

PLANNING HISTORY FOR ADJACENT SITES

It should be noted of the 14 terraced houses which form part of the grade II* listed group (group nos. 3 to 16 Great James Street) 7 have been given permission for conversion from office single family dwellings) these include no.3 (Jan 2008); no.9 (Feb 2000); 10 (Nov 2003); 11 (March 2009); 12 (March 2009); 14 (January 2014); 15 (January 2014).

Of the 14 terraced houses which form part of the grade II* listed terrace to the west of the street (nos 26-40 & 38) nos. 28 (May 2014); 30 (March 2014); 31 (June 2013); 32 (June 2014); 34 (sept 2013); 35 (December 2015); 36 (February 2005); 37 (April 2004); 39 (2018) and; 40 (2017 upper floors only) have been converted back to single family dwellings from office use.



Bloomsbury Conservation Area

Bloomsbury Conservation Sub-Area 10 Boundary

Key






Site Plan (not to scale)

■ Properties that have received permission to a single family dwelling







TRANSPORT ASSESSMENT

Key

- Site Plan (NTS)
-  Denotes Site Boundary
-  London Underground Station
-  Bus stops
-  Major Bus Route (8, 19, 25, 38, 55, 59, 68, 188, 242...)
-  Approximate Walking time [*times from TFL]

Key

- WebCAT PTAL Rates Map (NTS)
-  PTAL 2
-  PTAL 5
-  PTAL 6a
-  PTAL 6b (Best)



Transport Links

The application site has excellent access to nearby transport links. The site has a PTAL rating of 6b (excellent).

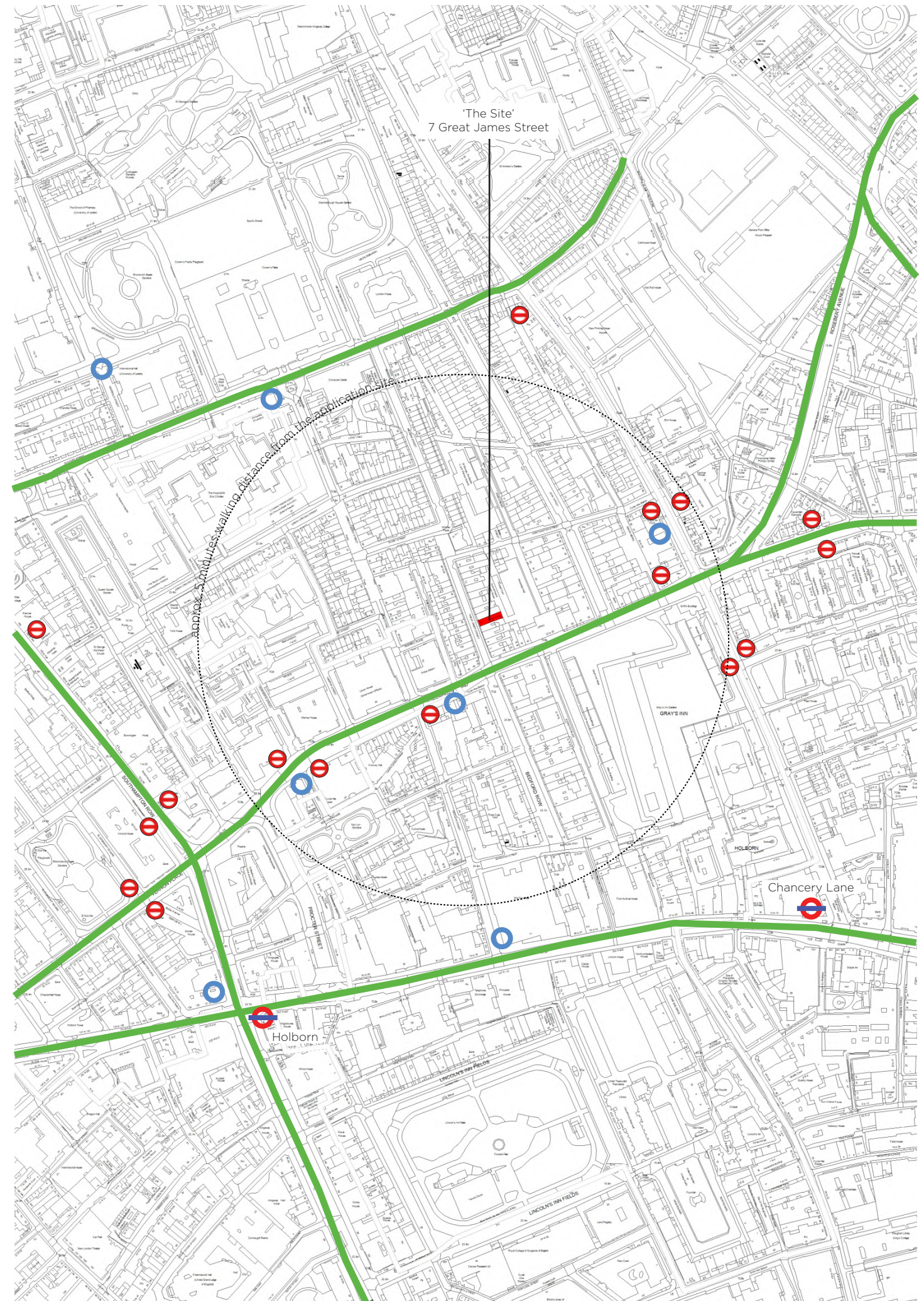
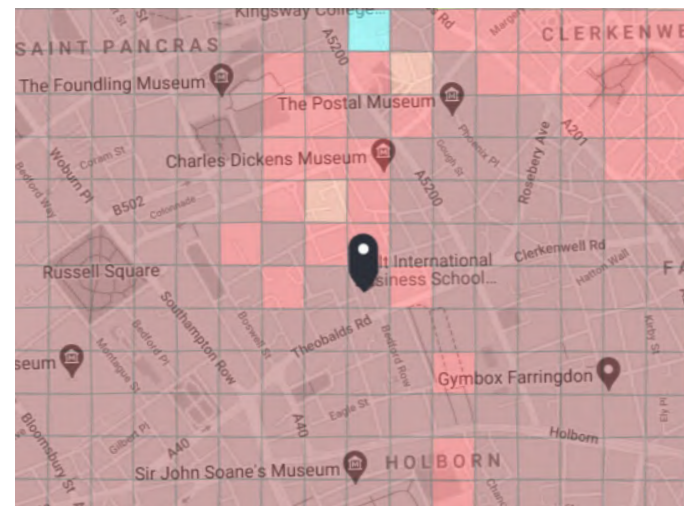
It is noted in Camden's Core Strategy CS11 that as part of its approach to minimising congestion and addressing the environmental impacts of travel, the Council will look favourably on developments that minimise the provision for private car-parking and, in particular through car-free developments in the boroughs most accessible locations.

