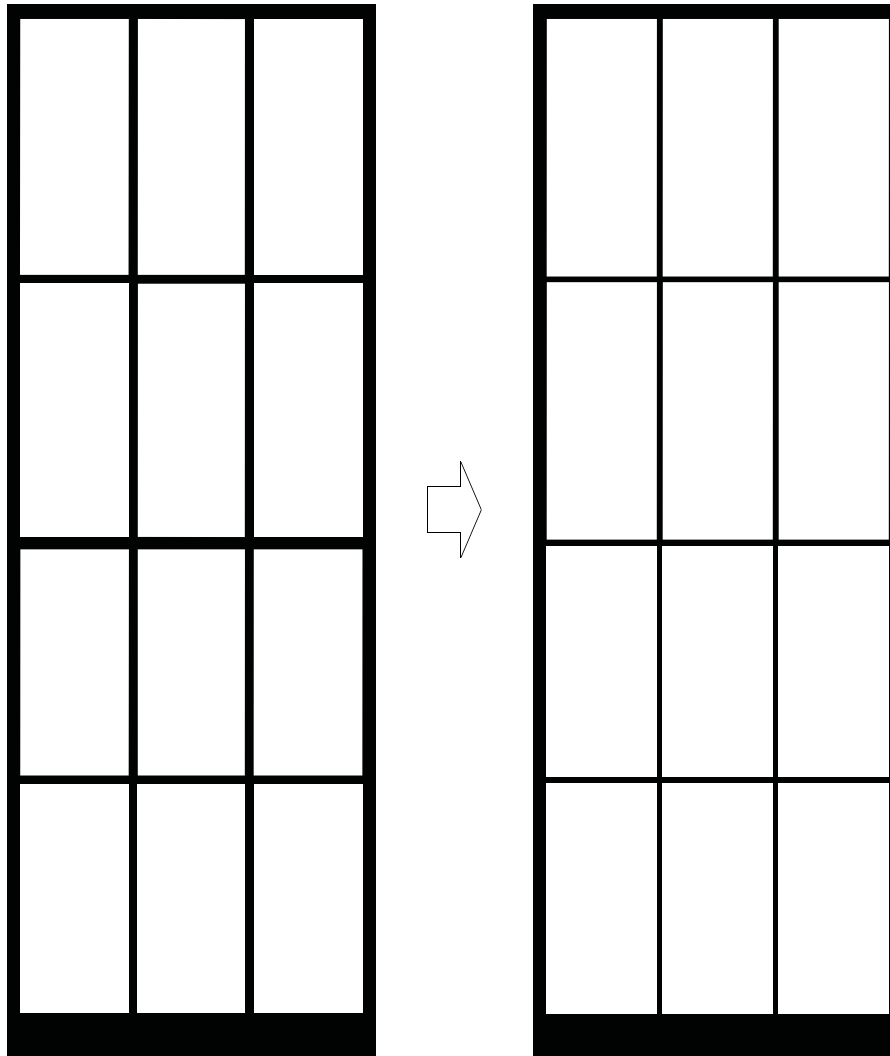


3L Leroy House,  
436 Essex Road,  
London N1 3QP  
rp@prewettbizley.com  
020 7359 2692

prewett  
bizley  
architects



---

93 DOC P4.0.B  
Design and Access Statement  
Windows

---

16 John Street, London, WC1  
March 2015

---

# Contents

---

Introduction	3
Existing Windows	4
Existing Glazing Bar Details	5
Sliding Sash Silhouettes	
Ground Floor Front	6
First Floor Front	7
Second Floor Front	8
Second Floor Rear	9
Proposal	10

---

# Introduction

---

This Design and Access Statement has been produced by Prewett Bizley Architects with the conservation expertise and kind help of Charles Brooking. It presents an examination and overview of original and replacement sliding sashes in 16 John Street. In doing so, it provides a key to understanding the significance of the various features of the original sashes and notes the characteristics of the replacements.

