

DESIGN STRATEGY:
EXTERNAL ALTERATIONS

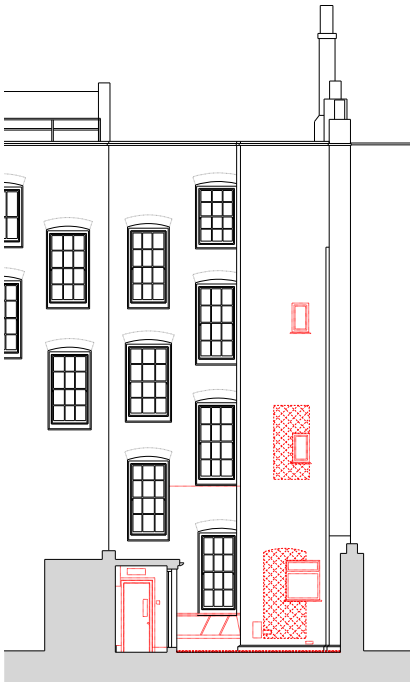
The main changes to the external envelope are to the rear of the building, but these are limited to:

Main Dwelling:

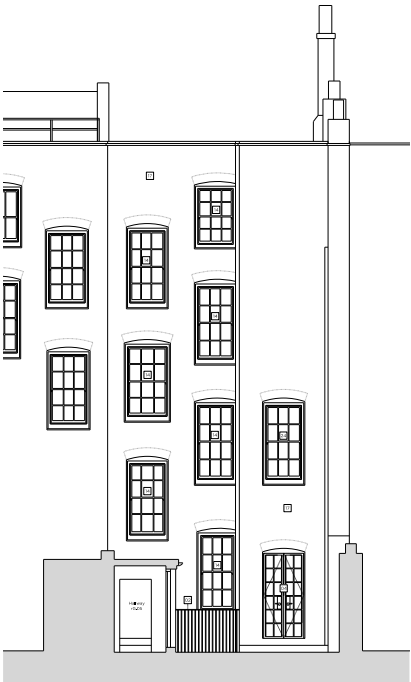
- Replacement of non-original fenestration within the closet wing, enlarging the window openings where necessary.
- Reinstatement of lightwell

'Cottage' Building:

- Enlarge opening at ground floor, to create a single large glazed opening
- Replace first floor windows with traditional metal frames
- Remove chimney breast
- Replace roof to match existing, to allow for upgrading of thermal fabric



Rear Elevation (Demolition)



Rear Elevation (Proposed)



'Cottage' Building (Demolition)



'Cottage' Building (Proposed)

MATERIALS

External

The strategy for the external alterations is to make as little intervention as possible and to complement the existing fabric where anything new is proposed. i.e. Stock brick, lead flashings, cast iron rainwater goods etc

Within the main dwelling, all non-original fenestration will be replaced with traditionally detailed timber windows, whereas the new windows to the ‘cottage’ building to the rear will boast traditional metal framed screens in keeping with the period of the addition.



6 over 6 timber sash windows and original London stock brick



White Glazed Brick



Traditional style metal frame glazed doors

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:

- Restoration of all original decorative moulding & wall panelling where possible – piece in and replicate where necessary
- Reinstatement of traditional decorative mouldings where the have been lost over time; ensuring they are ordered and proportionate to the Early Georgian period.

The floor finishes proposed are primarily new timber floorboards to the principal floors – Ground, First and Second - to match widths typical of the Georgian Era; and polished concrete on the lower ground floor and within the ‘cottage’ building to create a distinction with the main house.



Example of restored original panelling at 36 Great James Street



Exposed original floorboards



Polished concrete floor

4 SERVICING & ACCESS



CYCLE STORAGE

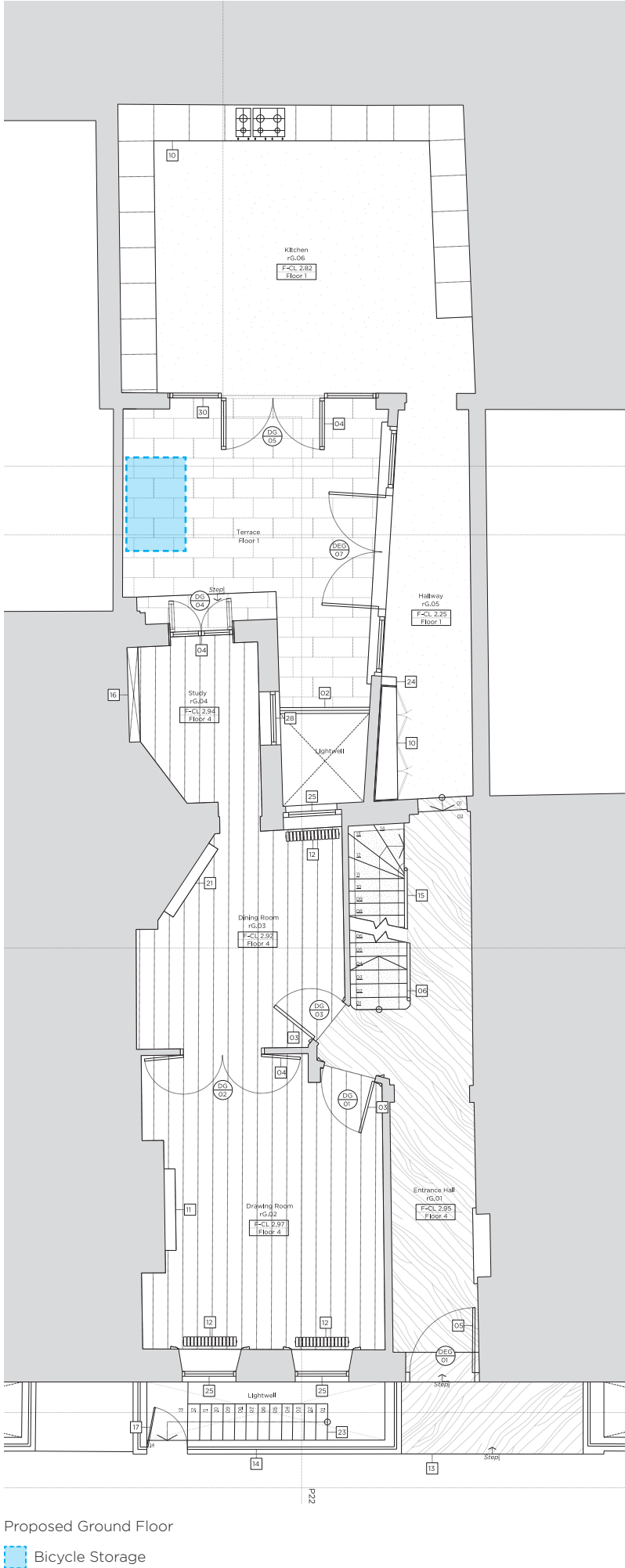
Great James Street is a one way street with parking allocated on one side and is a controlled parking zone

