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— ARCHITECTS LLP —

36 & 37 GREAT JAMES STREET, LONDON

DESIGN & ACCESS STATEMENT



13 July 2022

1.0 Cover Letter

2.0 Location Plan

3.0 Historical Background

4.0 Description of Proposed Works

5.0 Examples on Great James Street

On behalf of our client (“the Client” / “the Applicant”), please find enclosed an application for full planning permission and listed building consent (“the / this Application”) for reinstatement of the original rain-water pipe arrangement to No. 36 and 37 Great James Street, London, WC1N 3HB.

The two properties are currently sharing a single rain-water pipe and hopper, which frequently overflows. This has caused ongoing water damage to the canopy over the main entrance at No.36. Consequently, the current arrangement of pipes to the front façade was re-examined and deemed not to be original as well as inadequate in its provisions.

The existing arrangement appears to have been installed as part of the post-war repairs, using then-current construction methods, aesthetic norms and materials. Please refer to section 03 – Historical Background, for further details and context.

The proposal aims to split the existing shared rain water pipe, re-instating the original arrangement of two separate pipes, serving each property respectively. Moreover, these proposals would re-establish the historically appropriate down pipe arrangement to the front facades, further ensuring sufficient drainage provisions to both properties.

This Application comprises the following suite of documents : -

- Planning Application forms and certificates
- Design and Access Statement, prepared by Julian Harrap Architects
- Application Drawings and Plans, prepared by Julian Harrap Architects

We look forward to receiving confirmation of the validation of this application. Please contact Iga Martynow of Julian Harrap Architects (iga@julianharraparchitects.co.uk) if you wish to discuss any aspect of this application.



Fig. 1 - Existing shared rain water pipe and soil vent pipe to No.36

Number 36 & 37 Great James Street are located within the sub area 10 of Bloomsbury Conservation Area. Both were Grade II* listed in 1957, alongside numbers 26-37 and 39-40 Great James Street. The listing account mentions staircase balusters, cast iron railings, architraved entrance doors and internal fine panelling within the terraces.

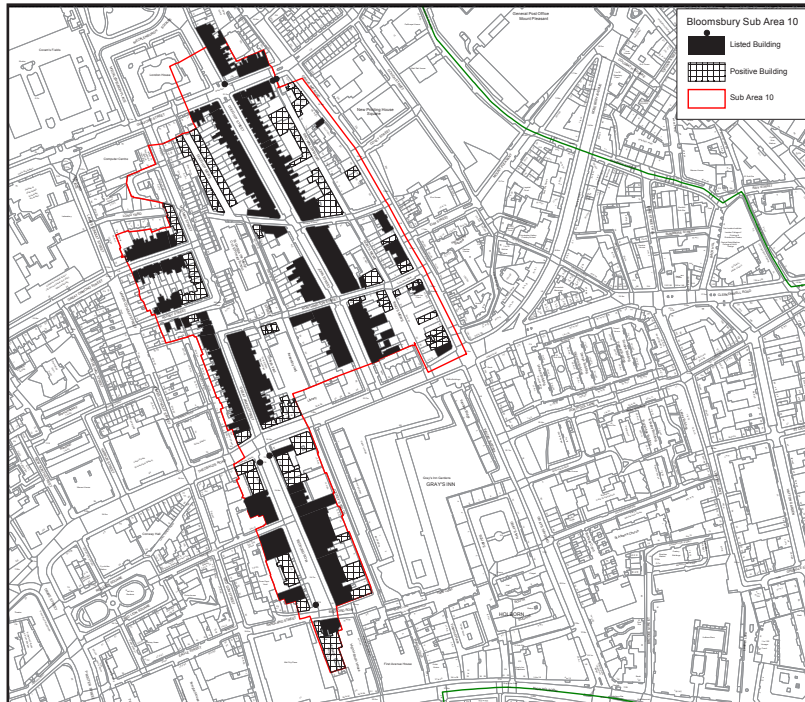


Fig. 2 - Bloomsbury Conservation Sub Area 10, NTS



Fig. 3 - Location Plan depicting Nos 36 & 37, NTS

Nos. 36 & 37 Great James Street are Grade II* listed buildings, first listed in October 1957. They are part of a complete street of early 18th century terraced town houses, described as ‘the best preserved Georgian Street in London’ (quote attributed to Dr. John Martin Robinson).

Great James Street is a mix of residential houses and commercial offices within a uniquely and almost completely uniform, early 18th-century Georgian Terrace. The sub area was developed during the Georgian and Regency periods under various ownerships, with part of the street pattern laid out earlier by Nicholas Barbon – a famed example of formal town planning with a historic built form comprised of townhouses built in long terraces with rear mews.

The properties are described by Historic England in the following manner: “14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27- 38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.”