Underground / National Rail

Within 8 minutes walking distance is Chancery Lane and Holborn underground stations provide access to the Central Line. Russel Square Station is within a 10 minute walk and opens up connections to the Piccadilly underground line. Also Euston & Kings cross are located North of the site and provides connection to National Railway and airport trains.

Bus

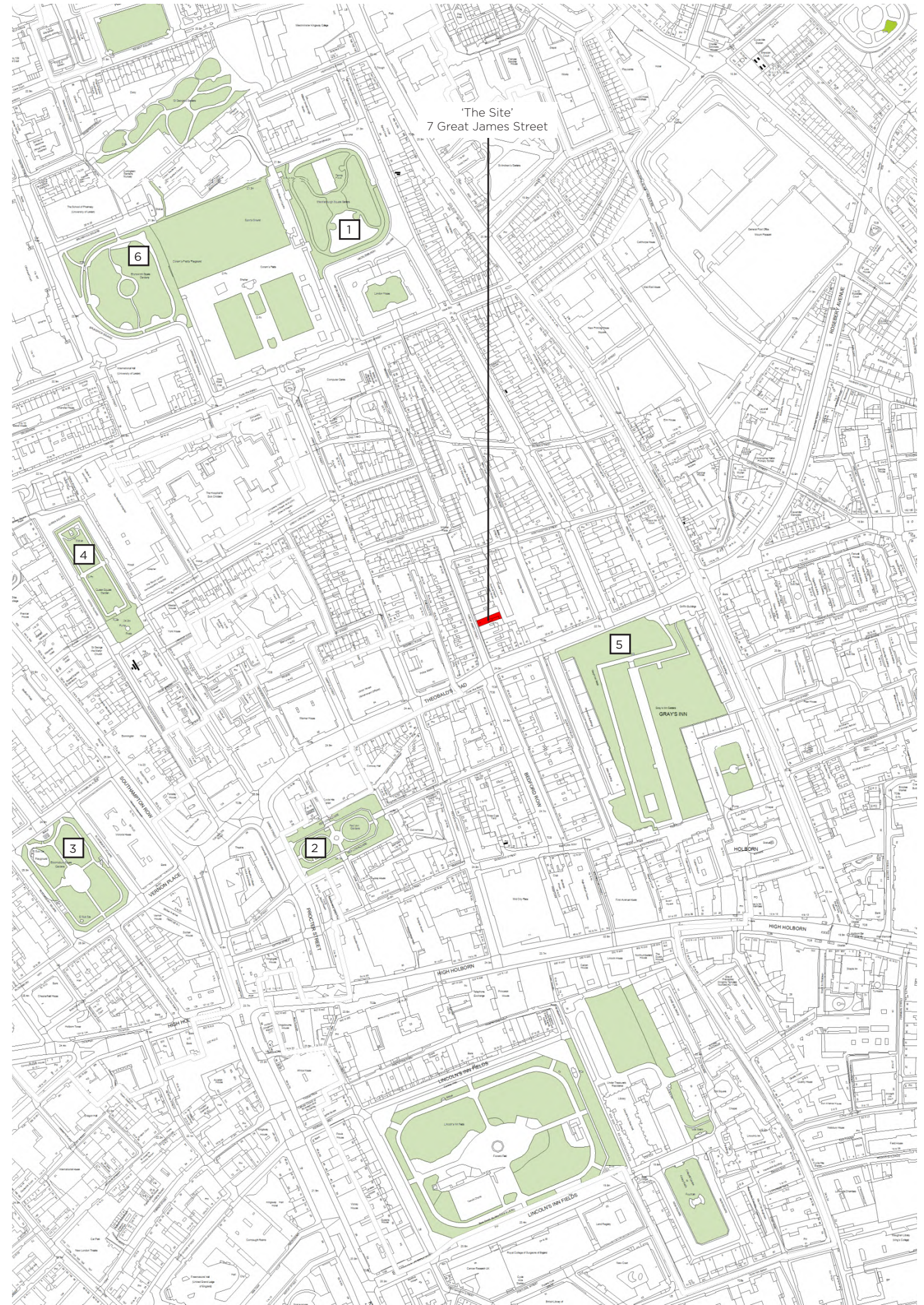
Just 2 mins walk from the site is a major bus route which connects the City of London with Waterloo and the West End.



AMENITY ASSESSMENT

The application site has good access to numerous nearby, high-quality gardens and green spaces. They are all maintained to an excellent condition and should provide adequate amenity space for the users of 7 Great James Street.

- Key**
- Site Plan
- Denotes Site Boundary
 - Denotes Green Spaces
 - Denote Public Park
 - 1 St. George's Gardens
 - 2 Red Lion Square Gardens
 - 3 Bloomsbury Square Gardens
 - 4 Queen's Square
 - 5 Russell Square Gardens
 - 6 Brunswick Square Gardens