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 Local Plan Policy T1 (Prioritising walking, cycling and public transport) 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 new London Plan, chapter 6; Table 6.3; Cycle Parking Standards.

Bicycle storage will be located within the rear terrace at ground floor level.



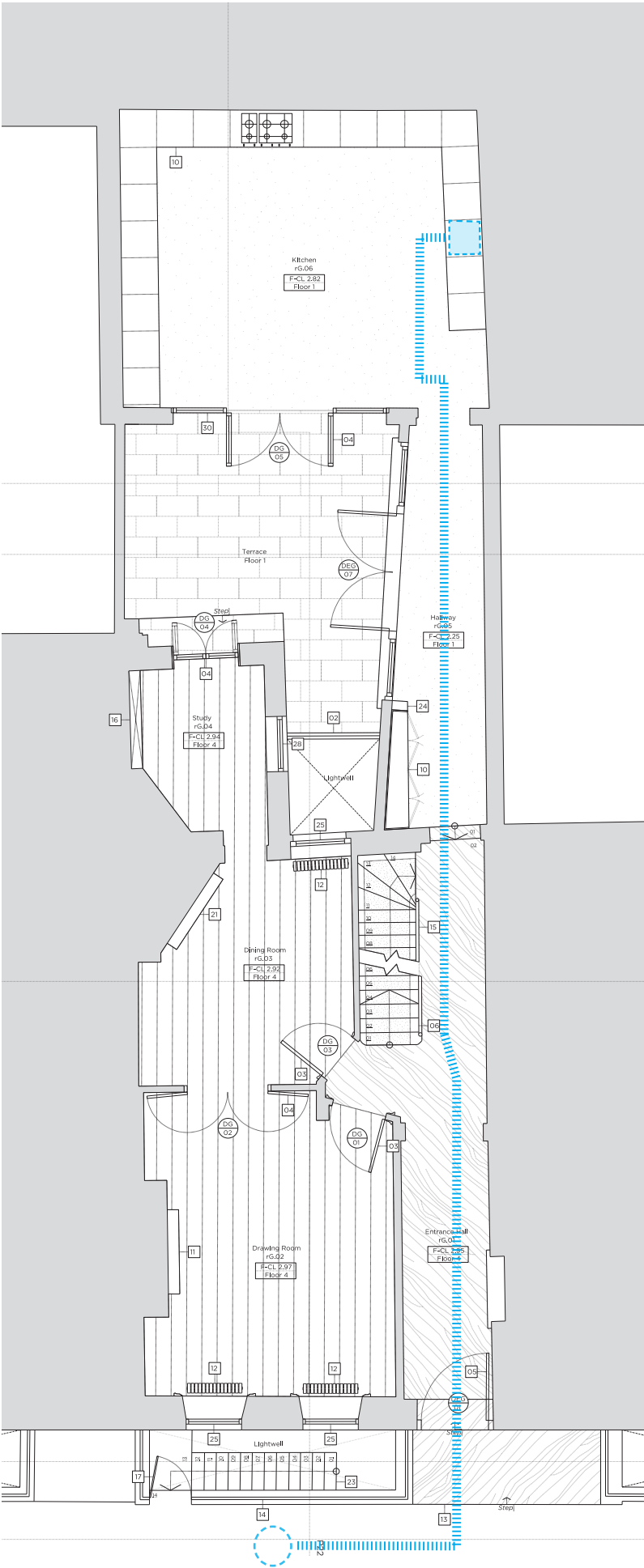
WASTE MANAGEMENT

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.

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.



Plan of Ground Floor Bin Collection Point



AREA SCHEDULE

Gross Internal Area (GIA)	Existing GIA*		Proposed GIA	
	(sqm)*	(sqft)	(sqm)*	(sqft)
Lower Ground Floor	96.0	1,033	96.0	1,033
Ground Floor	97.0	1,044	98.0	1,055
First Floor	87.0	936	57.0	614
Second Floor	58.0	624	58.0	624
Third Floor	58.0	624	59.0	635
TOTAL	396.0	4,263	368.0	3,961

* All measurements are based on Measured Survey Drawings.

