

**APPLICATION FOR LISTED BUILDING CONSENT  
5, THE MOUNT SQUARE, LONDON NW3 6SY**

**Installation of a single secondary glazed window behind existing kitchen  
window.**

**DESIGN AND ACCESS STATEMENT**

**ON BEHALF OF CLYDE WHITTAKER**

**23<sup>rd</sup> June, 2024**

# CONTENTS

<b>INTRODUCTION .....</b>	<b>2</b>
<b>THE BUILDING AND THE SETTING OF THE WINDOW .....</b>	<b>2</b>
<b>HERITAGE ASSESSMENT .....</b>	<b>4</b>
<b>THE PROPOSED DESIGN.....</b>	<b>4</b>
<b>APPENDIX 1 – LIST ENTRY 1378999 .....</b>	<b>6</b>
<b>APPENDIX 2 – HISTORIC ENGLAND CRITERIA .....</b>	<b>7</b>
<b>APPENDIX 3 – 1931 MODERNISATION.....</b>	<b>9</b>

## INTRODUCTION

1. This application, under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 seeks listed building consent for the installation of secondary glazing behind an existing wooden sash window serving the kitchen at 5, The Mount Square, London NW3 6SY
2. The existing kitchen window is single-glazed and painted white, made circa 1931 of traditional wooden construction with weights and cords, enclosed in a wooden case.
3. The existing window offers very poor thermal insulation due to its materials and numerous air gaps between its rails, stiles and casing. The window's large size and the open plan design linking the kitchen with the upstairs floors makes these problems more acute. In the light of the climate emergency, a solution that significantly increases the window's thermal insulation is now required.
4. The kitchen window on the ground floor is at the front of the building, facing The Mount Square, and whilst the fabric of the window, being modern, is of limited significance in its own right, it forms one of six wooden sash windows of relatively uniform design that face the street. Of these the two ground floor windows were constructed in the 1930s, whilst those at upper floor level are believed to date from the building's construction circa 1800.
5. Secondary glazing is therefore proposed rather than replacement of any existing fabric.
6. The following designs and drawings have been submitted in support of the application and should be read in conjunction with this Design and Access Statement:
  - Drawing 762/2/102/A @A2 – existing and proposed elevation at 1:50
  - Drawing 5TMSW-R1-E @A4 – existing and proposed window – external view at 1:20
  - Drawing 5TMSW-R1-E @A4 – existing and proposed window – internal view at 1:20
  - Drawing DS290-BD – details of proposed window stiles, rails and casing at 1:1
  - Product Specification – Selectaglaze Series 90VS

## THE BUILDING AND THE SETTING OF THE WINDOW

7. 5, The Mount Square, London, NW3 6SY is a Grade II listed dwelling lying within the Hampstead Conservation Area. It forms the middle in a terrace of three different houses as shown in Figure 1. The kitchen window is to the right of the front door as seen from the street.