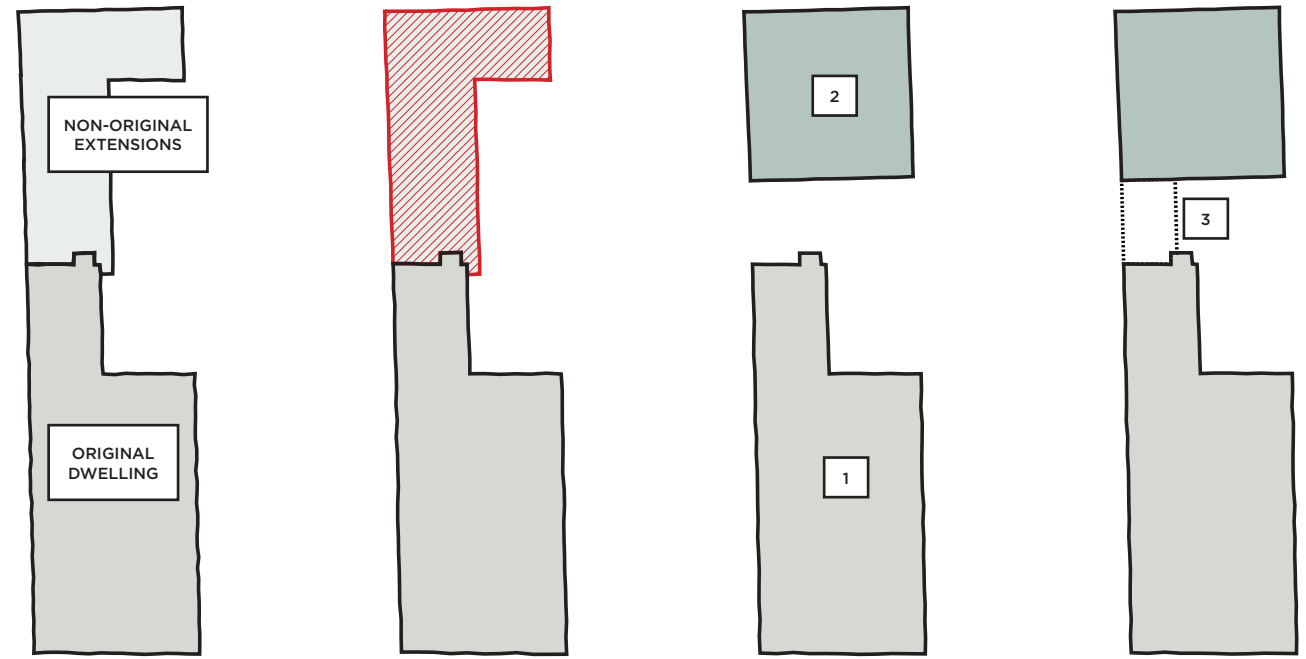


3 DESIGN STRATEGY



**DESIGN STRATEGY:
REAR EXTENSION MASSING**

The mass of the new addition has been developed to appear distinctly separate and subservient to the main building as illustrated in the diagrams to the right and Section AA. It also maintains a subservient relationship to the two-storey pitched roof extension at No.6; and although a similar mass to this was considered, it was believed to be disproportionate to both the main house and the adjacent properties north of the application site. Access to the terrace is provided through the glazed volume at the rear of the first floor level. Its material and position ensure it sits discreetly within the surrounding context, whilst the height of its eaves has been matched with the extension at No.6 to give consistency between them.

