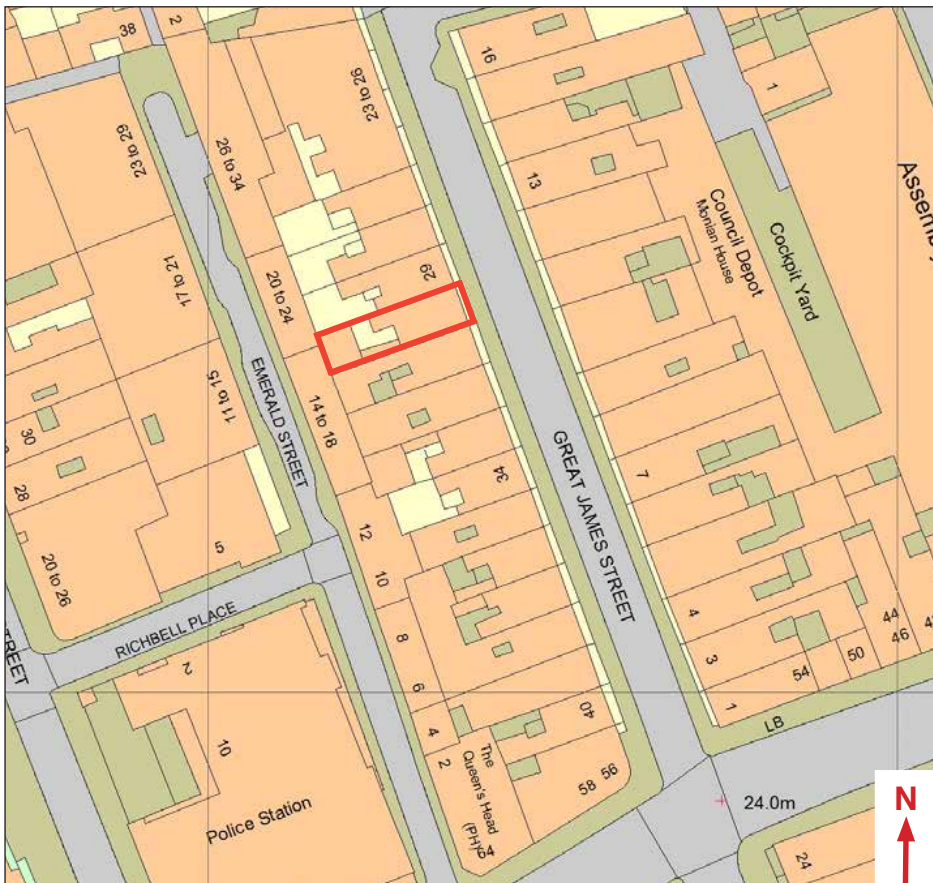


Fig 01- Site Location Plan

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The property is Grade II* Listed, and lies within the Bloomsbury Conservation Area. It forms part of a terrace of early Georgian houses on the West side of Great James Street, built between 1720-24. The main house consists of four storeys over a basement, reflecting the typical London terrace plan of the period.

The property was substantially and sensitively restored and refurbished in 2014 when consent was granted for change of use from office to private residence. It has since been maintained to a high standard.

The application site is located within sub-area 10 of the Bloomsbury Conservation Area, first designated in 1968. Although no. 30 Great James Street is not specifically mentioned, there is reference to the road, which is described as a 'secondary street', sharing the characteristics of the main streets with 'continuous frontages'.

The appraisal goes on to state that:

'... the townhouses in Great James Street are particularly well preserved: the only notable alteration is the loss of glazing bars from sash windows'.

No. 30 Great James Street was Listed in 1957, together with nos. 26-37 and 39-40 Great James Street. The list description mentions the architraved entrance doors, staircase balusters, cast iron railings and internal fine panelling within the terrace.

Please also refer to the Heritage Statement by Montagu Evans.