Figure 1 - Numbers 4, 5 and 7 The Mount Square from the public road

8. The location of the window is shown at Figure 1 below.

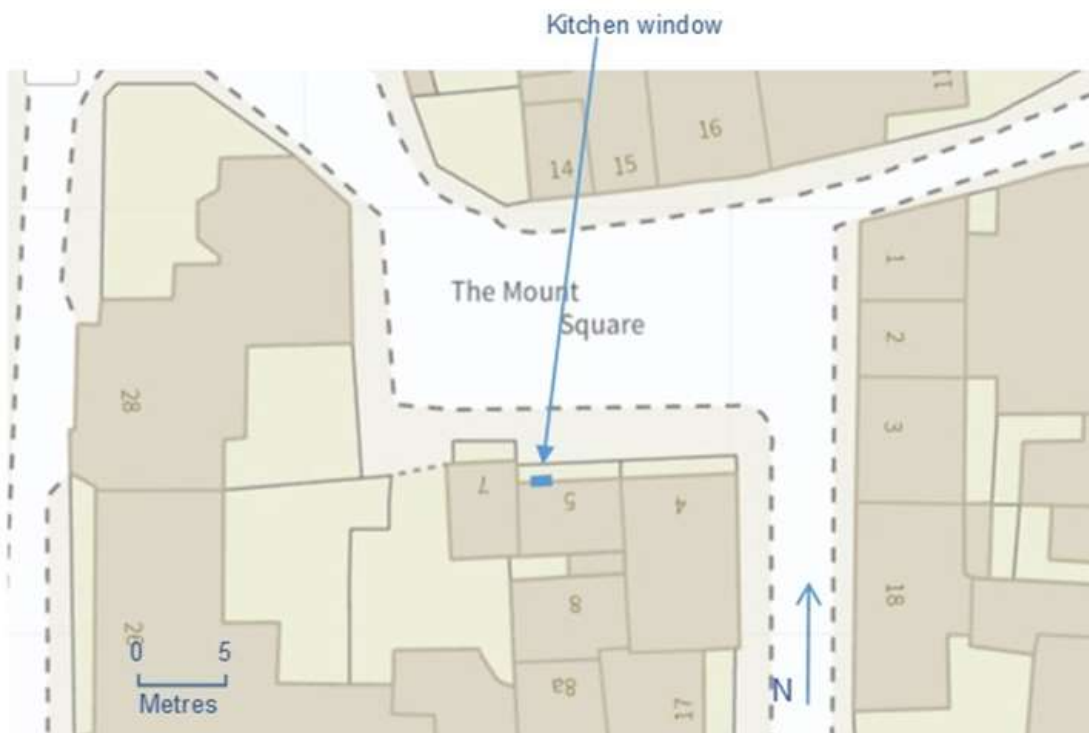


Figure 2 – Location Plan

9. External and internal views of the kitchen window are shown at Figure 2



Figure 3 – Kitchen Window – External view (window is bottomright) and internal view.

(External view courtesy Google Ilc)

## HERITAGE ASSESSMENT

### Listing Entry

10. Number 4, 5 and 7 The Mount Square were listed with Grade II status on 14<sup>th</sup> May, 1974 in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, under list entry number 1378999.
11. The full List Entry is reproduced at APPENDIX 1.

### Historic Significance

12. Historic England recommend assessment of windows in four ways to understand their significance to an historic asset<sup>1</sup>. The design approach has been informed by these criteria, which are set out in APPENDIX 2.
13. Whilst the fabric of the kitchen window, being of 1930s construction, has limited historic value, the two ground floor windows show the result of a sympathetic modern conversion of 5 The Mount Square from two smaller cottages to form a single home. The listing entry points to this conversion and further details are provided at APPENDIX 3. The ground floor windows closely match the upper floor windows, forming a single composition.

## THE PROPOSED DESIGN

14. The proposed design employs a Selectaglaze Series 90VS aluminium single glazed secondary sash window fitted 140mm behind the existing wooden window.
15. The design ensures that the frame, stiles and rails of the secondary window will lie behind the same parts of the existing window, meaning they will not be noticeable when the window is viewed externally.
16. Each secondary sash will be fitted with 7.5mm laminated clear glass without glazing bars, meaning that the only glazing bars visible will be those of the existing wooden window.
17. Internally, the window will be complemented by a 70mm architrave fixed around the secondary window frame, for decorative purposes and to hide the point where the secondary window frame abuts the reveal.
18. The Selectaglaze Series 90 product involves profiles whose dimensions closely match those of the wooden sash window, ensuring that the secondary window will complement rather than detract from the existing fenestration when viewed internally.

---

<sup>1</sup> Traditional Windows, their Care, Repair and Upgrading, Historic England 2014, page 4 (internal pagination)

19. The secondary window frames will be powder-painted Window Standard White in 9910 Hipca - Polyester Powder paint to Qualicoat standards to BS EN 12206-1:2004.white.
20. Selectaglaze specialises in high quality aluminium secondary windows for heritage buildings, and its Series 90 product has been deployed at many sensitive locations where renewal of existing historic windows is not possible.

## APPENDIX 1 – LIST ENTRY 1378999

4, 5 AND 7, THE MOUNT SQUARE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378999

Date first listed: 14-May-1974

List Entry Name: 4, 5 AND 7, THE MOUNT SQUARE

Statutory Address 1: 4, 5 AND 7, THE MOUNT SQUARE

County: Greater London Authority

District: Camden (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 26331 86051

### Details

CAMDEN TQ2686SW THE MOUNT SQUARE 798-1/16/1623 (South side) 14/05/74 Nos.4, 5 AND 7

GV II

Terrace of 3 houses. Late C18/early C19, altered. Multi-coloured stock brick, No.7 painted. Nos 4 & 5, slated hipped roofs.

No.4: 3 storeys 2 windows. C20 Georgian door case, radial patterned fanlight and panelled door. Cambered red brick arches to recessed sashes with shutters.

No.5: 3 storeys 2 windows. C20 ground floor refronting with cornice above sashes breaking forward to provide hood over panelled door with overlight. Cambered red brick arches to slightly recessed sashes with exposed boxing.