The houses are five storeys in height and - with exception of basement and top floor - contain a number of original, full height timber panelled interiors, along with the turned baluster staircase and a panelled entrance hall. Externally, the front elevation is constructed from plum stock brickwork with red brick dressings to windows. The main entrance is a fine doorcase with bracketed hood and panelled soffit. Window box frames have a reeded face with corner roundels, which appears to be a common feature throughout the entire street.

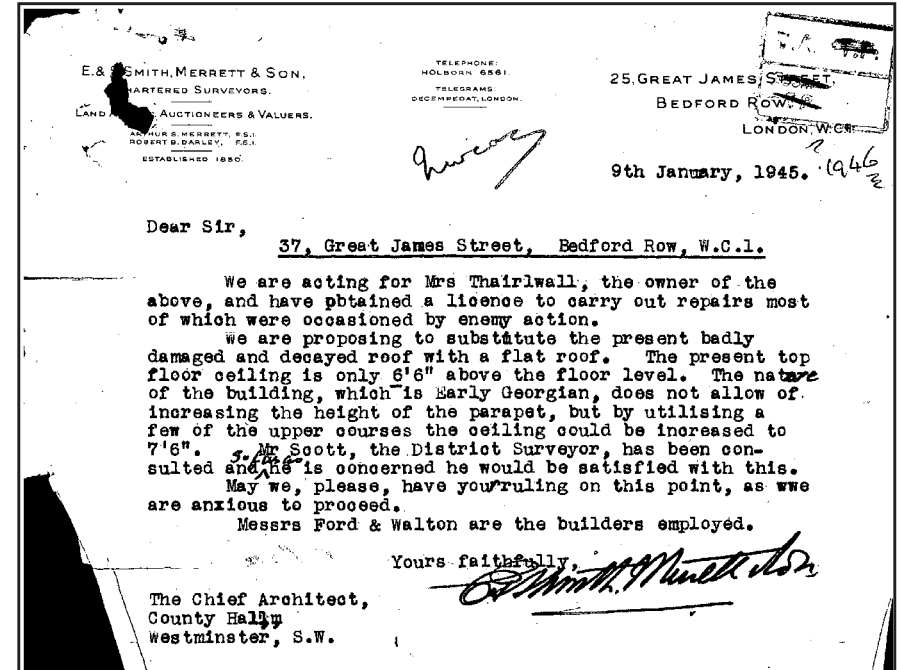


Fig. 4 - Note from Camden Online Archives, in reference to post-war repairs to No.37



(left) 1960: a general view of Nos. 36-40 Great James Street, as seen from No. 40.

The houses first appears in the St Andrews, Holborn Parish Map of 1720. In the Survey Map of 1872, the terrace is shown flat backed, with the rear closets first appearing on the Ordnance Survey Map of 1872.

Examining the bomb damage records of the area (Fig 5), both properties appear to have remained largely intact after WWII. However, the affixing mews buildings fronting Emerald Street as well as the majority of Lambs Conduit Street were damaged beyond repair and have been re-build following the war.

A high explosive bomb fell to the west of Great James Street between October 1940 and June 1942. As records of repairs show, (ref. to application T.P.33268, dated 1945, from Camden planning online, Fig 4) the rear of site at Nos 37 (and likely No.36) was affected by the bombing's "total destruction" and was subsequently partially rebuilt. This has mostly affected the roofs, disturbing the original arrangement of the roof drainage, which is the focus of this application.

Externally and structurally, the properties are generally in good condition with small signs of weathering and wear. However, the brickwork at high level on the rear facade is considerably worn and patchy, which is evident of more recent alteration, presumably part of the post-bomb damage repairs. The badly damaged and decayed rear section of roof at No.37 was replaced by a flat roof. At No. 36, the rear gable and pitched roof was also replaced by a flat roof, though the front pitch was re-instated in line with the original arrangement.

