## 30-32 Great Queen Street & 26-28 Parker Street

## Window Replacement - Planning & Listed Building Application

## **Design and Access Statement**

## Revised 21<sup>st</sup> May 2009

## **Design Statement**

This application is for:

- The replacement of the existing steel framed single glazed windows on the two side elevations of no. 31 Great Queen Street with steel framed double glazed Crittall W20 series windows. The elevations face into internal courtyards formed by no. 31 and the surrounding buildings;
- The replacement of the existing upvc double glazed rooflights to the clerestory glazing to the first floor side elevations of no. 31 Great Queen Street with slimline aluminium framed double glazed rooflights;
- The replacement of two small existing steel framed windows and the glass in a fanlight to the 26-28 Parker Street elevation;
- Additional doors to the plant enclosure at fourth floor level on the Parker Street side of the building;
- Removal and replacement of existing natural roof slates and sheet leadwork where it is not
  possible to reuse existing materials for refurbishment works;
- Replacement rooflights to the main roof of no. 32 and a new rooflight to the third floor flat in no. 31;
- Reduction in the size of the proposed roof terrace to the fourth floor office in no. 31 and associated introduction of a maintenance access walkway with safety balustrade set back from the roof perimeters;
- A plant screen to screen the view of the existing external plant area in the west courtyard from the office windows at first floor level.



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## **Background**

The application is further to application no's 2008/4192/P and 2008/4347/L which were granted consent on 26<sup>th</sup> November 2008. These consents are for alterations and refurbishment of the existing office accommodation on the upper floors of no. 31 (which links into the rear of no's 26-28 Parker Street) and reconfiguration of the two existing residential flats in the building so they are self-contained from the offices.

The refurbishment is intended to significantly enhance the quality of the building so it provides high quality accommodation for several decades to come.

The original building was constructed circa 1925 and additional office accommodation was added as a mansard roof enclosure to the central area and Parker Street side of the building in 1928. The original windows to the original parts of the building were steel framed Crittall Medium Universal profiles. The third floor addition windows are Crittall general domestic profiles.

The windows to the Great Queen Street façade have been replaced with Crittall W20 series double glazed windows within the past five years (Listed Building consent was granted in 2003, ref no. 2003/1610/L).

### **Strategy**

Brimelow McSweeney Architects have commissioned a Condition Report from Crittall Windows, which is submitted in support of this application. The report found the windows on the second floor of the west elevation are seriously corroded and incapable of restoration. The other windows would require considerable restoration and replacement parts and continued ongoing maintenance would be required.

Our refurbishment strategy takes a balanced approach, proposing to retain an d refurbish the more ornate and larger original steel framed windows on the main first and second floor parts of the Parker Street elevation and the two main staircases in the building, and replace o ther areas of windows where they are less attractive and in poorer condition.

### Side Elevations - no. 31

We propose to replace the windows on the west and east elevations with modern double glazed 'Crittall' windows from the commercial specification W20 series, the modern equivalent of the Medium Universal series.

Some of the original windows and ironmongery have been replaced with 1960s steel framed windows resulting in the windows not having a uniform appearance, which detracts from the quality of the interiors, particularly in the central first floor office space.

The existing central window mullions and transoms are 88mm wide. The proposed mullions will be 118mm wide where there are opening vents both sides of the section, or 85mm wide where there is an opening vent to one side and a fixed light to the other side.

Introducing double glazed draught sealed windows will considerably increase the thermal comfort for building occupants and reduce energy use. It will also allow mean secondary glazing will generally not be required for acoustic comfort and this will improve the appearance of the building both internally and externally.

The clerestory glazing in the central first floor office space has been replaced within the last twenty years with upvc framed double glazed windows and include a wide lead flashing that overlaps the glazing and is visible internally. The installation is unattractive and insensitive to the original architecture.

It is proposed to replace the clerestory glazing with high quality 'Vitral' slimline aluminium panel framed rooflights, powder coated white. These have 50mm wide glazing bars (compared to the existing 100mm upvc) and the panel sizes will be reduced from circa 600mm width to 450mm as shown on the original architect's drawings. This spacing and the slimline sections will be in keeping with the original architecture and more appropriate to a high quality commercial environment.

