



Royal College of General Practitioners

New Headquarters
30 Euston Square
London NW1

Installation of new Secondary Glazing to part 2nd, 3rd and 4th floors
(Melton Street Elevation only)

Planning & Design Statement

02.04.12

CONTENTS

Introduction

1.0 Design Statement

Introduction

This statement has been prepared in support of the application for Listed Building Consent for the installation of new secondary glazing to areas of the listed parts of the building at 30 Euston Square, London NW1. Namely, part 2nd, 3rd and 4th floors (Melton Street Elevation only)

Full details of the proposals are shown on the accompanying drawings.

The purpose of this statement is to highlight the requirement for the proposed development and outline the measures that have been taken to mitigate any impact on the historic fabric and appearance of the building.

An earlier application for the wider redevelopment of the building was approved in March 2011 (Approval Notice(s) 2010/4900/P dated 03.03.11 & 2010/4901/L dated 07.03.11). A further application for Listed Building Consent for secondary glazing to other areas of the listed parts was approved on 09.12.11 (Application Ref: 2011/4795/L).

1.0 Planning & Design Statement

The listed areas of 30 Euston Square are fitted with a variety of windows of various vintages. They are in the main in reasonable condition for their age. Some pre-contract remedial works have been undertaken externally (and internally) to repair and conserve the windows and frames and to ensure their free-opening. These works were carried out under the supervision of Camden's Conservation Officer.

The windows covered by this current application were omitted from the earlier applications due to difficulties in accommodating the acoustic requirements of secondary glazing and the top light opening gear in a manner appropriate to the historic internal environment. Difficulties arise from the reduced depth of the window reveal in these instances combined with the projection of the winding window opening gear.

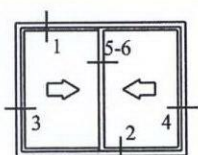
Noise disturbance from traffic in Melton Street and Euston Road is at a level unimaginable when the building was originally constructed. The glazing reveals in the existing windows are too shallow to allow re-glazing with sealed double glazed units and replacement of the windows themselves is considered untenable. Therefore secondary glazing is considered the only viable option to reduce noise levels within the adjacent floors to permissible levels.

In order to achieve this in an acceptable visual manner it is proposed to install timber double glazing to match the detail of the existing primary glazing as closely as possible. The winding gear would be removed from the windows in question, and be refitted to the proposed secondary glazing. The upper panes of the primary glazing will be fixed shut but the upper and lower panes of the secondary glazing secondary glazing will be operated by the gear in the same manner as the existing primary windows. This will allow secondary glazing to be discretely fitted within the reveals on the Second and Third floors as per the proposed details. It is recognised that the acoustic performance of the double glazing will be compromised by the consequential reduction in the void depth from that considered optimal. This is accepted by the client in the interests of maintaining the historic and visual aesthetic of the interior spaces.

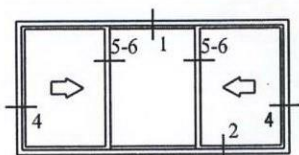
There is no window winding gear or decorative tiling to the 4th floor area concerned (it is a later extension to the original 1906-08 building). As a consequence it has been deemed appropriate to adopt a simple aluminium sliding system (colour: White) within a plasterboard and timber boxing (to compensate for the lack of reveal depth) in this location. Details are included in the proposal.

If required, at any time, it will be possible to remove the secondary glazing and re-instate the winding gear in its original location with minimum disruption to the existing building fabric.

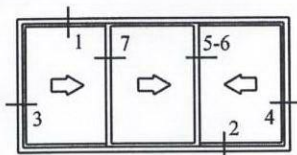
A background to the history of the building, Access Statement, Conservation Strategy & PPS5 Justification Report, have been submitted in conjunction with the earlier applications and we have been advised that their re-submission is not required by the Council in respect of this latest application).