As a Grade II listed property dating from the 1820s, the property has been recognised as possessing architectural features that are of considerable aesthetic and cultural value. A key motive in the following pages is to outline how some of these important values remain intact within the pair of original sliding sashes. In doing so, the lower quality and visual inconsistency of the replacements becomes apparent.

The document shows the features that are particular to the original Georgian sliding sashes; the very thin and refined glazing bars and mid-rails that feature no horns. As well as the aesthetic value of these features, which contribute to an overall elegance that is a benchmark of Georgian building, is also shown the high quality of craftsmanship and materials used.

The document is issued and intended to be read in conjunction with ‘93 DOC P4.0.A - Heritage Statement’, in which a more in depth analysis of each relevant window is presented, and the following pages reveal the marked difference and incoherence of previous replacements and necessity therefore to revive the quality and refined aesthetic of the Georgian originals. The document outlines how the practice intends to do this through installing replacement Georgian style sliding sash windows in existing sash boxes.

---

## Existing Windows

---

Front and rear elevations of 16 John Street showing original sliding sashes (in brown) that express the original buildings aesthetic and replacement sliding sashes (in green) that contrast significantly from the originals, making them unsuitable for continued use in the property - see 93.DOC.P4.0A Heritage Statement for a detailed analysis.



- Non-original sliding sashes with wide glazing bars and mid-rails and horns, in the Victorian style.
- Original Georgian sliding sashes with slim glazing bars and mid-rails and no horns.

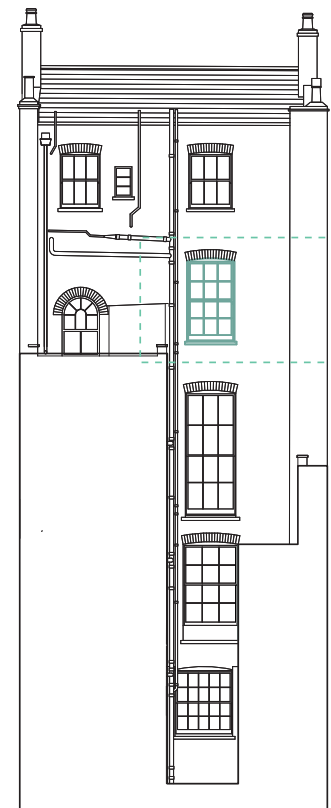
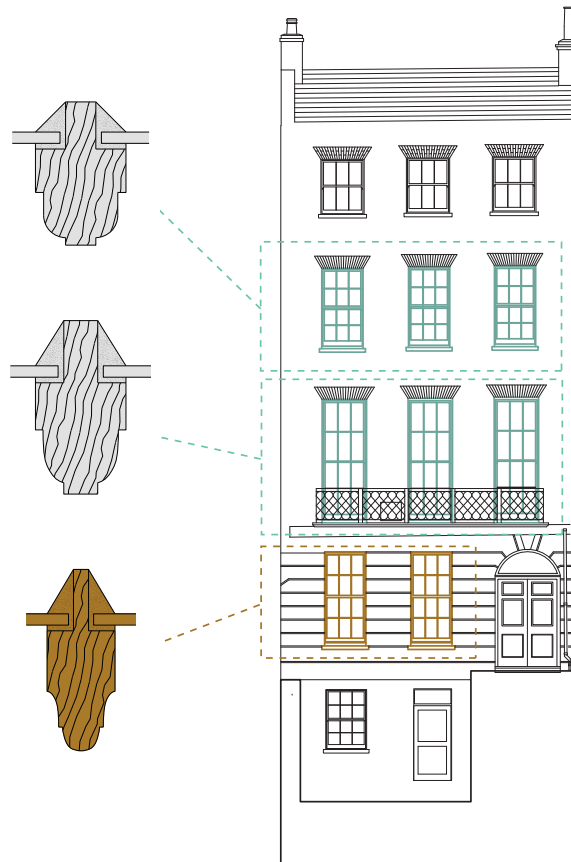
Front and rear elevations of 16 John Street showing the incoherence in the style and size of existing sliding sash glazing bars. Visible also is the thickness of the non original bars compared to the 18mm 'broken lambs tongue' originals.

