

## 1. THE APPLICATION

- I. Proposed secondary glazing to be added to existing House in Multiple Occupancy (HMO) at no. 109 & 110 Guilford Street, London, WC1N 1DP

## 2. SITE LOCATION

- I. The application for a site 109 & 100 Guilford Street in the London Borough of Camden. The plot is approximately 190m<sup>2</sup>.
- II. The application site comprises of a five storey building, including a basement and loft level. The site is bounded by Guilford Street to the south-east, by no. 108 Guilford Street to the south-west and the corner property of 111 Guilford Street to the north-east with other properties bordering the north-west boundary.
- III. The buildings are part of the late 18<sup>th</sup> century and early 19<sup>th</sup> century development of the area. The site is occupied by two Grade II Listed Buildings, which have been converted into student accommodation comprising of bedrooms and communal areas and have been used as such for many years.
- IV. The property is located within the Bloomsbury Conservation Area and is to a similar scale and matches the architectural character of the adjoining properties on this parade.

## 3. SITE DESCRIPTION

- I. The existing Grade II Listed Buildings at no. 109 & 110 are five storeys with the inclusion of a basement and a habitable loft level. The buildings are finished yellow stock bricks, with the fenestration being painted white timber double hung sash windows.
- II. The properties were converted into student accommodation several years ago.

## 4. PROPOSAL

- I. Since the existing buildings are Grade II Listed, we are therefore unable to change the existing single glazed timber windows. Changing the existing windows would aid in improving the thermal, sound and energy properties of the windows as well as the rooms they are servicing. Our proposal is therefore to add secondary glazing within the internal openings of the existing windows to the current habitable rooms from the basement level, up to and including the second-floor level, excluding the top loft level. The existing windows would be refurbished and made good, which will preserve the existing character and appearance of the building.
- II. The secondary glazing would be white, powder coated aluminum framed single glazed windows. The additional layer of glazing would significantly help increase the existing thermal properties of the existing buildings. The secondary glazing would be installed within the existing internal openings, so as not to damage any of the existing internal linings / materials. Additionally, since the secondary glazing is proposed to be aluminum, the frames are considerably thinner than the existing timber framed windows, and would thus be concealed behind the existing windows having little to no impact on the existing elevations.