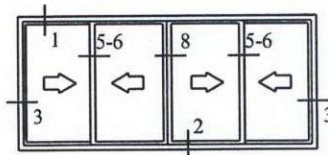
STYLE 2HS



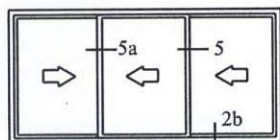
STYLE 3HS



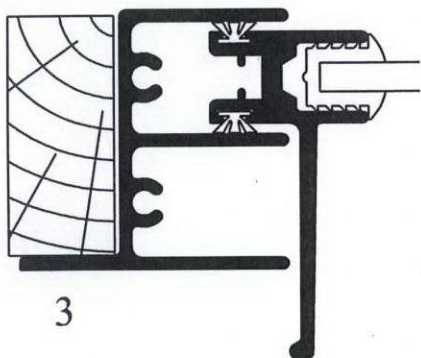
STYLE 3HSC



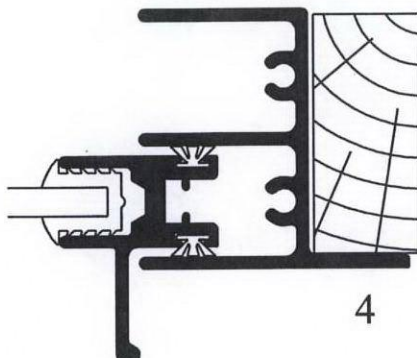
STYLE 4HS



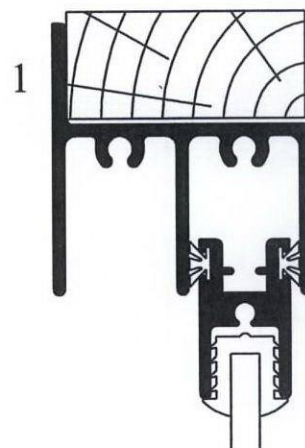
STYLE 3HST



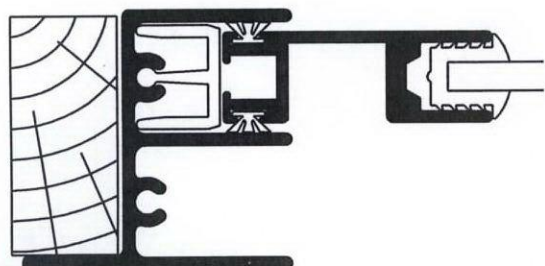
3



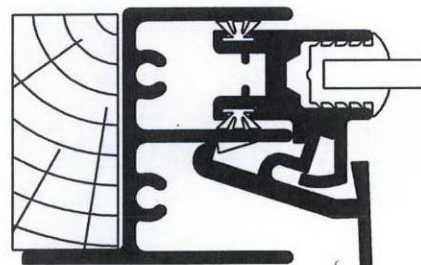
4



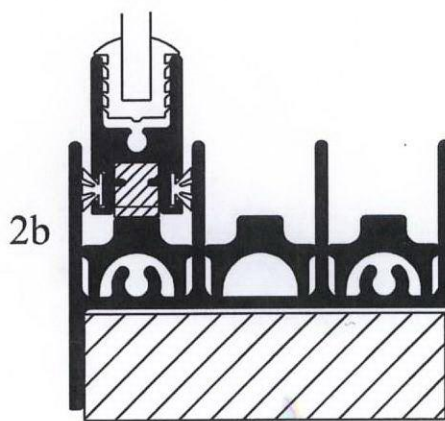
1



3a RECESSED HANDLE
OPTION

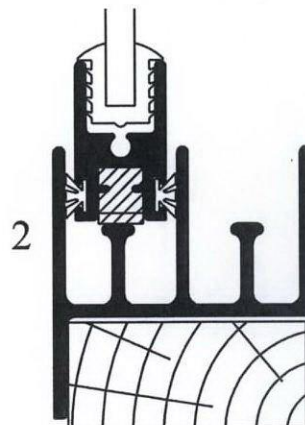


3b FLIPPER HANDLE
OPTION

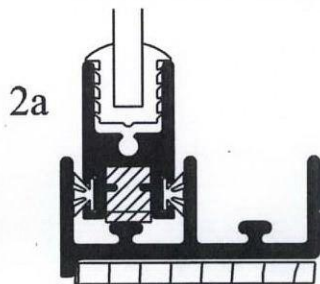


2b

TRIPLE TRACK
OPTION



2



2a

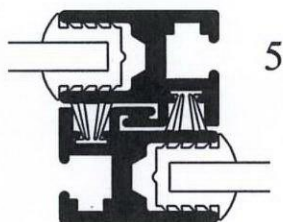
LOW PROFILE
TRACK OPTION

Drawings show standard softwood grounds without packing tolerance.
Selectaglaze Ltd. reserves the right to alter any of the sections without prior notice.

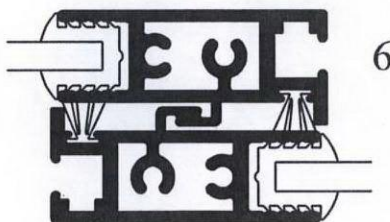
SCALE 1:1
(print without scaling)

| DRAWN | DATE | ISSUE | AA | AB | BA | BB | | |
