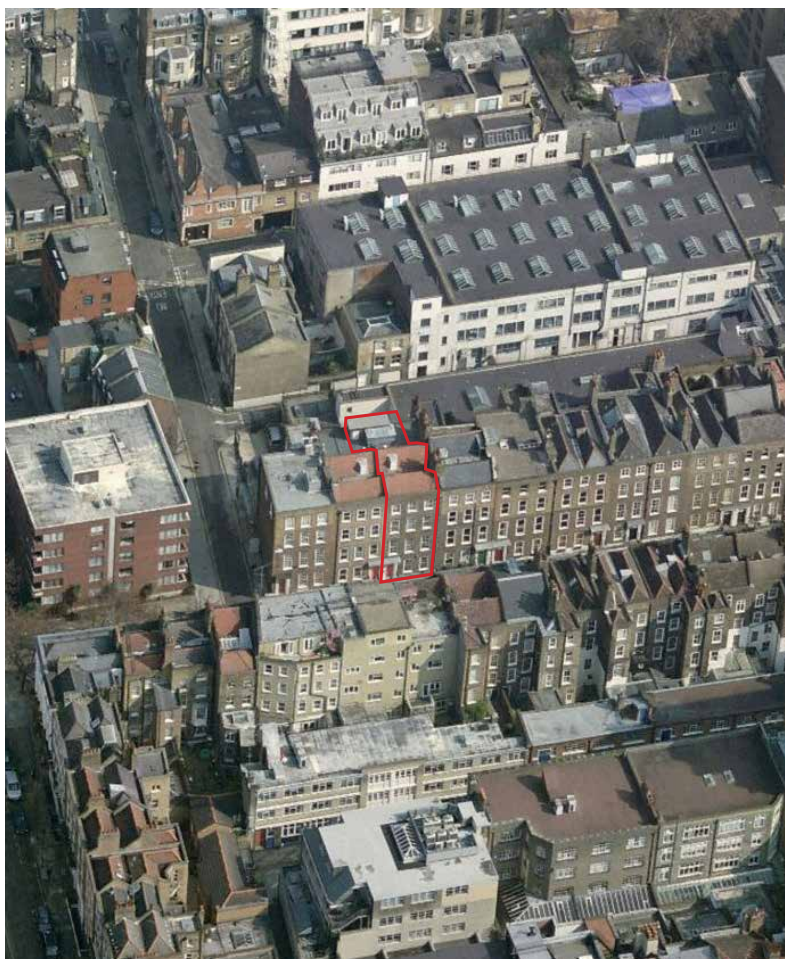


The Existing Building

14 Great James Street is an early eighteenth-century house on the east side of Great James Street and within the London Borough of Camden. The house is Grade II* and lies within the Bloomsbury Conservation Area.



(Site view, showing the property with a red outline)

14 Great James Street was constructed in the early 1720's. The external walls were originally of brown brick with red brick surrounds to the segment-headed windows. All the principal rooms would have originally been panelled with timber box cornices and at plaster ceilings. The 1951 listing of the building has preserved a large amount of the interiors including the staircase and a considerable amount of panelling. Alteration to suit various tenants has led to changes and replacement to some of the internal door openings as well as, wall and ceiling finishes.

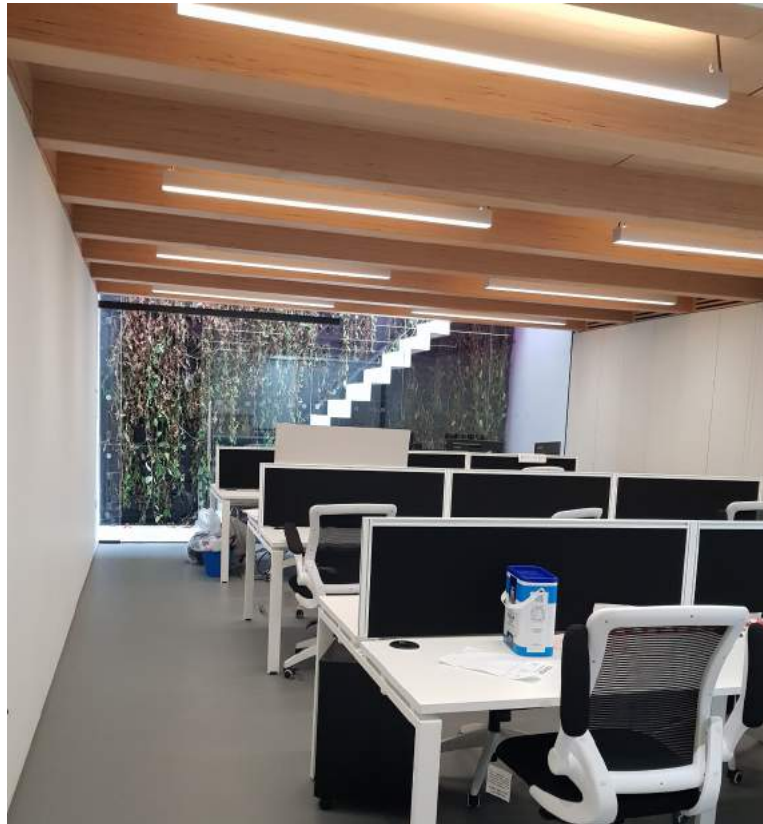
Possible WWII bomb damage and tenant change has led to the entire loss of the original rear facade re constructed in its entirety in 1965. Part of the front facade also shows some later brickwork but retains a number of the original Georgian sash windows.