No.7: 2 storeys 1 window. Round-arched doorway with blocked fanlight and half-glazed door. Cambered brick arches to recessed sashes. Parapet. Right-hand return has square-headed entrance with enriched brackets; 6-panel door, top panels glazed. INTERIORS not inspected. HISTORICAL NOTE: No.7 was formerly the laundry of Old Grove House, Hampstead Grove (qv).

Listing NGR: TQ2633786045

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

478363

## APPENDIX 2 – HISTORIC ENGLAND CRITERIA

The following Historic England guidance is set out in its publication “Traditional Windows – Their Care, Repair and Upgrading”, 2014.

### **Determining significance**

“The significance of a place embraces all the diverse and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people’s perceptions of a place evolve.”

*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008) Principle 3.2*

The values that give significance to heritage assets are wide-ranging and interrelated: buildings and places provide material evidence about the lives of past generations. For example, they may offer insights into developments in construction technology, reflecting the distribution of materials, skills, ideas, knowledge, money and power in particular localities and at particular points in time.

### **Evidential value**

Evidential value reflects the potential of a building or its fabric to yield information about the past. Rarity adds to evidential value. If the fabric of the window is old it will probably have considerable evidential value. In contrast, a modern standard ‘off the peg’ window in the same opening will have no evidential value.

### **Historic value**

Most historic windows will illustrate, in varying degrees, the materials and technology, the craftsmanship and the architectural taste of the period from which they date. A shop window in a domestic building may carry considerable historic value indicating the development of the function of the building.

### **Aesthetic value**

Fenestration often forms an integral part of the design of the building and contributes to a building’s visual interest. If later in date, its aesthetic qualities may add to or detract from the interest of a building. Replicas or recreations of fenestration of aesthetic quality will maintain this value. In contrast, much off-the-peg joinery and modern glazing does not replicate historic appearance and so can detract from the aesthetic value of the building.



**Communal value**

This value will not usually be affected by changes to windows unless they contain commemorative glazing, as sometimes found in public buildings and places of worship.

**Significance**

Significance is the sum total of heritage values.

## APPENDIX 3 – 1931 MODERNISATION

Whilst much of the upper part of the front of Number 5, The Mount Square dates from the early 19<sup>th</sup> century, the listing entry notes that re-fronting at ground floor level took place during the 20<sup>th</sup> Century, pointing to major alterations to the building which took place in 1931/2 to combine Numbers 5 and 6 The Mount Square into a single dwelling, for which planning consent was granted on 14<sup>th</sup> September 1931.

The plans submitted in connection with this consent, reproduced below, show extensive structural work to support the creation of a light well at the rear of the building to serve a new rear bathroom at first floor level.

The new rear wall of the building resulting from creation of the light well is faced in grey brick stock and currently has three windows formed of concrete cills into which steel Crittall windows are fitted.

The concrete used appears to have been of relatively poor quality and two of the concrete cills have fractured, one being severely broken to the extent that it requires replacement.

At a later date, an additional bathroom was added to the second floor and further remodelling took place internally. Alterations were made in February 1974 when the kitchen was extended at ground floor level to cover all of the former yard created by the 1931 works at the rear of the building.

In 2002/3 a further renovation was performed.

Whilst the upper part of the building's front elevation contains much fabric which dates from the early 19<sup>th</sup> century, the internal fabric dates largely from the 20<sup>th</sup>/ century, whilst the rear wall is of 1930s construction with a brick elevation and window details which do not match the front of the building.

Six Crittall Homelight SMW windows of various sizes were originally fitted to the new rear elevation formed by the light well, of which three have been replaced.

Figure 4 – Ground Floor Plan – 1931 modernisation.

Architect's drawing submitted for planning consent, supplied in 2001 by Camden Council