|-------------------------------------------------------------------------------------|----------|-------|----------------------|--------|---------------|--------|---------------|--|
| S. THOMPSON | 06-10-06 | C.N. | 06/035 | 11/001 | 11/008 | 11/027 | | |
| DESCRIPTION SERIES 10 SLIMLINE HORIZONTAL SLIDING UNITS | | | | | | | | |
| This document is the property of Selectaglaze Ltd and full copyright is reserved | | | SHEET 1 OF 2 SHEETS | | CAD FILE NAME | | DS-210-BB.dwg | |
| | | | DATA SHEET NUMBER | | DS-210 | | ISSUE BB | |

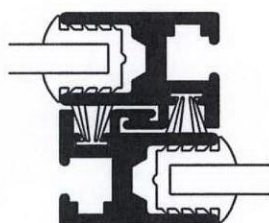
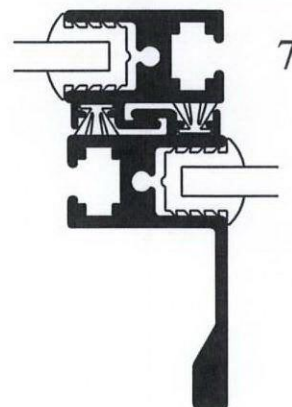
STANDARD INTERLOCK



BOX INTERLOCK
(OPTION)

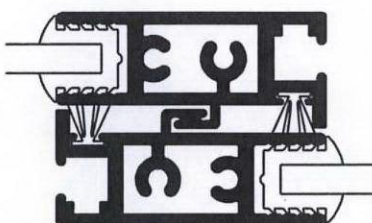


REVERSE INTERLOCK



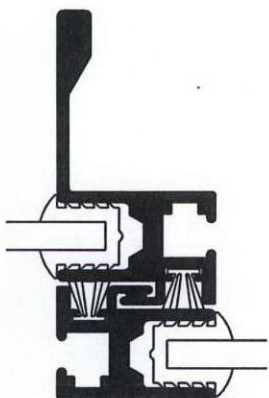
HEAVY DUTY
INTERLOCK

5a



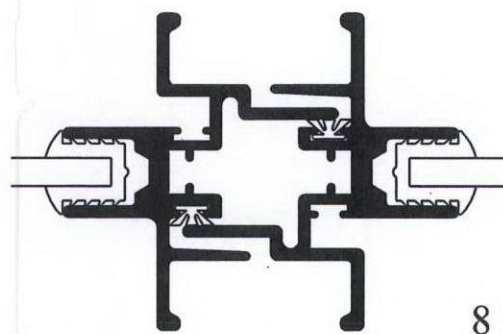
HEAVY DUTY
BOX
INTERLOCK

6a



HEAVY DUTY
INTERLOCK

5b (option)