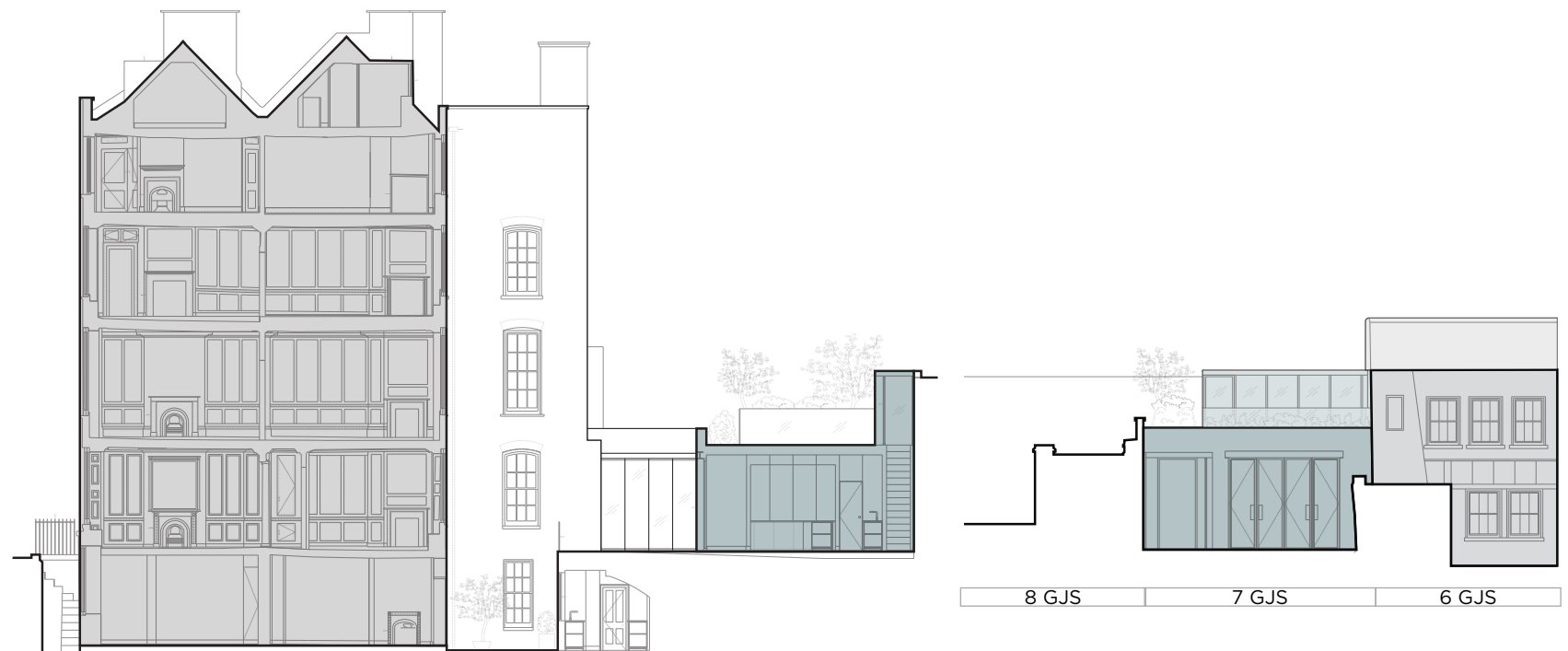


Work within the existing historic envelope of the original dwelling.

Remove the non-original rear additions to reveal the original plan form - i.e. expose the closet wing

Create a new extension at the rear (2) of the site, separate to the volume of the