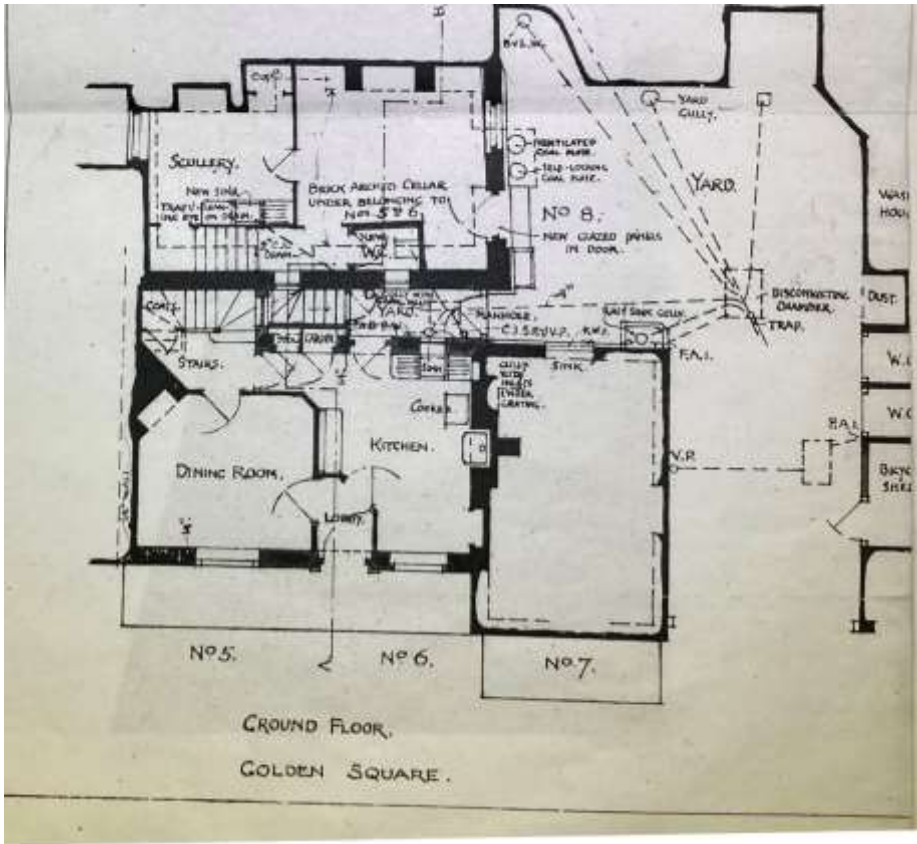
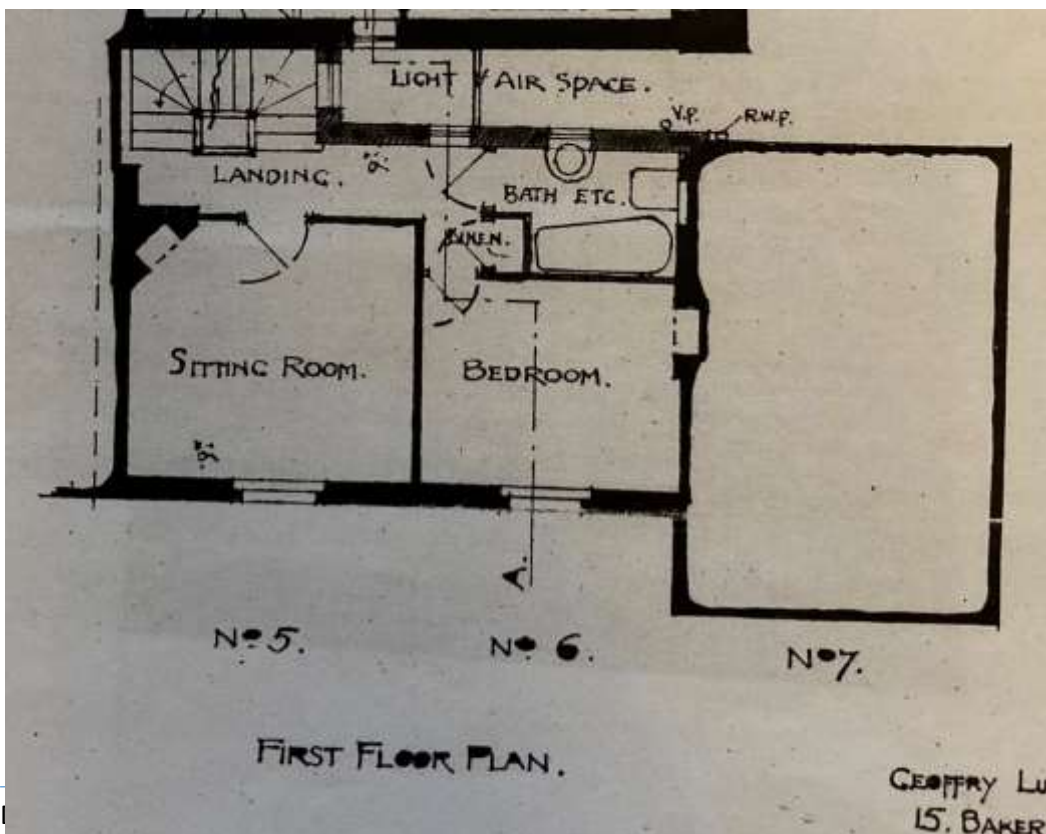


Figure 5 – First Floor Plan – 1931 modernisation.