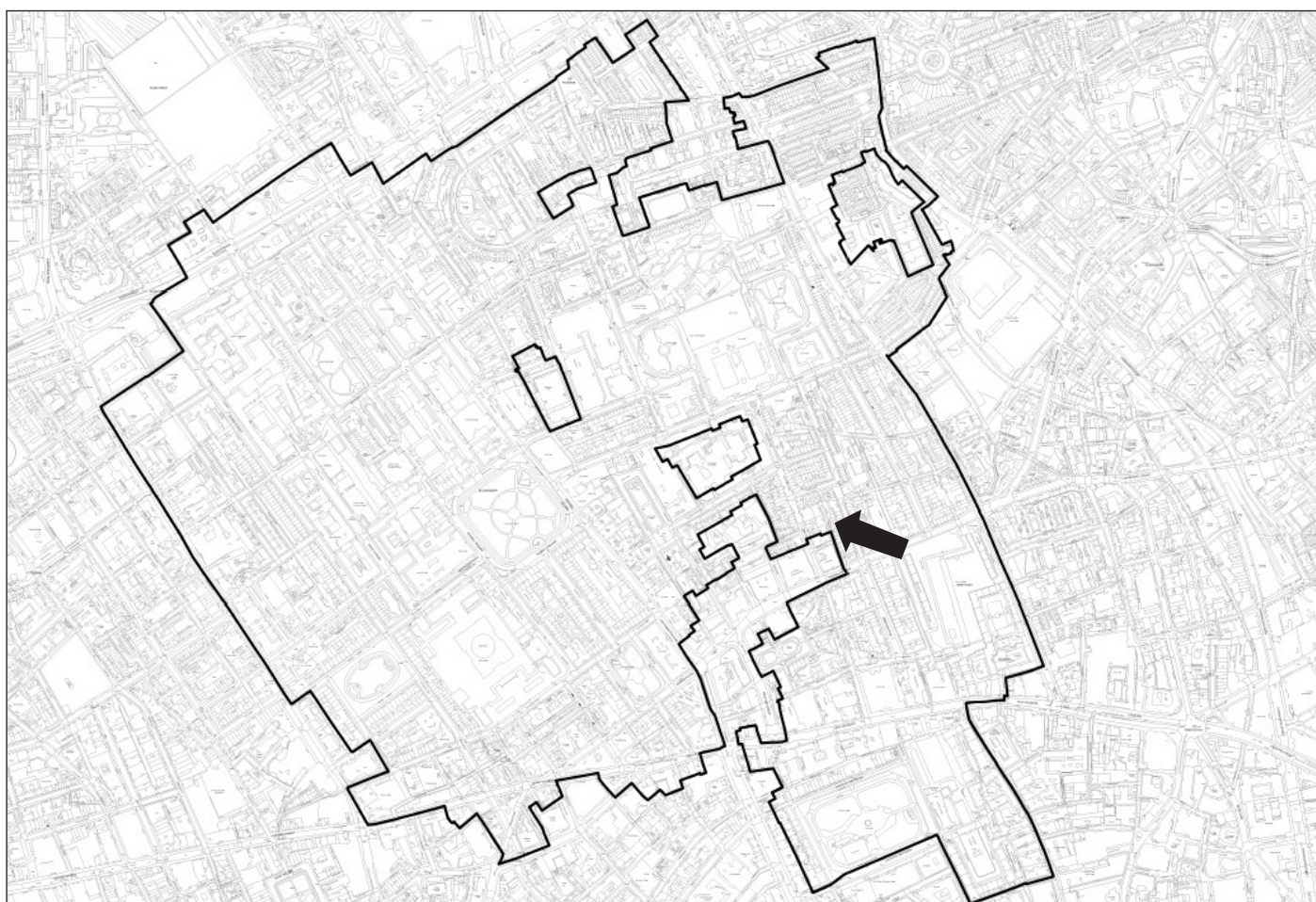


Fig 02- Site Location Within the Bloomsbury Conservation Area

2 PROPOSALS

The property has been maintained to a high standard and it is the intention that these proposals both support and enhance the recent restoration works. Proposals include:

- Refurbishment of existing modern bathrooms
- Refurbishment of modern kitchen
- Removal of modern recessed downlighters
- Replacement of modern timber floor finishes
- Incorporation of air conditioning

Lower Ground Floor:

Bathrooms: It is proposed that two modern bathrooms be refurbished. New porcelain floor tiles will be replaced with a natural limestone tile. Existing modern sanitaryware will be replaced.