main house (1) to create a "mews-like" relationship between them

Link the main house and "mews volume" with a glass link (3) to emphasise the separation between the volumes

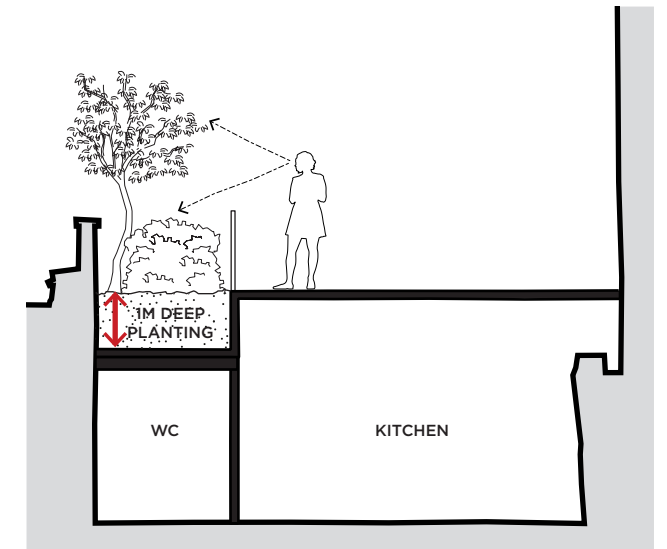
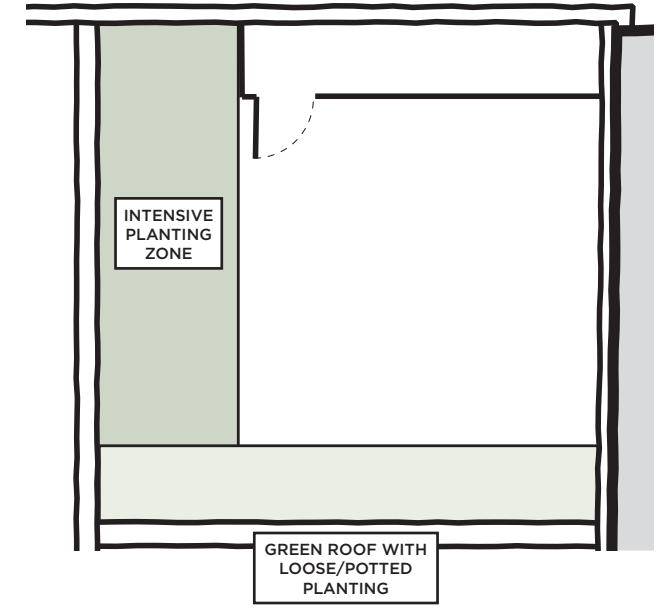
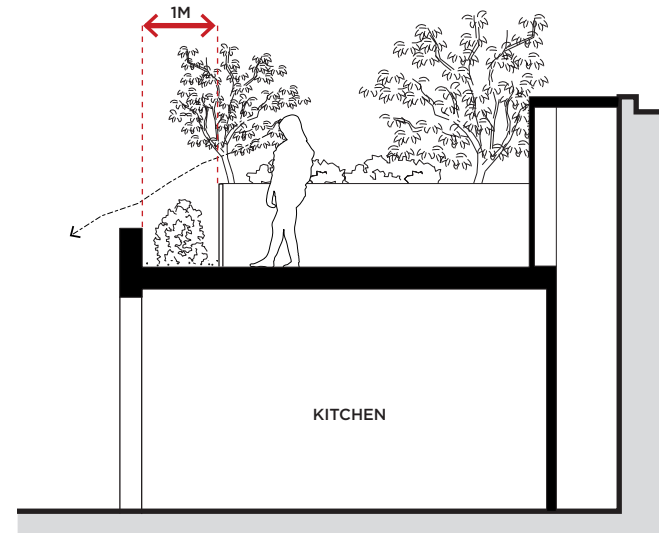