## Existing Glazing Bar Details

Second floor front sliding sashes.  
Non original 24mm wide fillet and ovolo glazing bars.

First floor front sliding sashes.  
Non original 24mm wide fillet and ovolo glazing bars.

Ground floor front sliding sashes.  
Original broken lamb tongue 18mm glazing bars.



Second floor rear sliding sashes.  
Non original 24mm wide fillet and ovolo glazing bars.

Glazing bars drawn at 1:2.  
Elevations not to scale.

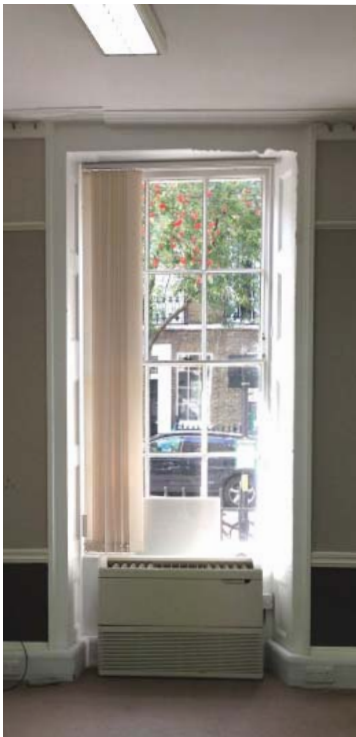
---

## Sliding Sash Silhouettes

### Ground Floor Front

---

The silhouettes on the following pages illustrate the finesse and refinement of the existing original sliding sashes with fine glazing bars and mid-rails, compared with the heavy and stocky glazing bars of later Victorian-style replacements.



Ground floor front window looking onto John Street.

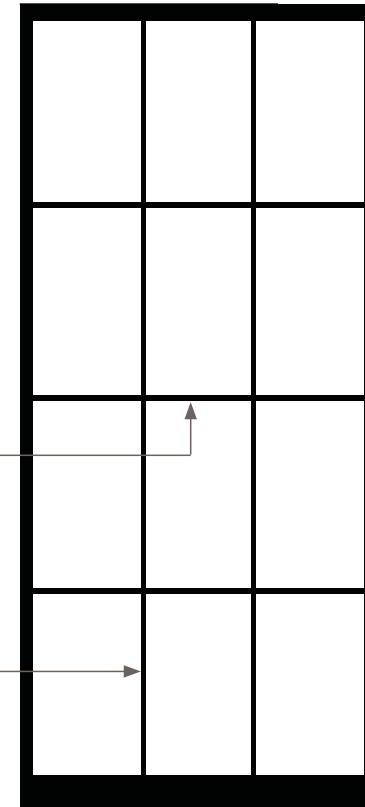


Close up of 18mm 'broken lambs tongue' glazing bar, whose delicate profile reflects the light, emphasising the verticality and slenderness of the window.

### Existing original

Fine 20mm  
mid-rail

Fine 18mm  
glazing bars



The very fine glazing bars and mid-rail present on this original ground floor window have the aesthetic quality of giving a standard '6 over 6' glazing system the quality of being one elegant glazing unit.