### Parker Street - Small Windows

We propose to replace the existing steel windows with double glazed Crittall W20 windows.

The existing first floor window originally served a toilet that has now been removed and is to be converted to an office. It has a metal ventilation grille in the lower half and an extract fan with solid blanking panels and a further circular ventilation duct opening in the top half. The latter fittings are later additions installed for a now redundant ventilation system.

The window is unattractive both internally and externally. A new ventilation louvre is required for the new heating and cooling system and it is therefore proposed to tidy up the existing appearance by replacing the window with one including a purpose built ventilation louvre in the top half and clear glazing in the lower half to match the general glazing bar pattern on this elevation. A suspended ceiling will be installed in line with the centre transom.

The second floor window is not original and differs in appearance to the neighbouring windows that are being retained and restored. It has frosted glazing as it originally served a bathroom that has now been removed and is to be converted to a kitchen. It is therefore proposed to replace it with a new window with clear glazing to match the existing glazing bar pattern.

### Oriel Window - East Elevation

This is the only timber window in the building and is of basic construction. It is proposed to replace it with high quality double glazed steel Crittall windows to give an appearance uniform with the rest of the building.

### Plant Room Doors

An additional door is proposed to the plant enclosure at fourth floor level on the Parker Street side of the building, and two additional doors forming a row of three doors to the west side of the building. These are required for maintenance access to the plant equipment. The doors will be recessed in line with the top of the mansard screen pitch to minimise their visual impact so the screen retains a mansard roof-like appearance. The doors will be painted dark grey to match the adjacent roof slates.

### Existing slate roof refurbishment

The existing slate tiled roofs are to be refurbished to repair and replac e existing damaged fabric. Ventilated cavities are to be introduced behind the slating and lead sheet linings to dormer windows in accordance with Building Regulations to facilitate the internal installation of thermal insulation. The introduction of ventilated cavities will increase the width of the dormer cheeks and depth of the head by 25mm. This will not noticeably affect the appearance of the building whilst helping to preserve the original fabric from damp and rot. These works will entail removing and replacing the slates and leadwork. The applicant will seek to reuse existing materials where possible but there are likely to be substantial areas of replacement. The new materials are to match the existing natural slate and lead sheet.

### New and replacement rooflights

An additional rooflight is proposed to the third floor flat in no. 31. This will have a pitch of 15° and will not be visible from Parker Street or from the buildings opposite and will provide the flat with some sunlight as the windows are otherwise north facing only.

The existing aluminium framed rooflights in no. 32 are thought to date from the 1970s and are now of poor appearance and will be replaced with high quality Vitral slimline stainless steel rooflights. They are only visible externally from the adjacent roofs and long views from Great Queen Street.

### Reduction in size of roof terrace

The office roof terrace has been reduced in size in order that the escape distances comply with Building Regulations. The extent of associated balustrade on the roof perimeter has been reduced. A safety balustrade has instead been provided to a maintenance access walkway set back from the roof perimeter. This will minimise the visual impact of the balustrade from neighbouring buildings compared with the existing situation and the previously consented proposal.

A short section of safety balustrade has also been added around the lift motor room. This will have minimal visual impact in this location.

### New plant screen outside first floor office windows

A metal louvred screen will extend 1.2 metres horizontally from the building at a level just below the window cills. On the outboard edge there would be a 0.4m high vertical upstand to shield the office occupants view from the existing plant on the adjacent first floor roof. The screen will be painted dark green so as to be visually non intrusive and have an external "garden" feel.

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## **Access Statement**

The windows are not intended to provide any access capability other than for cleaning. The existing pattern and type of opening lights will be replicated in the replacement windows and the existing cleaning strategy, with safety restraint from eyebolts and guided wire systems will be reemployed.

Most disabled people will be able to open the new windows, although the buildings are intended to have air conditioning units including mechanical ventilation so opening windows is not essential for ventilation or thermal comfort.

The new rooflights will be electrically operated and the switches mounted at a height suitable for wheelchair and other users.

There are no other disabled access issues related to the other items covered by this application.