In considering the historical records and evidence provided, it is clear that this building was built originally as a residential house.

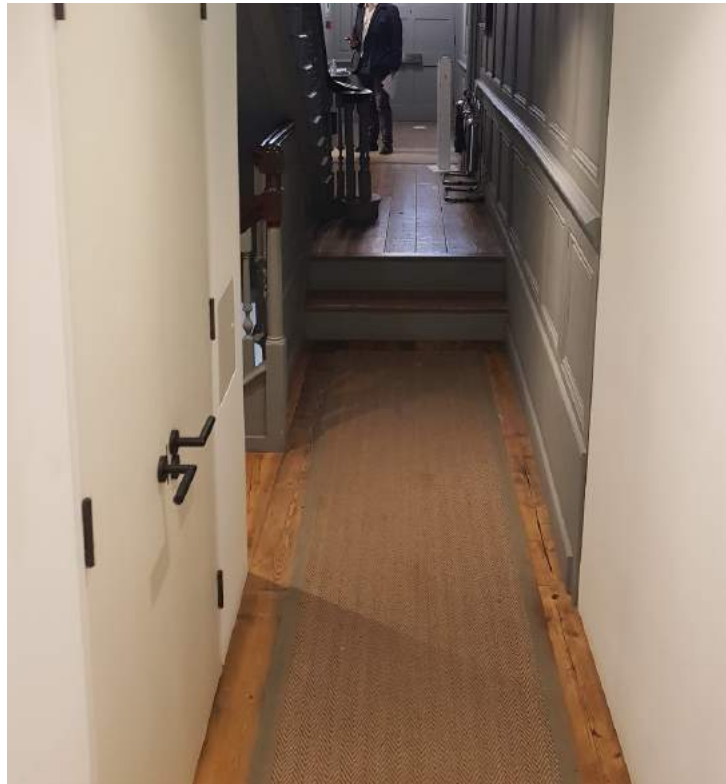
In August 2015, permission was granted to restore and repair many areas of the existing interior details, as well as a new rear basement extension, rear extension, and new rear façade. These works were carried out, and the results are in situ currently.

See planning ref: 2015/3046/P (for previous permission)

Existing photos



(current ground rear area, with staircase and glass wall)



(current ground floor rear hallway, looking back towards the main front door, blank doors on the left proposed to be changed to a 4 panel style door, with architrave)



(current ground entrance hall, with view of staircase, floor and panelling, all to be retained)



(example of the panelling and fireplaces now installed, to be retained and kept, as part of this application)



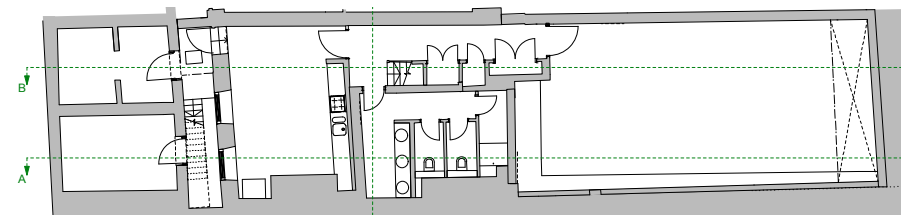
(current ground floor front room, showing panelling, floors and shutters etc all to be retained, and an example of a commercial style light, which will be swapped for a residential style pendant)

The Proposals

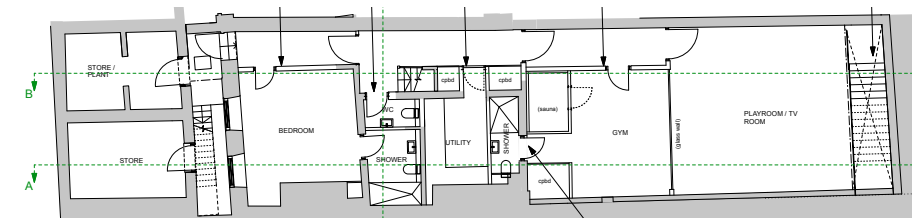
The proposals depicted in this application, are with the aim of reinstating the building into a family dwelling, as currently the building is in use as a commercial property, consisting of office space, meeting rooms and ancillary services such as wc's and a kitchen. A change of use application is being submitted separately, and the proposals in this application, are internal alterations only, with modest intervention which are respectful to the existing fabric of the building.