DESIGN STRATEGY: PLANTING

The terrace provides two areas for different types of planting - a green roof, and 'intensive' taller planting. This increases biodiversity, improves visual amenity and prevents overlooking to and from adjacent properties.

The green roof is located in front of the terrace, between the balustrade and façade of the new addition. At 1m wide, this naturally obscures the sight lines downwards. This is illustrated in Diagram A.

The 'intensive' planting is located to the north of the terrace, along the boundary with No.8. This is achieved by locating the WC and Pantry in this position at ground floor: Since both spaces can accommodate lower head heights, we can utilise this to increase the soil depth thus promote growth of taller and denser species in this area. In addition to denser planting, it also creates a 'setback' between the boundary and terrace, further preventing overlooking into adjacent amenity spaces. This is illustrated in Diagram B.



MATERIALS

External

Retain existing materials and refurbish where possible

Where new materials are proposed to the main house, ensure they are traditional i.e. Stock brick, lead flashings, cast iron rainwater goods etc

New materials to the “mews volume” to be traditional to complement the host building, but with contemporary details to distinguish the original from the modern

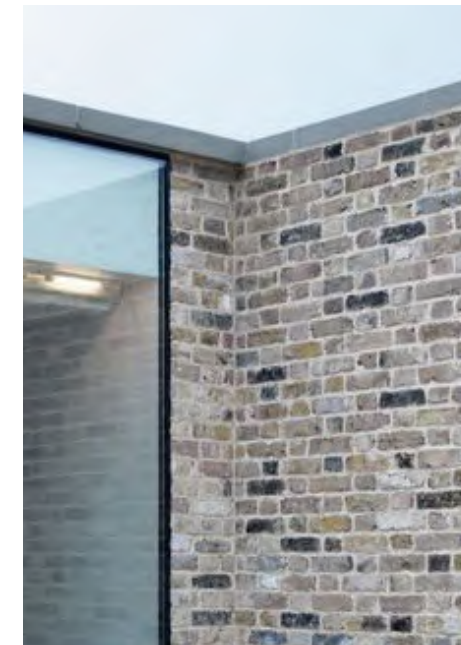
Replace all non-original fenestration with traditionally detailed timber windows



6 over 6 timber sash windows and original London stock brick



London Stock Brick



New materials with contemporary detailing to compliment the original dwelling

Internal

The overarching strategy for the internal treatment of the property is to reinstate the craftsmanship, proportion and detail characteristic of era it was originally built. This will include:

Restore all original decorative moulding & wall panelling where possible – piece in and replicate where necessary

Reinstate traditional decorative mouldings where they have been lost over time; ensuring they are ordered and proportionate to the Early Georgian period.

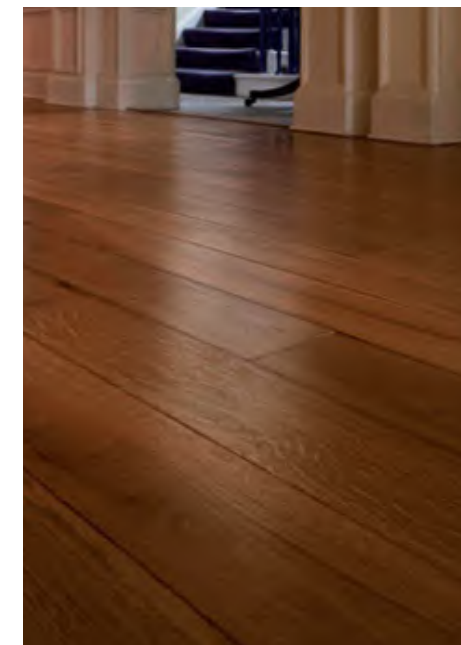
Expose and utilise existing original floorboards as floor finish to principal floors – Ground, First and Second. (Where non-original floor boards are discovered, replace with reclaimed pine boards to traditional dimensions)