Timber floor finishes: Modern hardwood floors to the front half of the property will be replaced with new oak floors.

Lighting: modern downlighters will be removed and ceilings repaired.

Ground Floor:

Kitchen: The existing modern kitchen to the rear of the property is housed in a modern extension. Some reconfiguration of the units is proposed. A new chimney breast constructed to house a modern gas fire and flue will be removed as part of these works. Modern hardwood floors to the rear extension will be replaced with limestone flags.

Floor finishes: The ground floor principle rooms to the front and rear of the property have been fitted with new hardwood floors as part of the previous restoration. It is proposed that these be removed and replaced with a different hardwood (oak) floor of a lighter more natural finish.

The entrance hall floor is finished with a modern polished limestone flooring slab. It is proposed that this be removed and replaced with a new (reclaimed) limestone floor (Portland or similar) in large slab format.

Chimneypiece: It is proposed that the existing painted fire surround in the front reception room be replaced with a new stone chimneypiece of appropriate scale with bolection moulding profile in a style appropriate to the period of the property. The cast iron grate in the front principle room is not original to the house and is of Victorian style with elaborately patterned tile insets. It is proposed that this be removed and replaced with a cast iron grate of a more appropriate style to the age of the property.

Downlighters: It is proposed that all modern recessed downlighters be removed, and ceilings repaired and painted.

Air Conditioning: It is proposed that internal air conditioning units be installed in discreet locations, connected to pipework laid in carefully notched joists whilst the modern floor finish is removed. The unit proposed for the front principle room will be housed in adapted existing joinery units below the windows.

First Floor:

Floor finishes: The first floor principle rooms to the front and rear of the property have been fitted with new hardwood floors as part of the previous restoration. It is proposed that these be removed and replaced with a different hardwood (oak) floor of a lighter more natural finish.

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Chimney pieces: It is proposed that the existing non original chimney pieces in the front and rear reception rooms be replaced with new stone chimney pieces of appropriate scale with bolection moulding profiles in a style appropriate to the period of the property. The cast iron grate in the rear reception room is not original to the house and is of Victorian style. It is proposed that this be removed and both chimney pieces fitted with cast iron grates of a more appropriate style to the age of the property.

Downlighters: It is proposed that all modern recessed downlighters be removed, and ceilings repaired and painted.

Air Conditioning: It is proposed that an internal air conditioning unit be installed in a discreet location, connected to pipework laid in carefully notched joists whilst the modern floor finish is removed. The unit proposed for the front principle room will be housed in a specially designed joinery unit beneath the central front window, designed to appear 'free-standing' and painted to match the panelling.

Second Floor:

Floor finishes: The first floor principle rooms to the front and rear of the property have been given consent for new hardwood floors. It is proposed that these now be fitted in a light, natural finish to match those being proposed for all other areas.

Downlighters: It is proposed that all modern recessed downlighters be removed, and ceilings repaired and painted.

Air Conditioning: It is proposed that internal air conditioning units be installed in discreet locations, connected to pipework laid in carefully notched joists whilst the modern floor finish is removed. The unit proposed for the front principle room will be housed in a specially designed joinery unit beneath the central front window, designed to appear 'free-standing'. The unit in the rear room will be housed within new wardrobe cupboards described below.

Dressing Room: It is proposed that modern wardrobe units be removed. New fitted wardrobe units are proposed for one side of the room with painted panelled doors to match the panelling in these rooms.

Bathroom: It is proposed that the modern bathroom in the rear closet wing be refurbished. Existing porcelain floor tiles will be replaced with a natural limestone tile. Existing modern sanitaryware will be replaced. In order to accommodate the requirements of modern showering, original panelling will be retained but carefully covered in new ply linings in order to take stone wall finishes. All other areas of panelling will remain exposed. sanitaryware will be located in existing locations to minimise new pipe runs.