Architect's drawing submitted for planning consent, supplied in 2001 by Camden Council



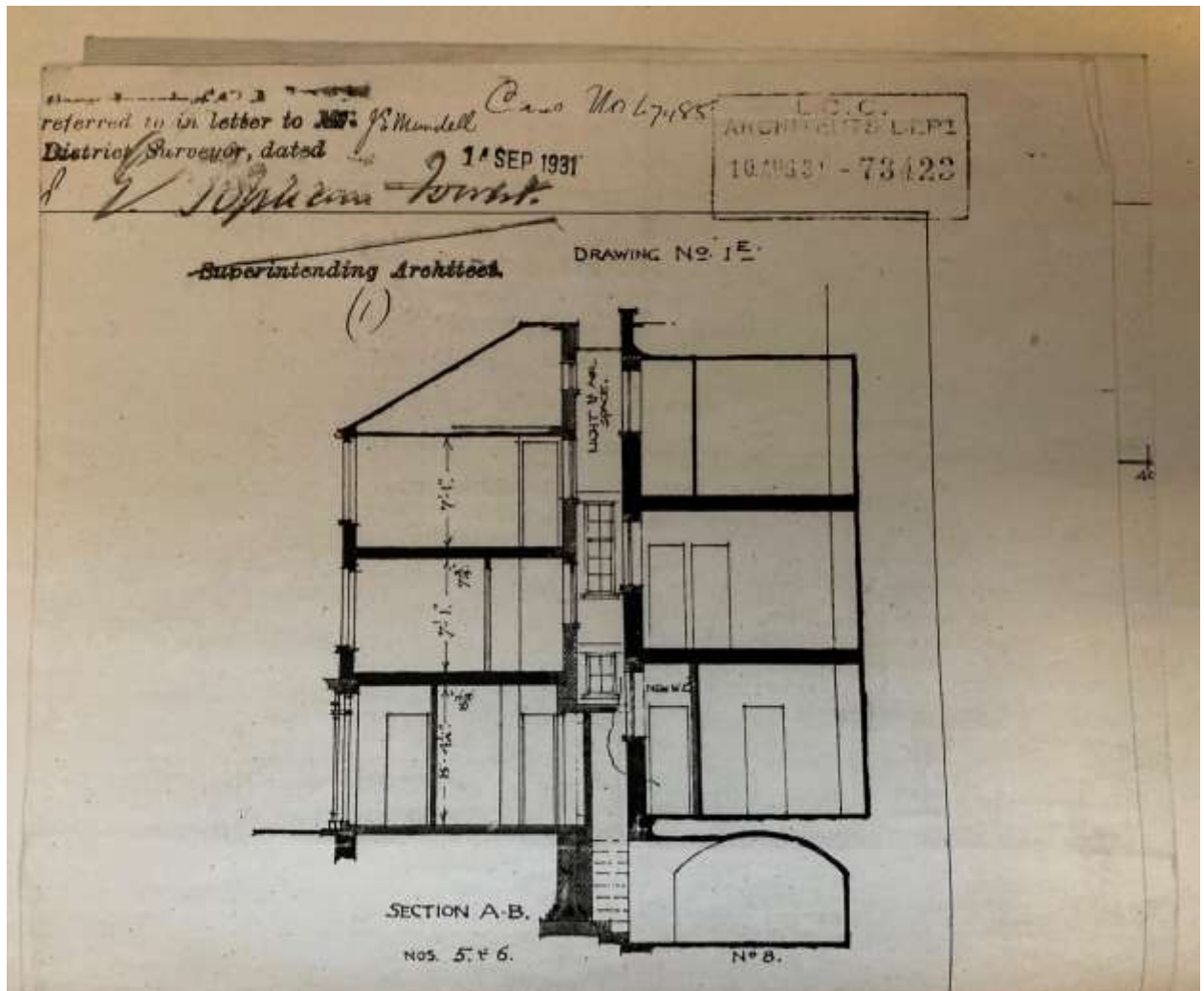


Figure 6 – Cross Section North to South – 1931 modernisation.

Architect's drawing submitted for planning consent, supplied in 2001 by Camden Council