Restoration of wall panelling at 34 Great James Street with piecing in where required



Example of restored original panelling at 36 Great James Street



Exposed original floorboards

4 SERVICING & ACCESS



CYCLE STORAGE

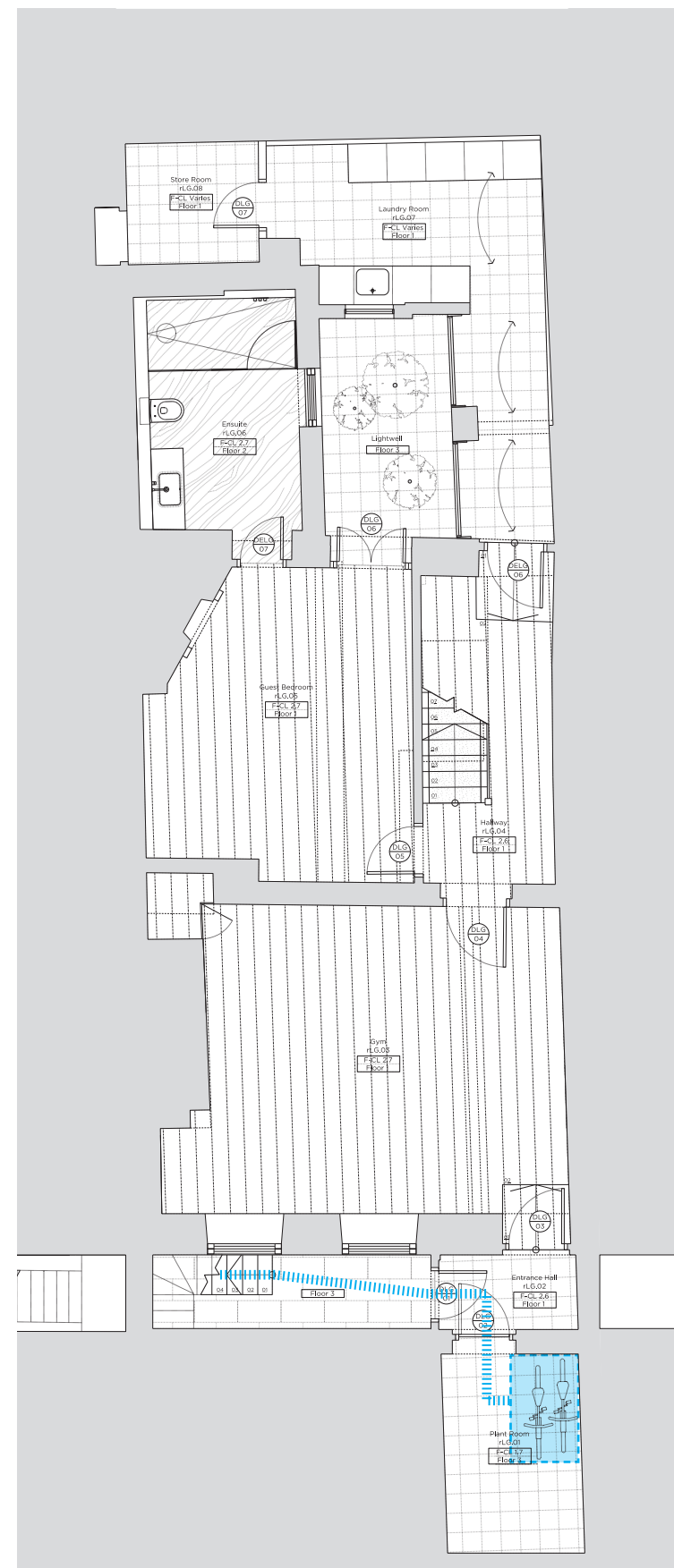
Great James Street is a one way street with parking allocated on one side and is a controlled parking zone

The development is proposed to be car-free. This is considered viable due to the high concentration of public transport in the vicinity.

Following Camden's Core Strategy Policy, cycling is promoted as a sustainable means of travel that provides the opportunity to relieve congestion and promote a healthy lifestyle.