Third Floor:

Downlighters: It is proposed that all modern recessed downlighters be removed, and ceilings repaired and painted.

Air Conditioning: It is proposed that internal air conditioning units be installed in specially designed joinery units beneath windows, designed to appear 'free-standing' and painted to match panelling.

Bathrooms: It is proposed that both modern bathrooms be refurbished. New porcelain floor tiles will be replaced with a natural limestone tile. Existing modern sanitaryware will be replaced in existing locations.

External Works:

Existing modern glass and stainless steel balustrades to the rear of the property be replaced with simple black-painted wrought iron railings, more sympathetic to the property.

External air-conditioning units:

It is proposed that external units be housed in acoustic enclosures on the roof towards to the rear of the property in a location invisible from the street or surrounding buildings.

Strategy for the replacement of fireplaces:

None of the existing chimney pieces are original to the house, and it is proposed that a simpler and more cohesive approach is adopted using a style popular in the early 1720's and often adapted in size and finish to suit both the grander principle rooms as well as the less important rooms higher in the house.

An extract from Period House Fixtures and Fittings on 18th century fireplaces states:

'The earliest bolection mouldings date from 1670 and the feature was particularly popular in the 1690's continuing until the 1730's. This style of fireplace was often used in a panelled room with a large framed panel above the fireplace.'

Sometimes wooden fireplace surrounds have a simplified version of the bolection moulding.'

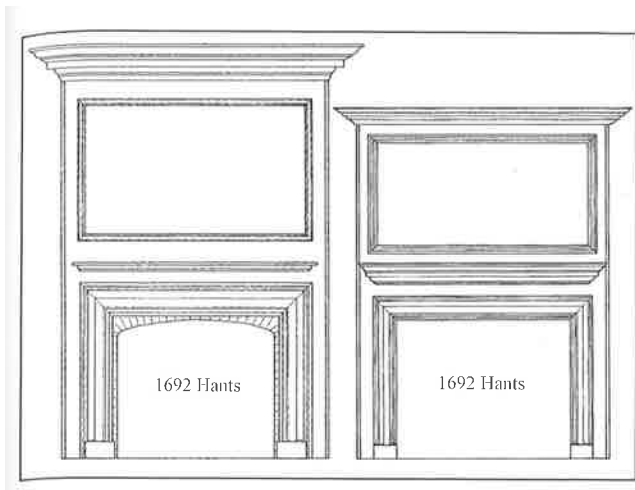


Fig 03- Examples of bolection chimney pieces with panelling over.



Fig 04- Examples of bolection chimney piece in Portland stone

The proposal is to install Portland stone versions of the bolection chimneypiece in the grander rooms ground (front) and first floor (front and rear). Simpler painted timber versions are proposed for the bedrooms on the second and third floors.

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3 ASSESSMENT OF THE PROPOSALS

The proposals are for internal alterations to No. 30 Great James Street. The proposals have been designed in a scholarly manner and do not harm the historic character and architectural interest of the property. The residential use of the building will be retained ensuring the continuation of an appropriate use for the property and is in keeping with the character of this part of the Bloomsbury CA.

The proposals seek to minimise any disturbance to the existing fabric of the building and address areas of modern intervention only.

In summary they include:

Removal and replacement of modern floor finishes

Replacement of modern kitchen units.

Removal of non-original chimney pieces and installing replacements in a style more appropriate to the period of the building

Replacement of modern bathroom fittings

The installation of air conditioning

The replacement of modern glass external balustrades

4 ACCESS:

Access to the property remains unaltered.

5 CONCLUSION

Overall, the proposals are deemed to be of an appropriate high quality of design that is in keeping with the original property and are considered to represent an enhancement to the historic character and architectural interest of the property.

The proposed alterations would enable the provision of modern living accommodation, whilst respecting the historic character and architectural interest of the property. The plan form of the property is to be maintained.

The proposals would be carried out sensitively and relate sympathetically to the original building. The proposals would result in no loss of important historic fabric and would be appropriate to the character of the host listed property.

30 GREAT JAMES STREET

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