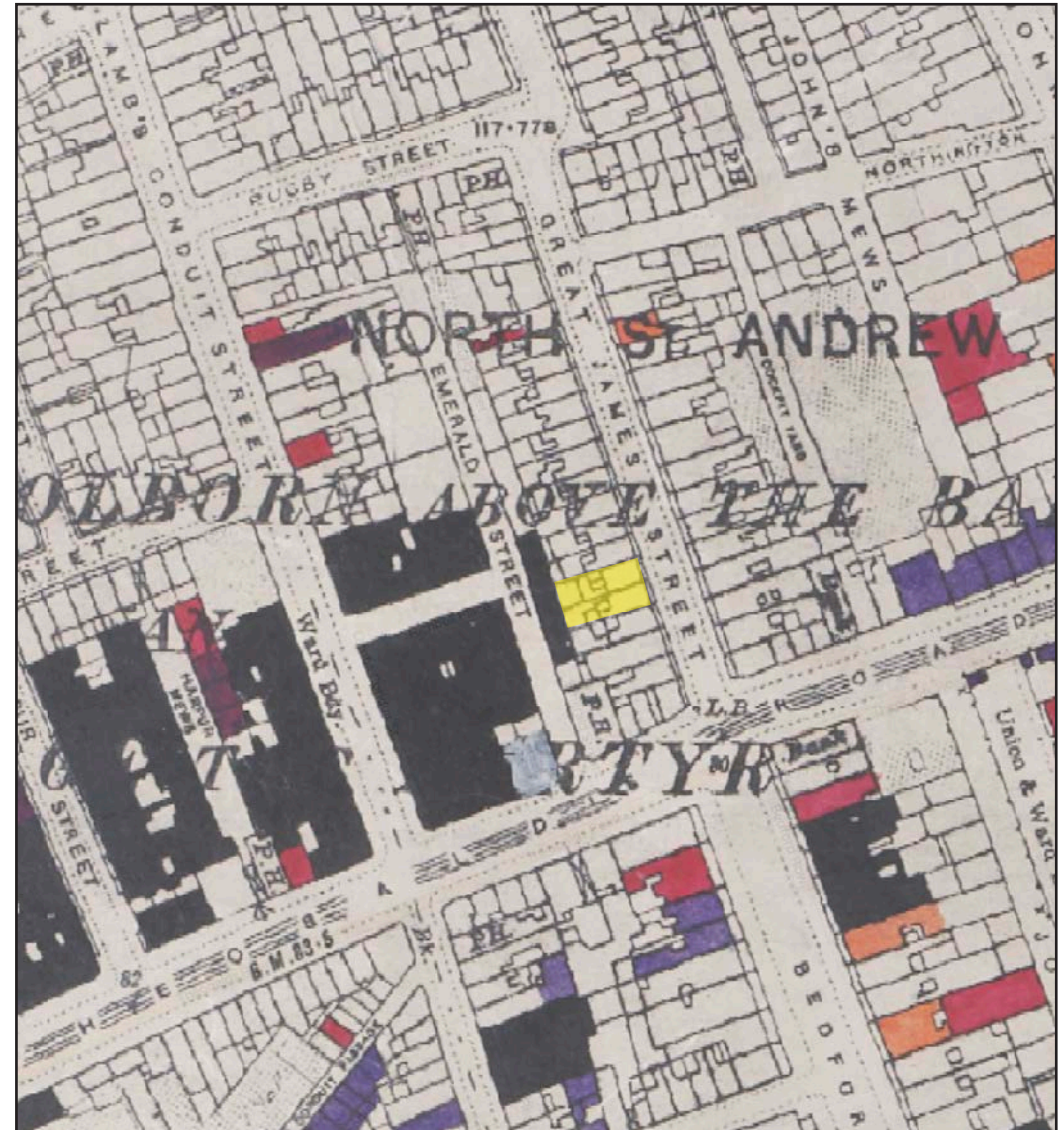


Fig. 5 - 1945 Bomb Damage Map of the Area, NTS. Nos 36 & 37 highlighted in yellow. Black indicates "total destruction".

This application proposes the following : -

- Removal of the existing shared rain water pipe and hopper and the existing soil vent pipe, both currently located above the main entrance to No.36 Great James Street (Fig 8).
- Brickwork repairs to current outlets and fixings in second-hand plum stock to match existing adjacent (Fig 9). Cleaning of brickwork to front façade affected by water damage and staining caused by the overflowing shared hopper, as necessary.
- Reversal of shallow gutter falls to No. 36 and creation of a new outlet through the parapet wall. Installation of cast lead hopper and 100mm diameter lead rainwater pipe with ears.
- Reversal of shallow flat roof falls to No. 37 and creation of a new outlet through the parapet wall (Fig 7). Installation of cast lead hopper and 100mm diameter lead rainwater pipe with ears.
- Re-instatement of the small section of gable, not visible from street level, to stop the gutter at No.36 from spilling onto the roof at No.37 (Fig 6).

** Please see Section "05 – Examples on Great James Street" for further context.*



Fig. 6 - Existing shared outlet



Fig. 7 - Existing flat roof to No. 37

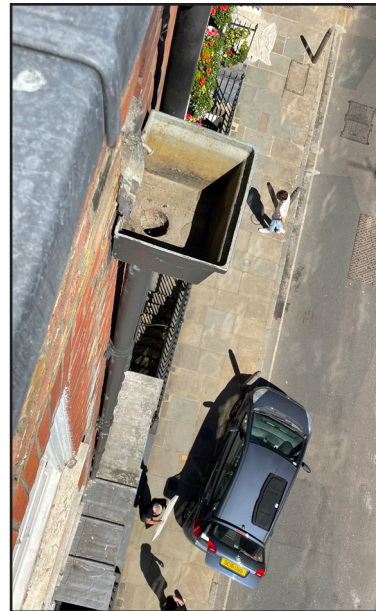


Fig. 8 - Existing modern shared hopper



Fig. 9 - Existing stained brickwork to be cleaned and repaired



Fig. 10 - No. 31 Great James Street



Fig. 11 - No. 14 Great James Street



Fig. 12 - No. 5 Great James Street



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