Cycle provisions have been provided on the basis of 2no. bicycles per 3 or more person dwelling. This is compliant with the London Plan, chapter 6; Table 6.3; Cycle Parking Standards.

Bicycle storage will be located within the front pavement vault at lower ground floor.



WASTE MANAGEMENT

Key

Plan NTS

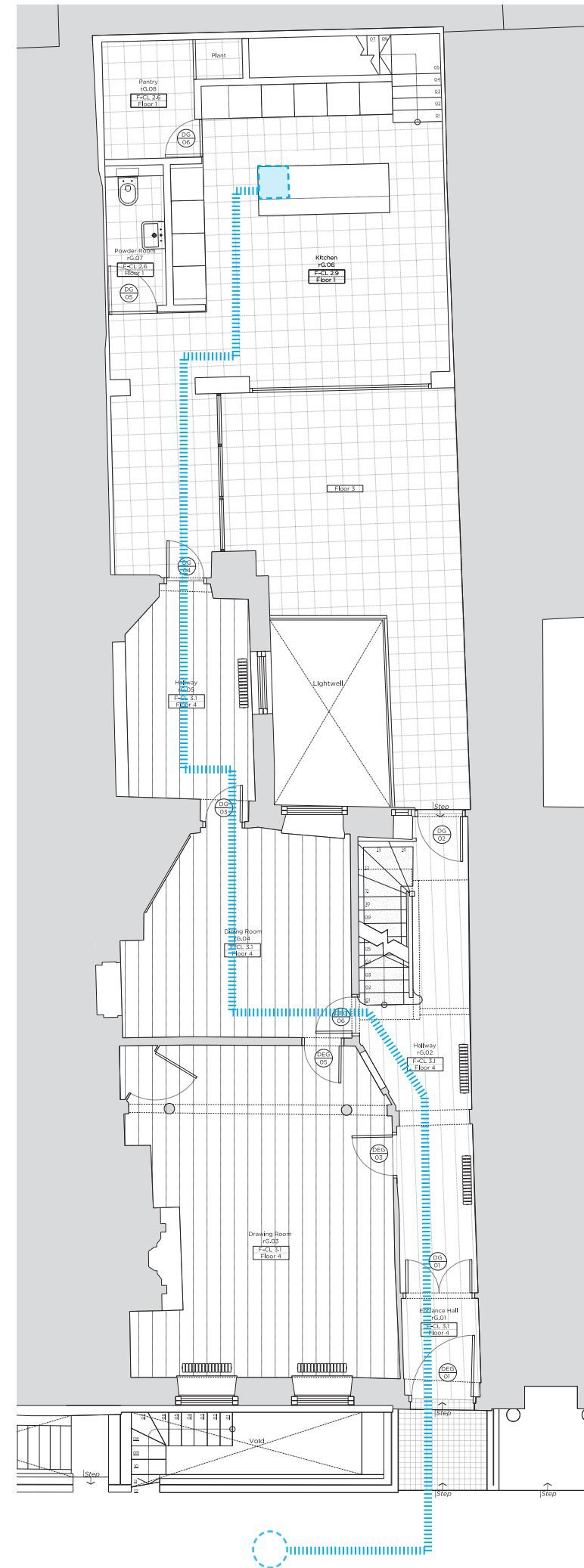


The dwelling will be fitted with separate waste and recycling containers within the kitchen units. It is considered that this encourages occupants to separate their rubbish and recycling more regularly and reliably. See image below.

Waste is collected from Great James Street daily, with mixed recycling & food/garden waste collected once per week on Tuesdays.

The collection point is immediately outside the property and is picked up before 7am, with waste being left outside the property on street the night before or in the early morning.

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown to the left. Refuse will periodically be taken by occupants from the kitchen to the kerb side (via the lift) as shown in the diagram to the left. Here daily refuse collections take place.



AREA SCHEDULE

Gross Internal Area (GIA)	Existing GIA		Proposed GIA	
	(sqm)	(sqft)	(sqm)	(sqft)
Basement Level	118.0	1,270	110.0	1,184
Ground Floor	117.0	1,259	126.0	1,356
First Floor	77.0	829	77.0	829
Second Floor	76.0	818	76.0	818
Third Floor	79.0	850	79.0	850
Fourth Floor	34.0	366	36.0	388
TOTAL	501.0	5,393	504.0	5,425