Lower Ground

(Existing and proposed plans shown here)



(Existing)



(Proposed)

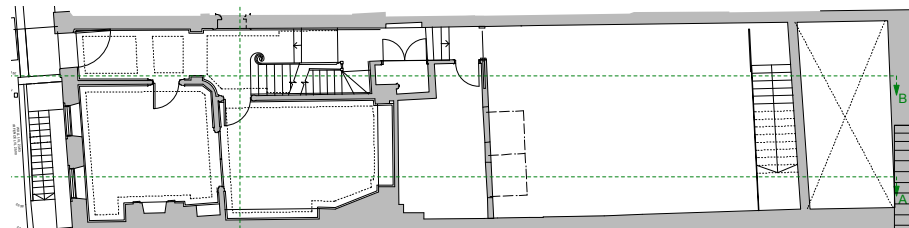
The current lower ground floor is laid out as an office space, wc and basins area, plant rooms and a kitchen to the front.

The proposals are:

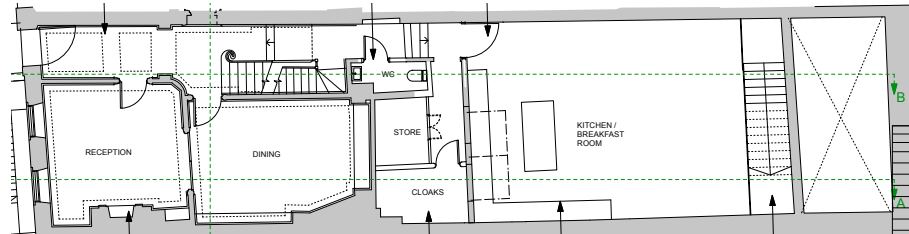
- to reinstate what would have been a partition and traditional door, to the front area, to create a corridor to the lower ground, front door.
- alterations to the central area to create a wc, shower room and utility room, where there is the office, wc's and basins, and creation of a modest doorway to create access to a central shower room from the rear gym area
- introduction of partitions and a glazed wall to create a gym and playroom to the rear
- a proposed staircase to the rear, to provide access from the playroom up to the kitchen, with a frameless glass wall, to match the existing in the kitchen above

The Upper Ground

(Existing and proposed plans shown here)



(Existing)



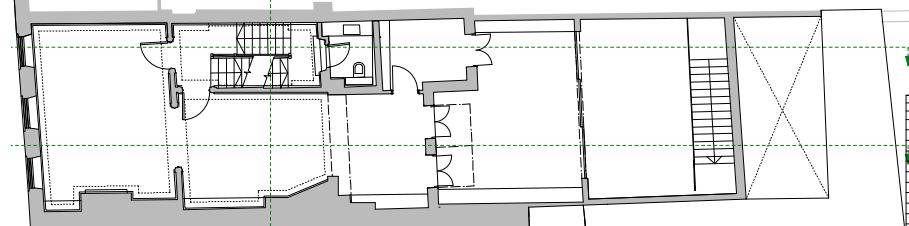
(Proposed)

The proposals are:

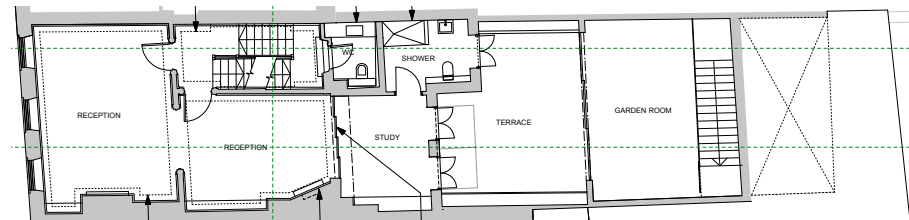
- there will be no alterations to the front 2 reception rooms, the staircase or the hallway, these areas will be retained and protected.
- the existing modern cupboard in the hallway, is proposed to be replaced with a traditional 4 panel door with architrave, and a new guest wc on this level.
- the existing central room, is proposed to house a store and cloak room, with freestanding style joinery
- the rear room is proposed to have a kitchen installed, with a new glazed hinged door from the hallway, to replace the modern sliding door (the rear staircase and glass wall is to be retained)