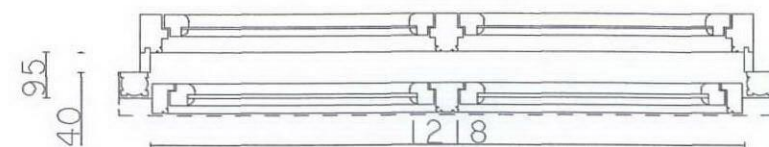
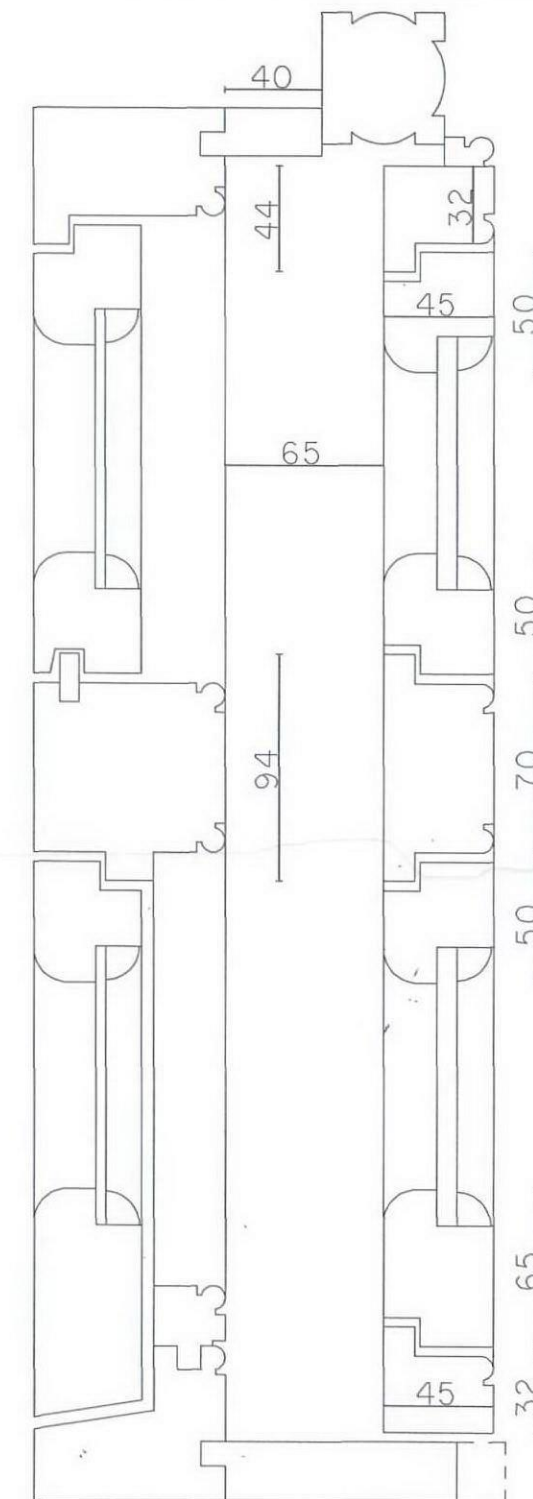
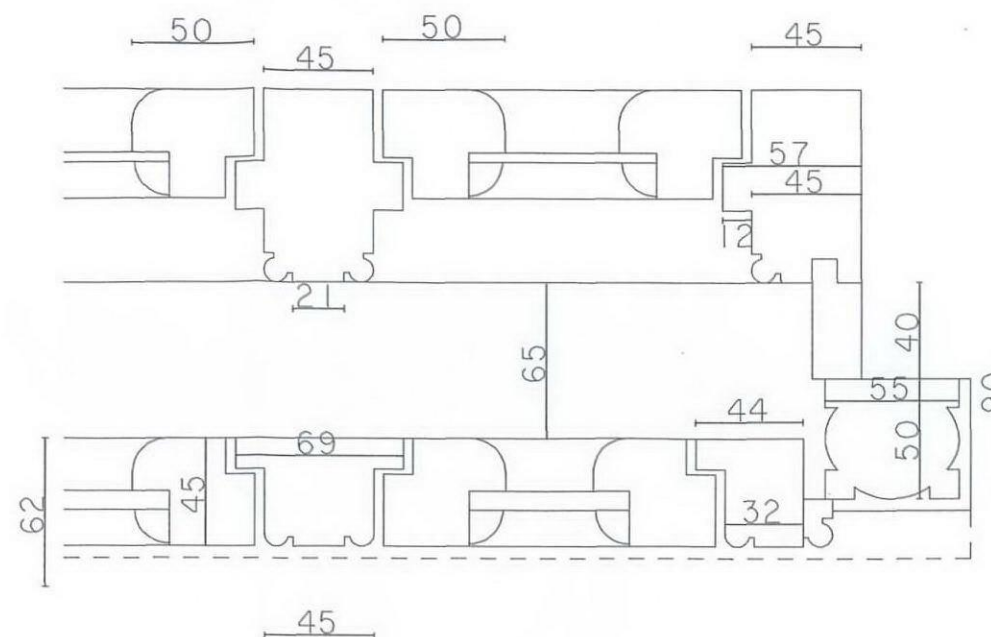
