



Architecture + Design

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To:  
Camden Council

DISCHARGE OF CONDITION STATEMENT

**Address: 14 GREAT JAMES STREET, LONDON, WC1N 3DP**

**Reference: 2021/2913/L**

**Description:**

**Proposal**

Internal alterations at all levels including provision of new bathrooms in association with conversion from office to a single-family dwelling house.

**Conditions:**

*Condition 4*

*Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:*

- a) *Plan, elevation and section drawings of all new doors and sliding panels at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*

Minimal changes to 14 Great James Street as many of it will be retained. Any new doors, skirting and architraves are designed to match the existing where possible.

Please see drawings:

**PL200-Door schedule:** Most doors will be retained - All doors which are to be replaced will be new timber doors designed to match the existing traditional 6 panel timber doors and will maintain the aesthetic of the existing design. Refer to **PL204 – Typical Hinged door.**

**PL203 - Glazed Contemporary Door** – Basement door to spa room. Solid timber painted sliding pocket door. (Basement new development not required to follow traditional Georgian style)

**PL202-Typical architrave and skirting** – Moulding has been designed to match the existing traditional architrave and skirting

**PL201-Double panelled hinged door** - Second floor door to study/guest room has been designed to match the existing traditional panelling. The panel proportions have been designed following existing panels.

*b) New Fireplaces*

**See drawings: PL205 + PL206 for proposed new fire place designs.**

Permission has been granted to reinstate fireplaces on the following:

First floor rooms Reception room + Second floor dressing room -

*Proposed fire place design follows traditional Georgian style with fluted jambs and bulls eye corners, together with new free standing dog grate inserts."*

- c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the existing fabric.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

**See drawings PL101A, PL102A, PL103A, PL104A, PL105A**



### **SVP pipes:**

\*Most new SVP pipes will be concealed/boxed in joinery. Waste pipes will connect to SVP pipes through shortest routes where possible. No damage will be done to cornice or other design features.

### **3F – PL105A:**

**SVP1-** Concealed in joinery, runs through all floor– on 3F serves family bathroom. WC, bath and basin pipe work will run between floor joists through partition wall into BEDROOM 3.

**SVP5b-** Boxed in joinery – serves shower, basin and WC follows through to second floor shower/WC room. **See PL104A**

### **2F – PL104A:**

**-SVP5b-** main stack offset at ceiling level - run to floor below behind joinery to join SVP5a.

**-Bath pipe work** to run between floor joists to **SVP3** which runs to floor below- **see PL103A**

**-Basin pipe work** to run through partition to **SVP5a** concealed behind joinery in linen room.

**-SVP1** concealed behind joinery

### **1F -PL103A:**

**SVP5.a** – Continued from above (**see PL104A**) serves closet wing; WC and basin

**SVP3-** continued from above concealed in joinery,  
**SVP1** concealed behind joinery

### **GF- PL102A:**

**SVP 5a.** continued from above into existing service cupboard

**SVP1** continued from above concealed behind joinery

**SVP3-** continued from above concealed in joinery

**SVP4-** serves kitchen sink and dishwasher. Runs ceiling void to floor below

### **LG – PL101B:**

**SVP4-** continued from above, branch offset into ceiling void and runs to utility

**SVP5a-** continued from above- boxed into utility joinery - serves utility sink, w/m+dryer and sauna pipes which join run through floor joists. Runs to gravity drainage.

**SVP2** – boxed into bathroom joinery serving guest WC + ensuite. Also serves drain for MVHR unit from utility room. Runs to gravity drainage.

**SVP1-** Continued from above- runs to gravity drainage

### **Ventilation extracts:**

All ventilation extracts to fitted to rear of the building- white glazed air bricks to match with existing glazed white bricks on rear façade.

Most ducts will be concealed in joinery or will run through ceiling voids where possible. These will not break through cornice and will not damage character of the building.



**3F – PL105A:**

BEDROOM3- MVHR air exhaust runs from basement to 3F, concealed in joinery; terminates via roof vent.

Bathroom - extract fan extracts via roof tile vent

BEDROOM 2 Ensuite – Extract fan ducted to roof, terminates via roof tile vent

**2F – PL104A:**

Master ensuite (bath) extract fan ducted to rear external wall through ceiling void. -White glazed air bricks to match with existing glazed white bricks on rear façade.

Master ensuite (shower) extract fan duct through ceiling void to rear glazed air brick.

**1F -PL103A:**

WC- duct through ceiling void to terrace rear glazed white air brick

-same extract branch serves WC from GF (**see PL102A**)

**GF- PL102A:**

**Kitchen-** extract hood ducted through ceiling void to rear glazed white air brick

**Existing service cupboard** – joins WC extract on floor above ( see PL103A)

**LG – PL101A:**

All extracts ducted through ceiling void to join service junction ducted through ceiling void to bedroom extract which runs through to the roof ( **see PL105A BEDROOM3**)

*Condition 4: The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.*

- Please see letter dated 13 July 2021 from Liam Bryant of Webb Yates Engineers confirming appointment and qualifications

PEEK Architecture and Design Ltd.