

1.0 Introduction

This document incorporates a Heritage Statement as required under National Planning Policy Framework (NPPF).

37 Great Queen Street is a five storey Georgian terraced house built in late 17 century of similar construction to 36. The building is constructed of multi coloured stock brick below parapets. The roof comprises of a flat roof overlaid with bitumen. To the front elevation there are red brick dressings and segmental arches to sash frame windows, circa C20. The shop front is circa C20. The House doorway is fitted with fanlight and panelled door.

INTERIOR: Lower internal walls to common parts are clad with timber panelling. Staircase from basement to third floor with closed string, turned balusters, column newels and moulded handrail.

This application relates to the external maintenance and repairs of the building only. No alterations to the internal parts are proposed. The works which we are seeking Planning and Listed Building Consent are as follows:

1. Replacement of windows to the front and rear elevations.
2. Replacement of windows to rear elevation.

2.0 Design Statement / Appearance

The client's brief is to undertake external repairs throughout the premises and replace those materials which have failed with new, to match the original and period of construction. There are certain elements which are not possible to replace with new, so an alternative sympathetic material has been chosen.

2.1 Front and Rear Elevations

The front elevation is a miss-match of design styles not reflecting the age and period of construction. The first floor windows are of non bar design; second floor with centre bar Georgian style and third with long centre bar style windows.

To the rear elevation, the windows are of poor condition with a miss-match frame design.

The windows are ill fitting and their condition beyond repair.

The adjoining windows to the right hand elevation are of a traditional Georgian style design.

Proposal

The proposal is to remove all windows to the front elevation and install new traditional 6 over 6 Georgian style sash windows to match the original which will reflect the adjoining properties, improving the street scene.

To the rear, the proposal is to remove all windows and install new traditional 2 over 2 Georgian style sash windows to match the original configuration.

The beading and joinery will be crafted to traditional mouldings, with a traditional pulley and weighted sash operation. The casement windows will be of similar design.

The framework to the rear elevation will suit the arched brickwork with a swept head design.



Fig 1 – Front Elevation

We consider the installation of new Georgian 6 over 6 single glazed sash windows will reflect the original period of construction and match the adjoining two premises, dramatically improving the street scene.



Fig 2 – Rear Elevation

We consider the installation of new Georgian 6 over 6 single glazed sash windows will reflect the original period of construction and match the adjoining two premises, dramatically improving the street scene.

2.2 Secondary Glazing

Vertical sliding sash secondary glazing is proposed to the front and rear elevations. The front elevation of the property is subject to high levels of weather conditions and extensive noise through day and evenings.



Fig 2 – Manufacturer's images

We consider the installation of sliding sash casement style secondary glazed units within the existing window frames, with the transom positioned in line with the sash window arrangement. This allows for a reversible adaptation without damaging the original construction. The secondary glazing units are slim line finished with powder coated white.

3.0 Technical Requirement

All works are to be undertaken in accordance with Building Regulations and British Standards.

4.0 Use / Layout

The building's use will remain as existing.

5.0 Landscaping

There are no landscaping proposals within this application.

6.0 Vehicular & Transport Links

The vehicular and transport links to the building will not be affected by the proposed works.

7.0 Access

The existing access arrangements into the building will not be affected by the proposed works.

8.0 Conclusions

The property requires a thorough external maintenance and repairs contract in order to prevent further deteriorations of the fabric. Our proposals are sympathetic to the age and construction of the property.

The proposed work will improve the use of the property and enhance the street scene. Where alterations are proposed, these have been designed to be reversible and clearly distinguishable from the historic building fabric. The proposals will not alter the elements of the building which provide its special quality.