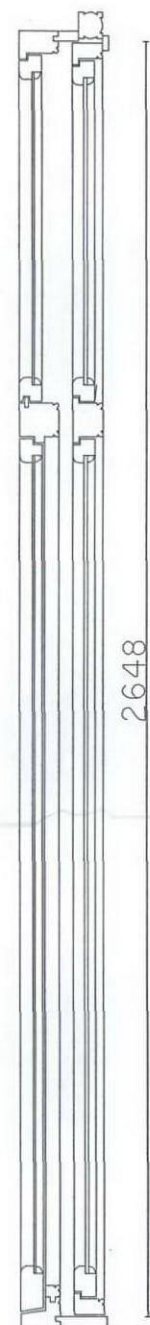
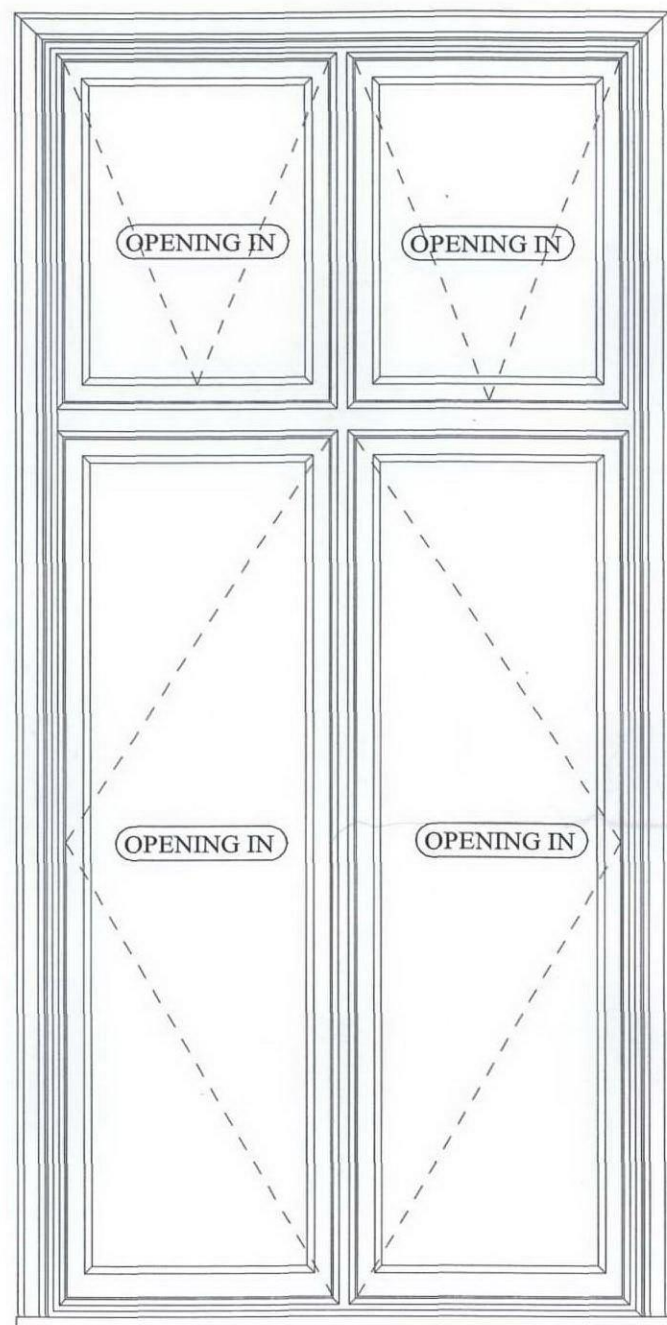