First Floor

(Existing and proposed plans shown here)



(Existing)



(Proposed)

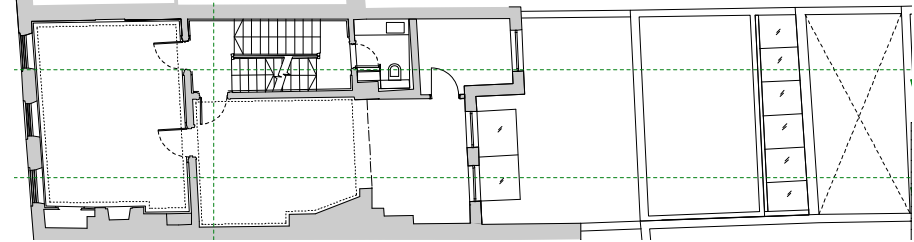
The proposals are:

- to retain and protect the landing, stairs and front formal rooms, and to reinstate a fireplace in the rear reception

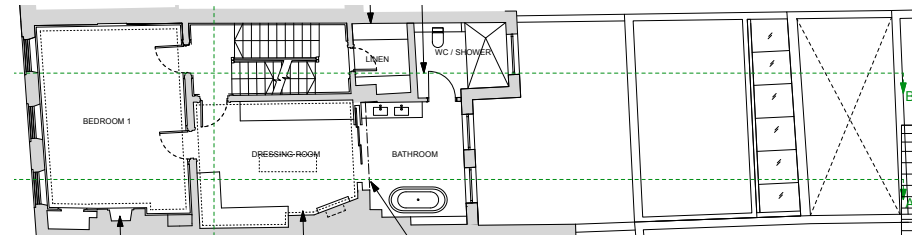
- to refit the existing guest wc, and to install a wc and shower in the closet wing space
- to install, traditional sliding panels between the reception and study areas

Second Floor

(Existing and proposed plans shown here)



(Existing)



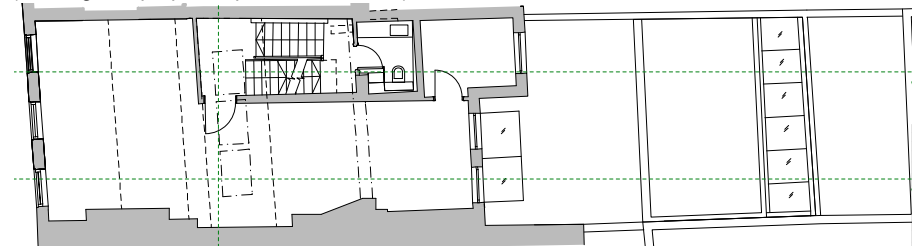
(Proposed)

The proposals are:

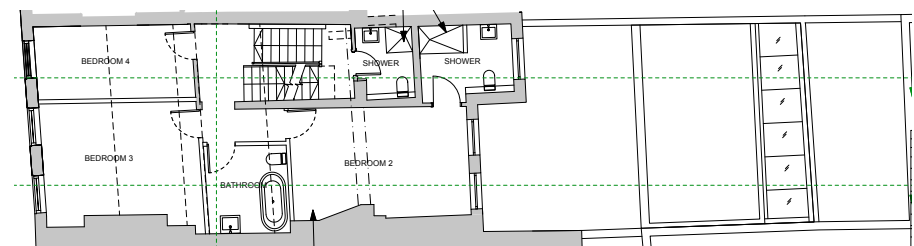
- to retain and protect the landing, stairs and front formal rooms, and to reinstate a fireplace in the dressing room, with free standing dressing room joinery
- to install, traditional sliding panels between the dressing room and bathroom
- to remove the guest wc on the hallway and install some shelving to create a linen store
- to install a shower and wc to the rear closet wing space

Third Floor

(Existing and proposed plans shown here)



(Existing)



(Proposed)

The proposals are:

- to refit the wc area to create a shower room, off of the landing
- to introduce appropriate partitions, with modest 120mm skirting, 4 panel doors with

50mm ogee architraves, to form 3 bedrooms and a central family bathroom
- to install a shower room to the rear closet wing space

Conclusion

As the proposals demonstrate, a 'light touch' and minimal intervention is required to reinstate the building to a dwelling. All existing features and details will be retained and protected, and further traditional details reintroduced throughout, to give continuity of design from room to room.

Please consider the proposal favourably,

PEEK Architecture and Design Ltd.