BUTT INTERLOCK

SCALE 1:1
(print without scaling)

Selectaglaze Ltd. reserves the right to alter any of the sections without prior notice.

| DRAWN | DATE | ISSUE | AA | AB | BA | BB | | |
|-------------------------------------------------------------------------------------|----------|-------|----------------------|--------|---------------|--------|---------------|----------|
| S. THOMPSON | 06-10-06 | C.N. | 06/035 | 11/001 | 11/008 | 11/027 | | |
| DESCRIPTION SERIES 10 SLIMLINE HORIZONTAL SLIDING UNITS | | | | | | | | |
| This document is the property of Selectaglaze Ltd and full copyright is reserved | | | SHEET 2 OF 2 SHEETS | | CAD FILE NAME | | DS-210-BB.dwg | |
| | | | DATA SHEET NUMBER | | DS-210 | | | ISSUE BB |



JOINERY SPECIFICATION FOR INTERNAL SECONDARY GLAZING

MANUFACTURED IN AW OAK
 FINISHED @ WORKS WITH SIKKENS DARK OAK (SAMPLE TO BE PROVIDED/APPROVED)
 GLAZED @ WORKS WITH 8.8mm ACOUSTIC LAMINATED GLASS
 TOP SASHES BOTTOM HUNG OPENING IN ON 2No STANDARD 100mm BRASS BUTT HINGES
 BOTTOM SASHES SIDE HUNG OPENING IN ON 3No STANDARD 100mm BRASS BUTT HINGES
 SASHES HUNG @ WORKS PRIOR TO DELIVERY
 ALL EXISTING WINDING GEAR TO BE REMOVED PRIOR TO INSTALLATION
 WINDING GEAR REFITTED TO NEW JOINERY BY OTHERS ON SITE
 ALL OTHER IRONMONGERY REQUIRED IS SUPPLIED & FITTED BY OTHERS ON SITE

viewed internally

NOTE: All elevations are viewed from Outside unless otherwise stated

DISCLAIMER:
 PLEASE CHECK ALL DETAILS, DIMENSIONS, HANDINGS ON THIS DRAWING CAREFULLY AS SOUNDCRAFT WILL MANUFACTURE TO SIGNED OFF DRAWINGS AND WILL NOT ACCEPT LIABILITY FOR INCORRECT SIZES, HANDINGS, ETC

PLEASE NOTE: MANUFACTURE OF JOINERY WILL NOT BE PROGRAMMED UNTIL APPROVED DRAWINGS ARE RECEIVED

SIGNED & DATED:



SOUNDCRAFT
 ORCHARD BUILDING
 HEWITTS ROAD
 CHELSFIELD
 ORPINGTON
 KENT
 BR6 7QL
 Tel: 01959 533778
 Fax: 01959 532544

PROJECT TITLE: RCPG EUSTON

DATE : 22.02.2012

REVISION:

DATE:

DRAWING TITLE: TYPICAL TYPE 1B PROPOSED SECONDARY GLAZING (incorporating RCPG)

DRG No: 24781-5

Revision Type:

CLIENT: STRUCTURE TONE

DRAWN BY : Will Jones

SCALE: 1-15@A3