## Sliding Sash Silhouettes First Floor Front

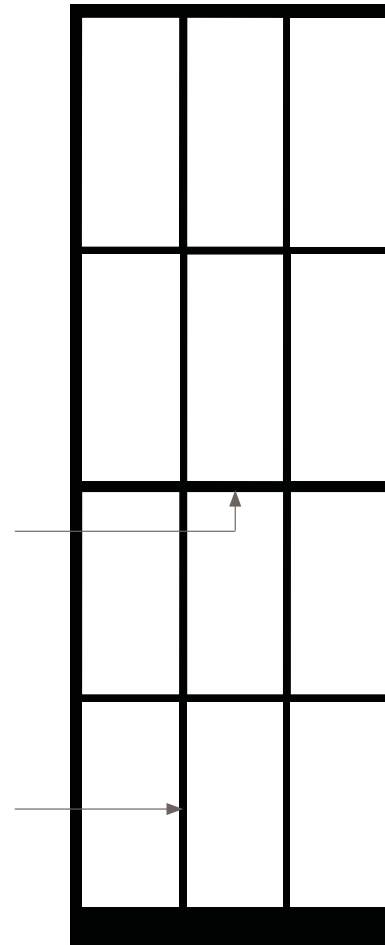


First floor looking onto John Street

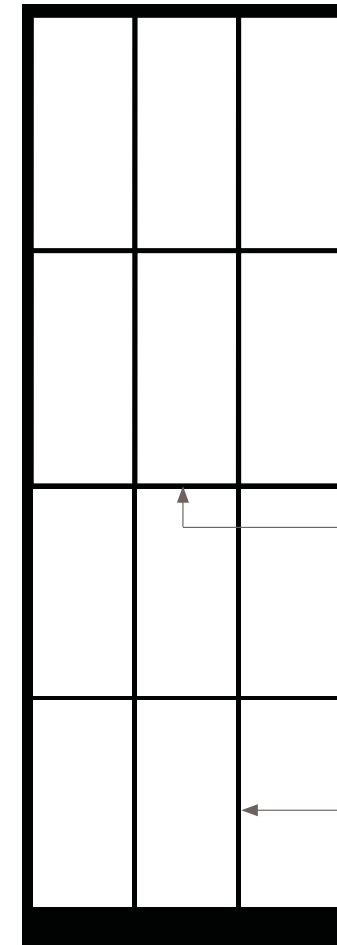


The marked visual difference between the fine original glazing bars ( above), and the fat replacement bars (below).

Existing



Proposed



The existing non original first floor front windows are visually very different to how the originals would have appeared. The thinner mid-rails of the proposed re-instated original-style window (on the right) are more refined and elegant.

---

## Sliding Sash Silhouettes

### Second Floor Front

---

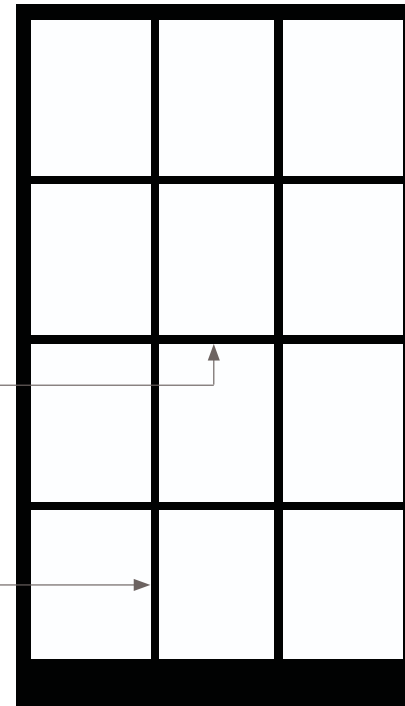


Second floor front window looking onto John Street.

Existing

Wide 30mm  
mid-rail

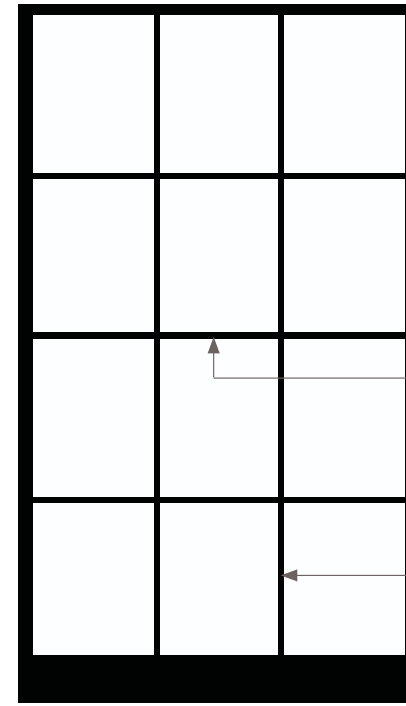
Wide 24mm  
glazing bars



Proposed

Fine 20mm  
mid-rail

Fine 18mm  
glazing bars



The existing second floor front windows have non original sliding sashes with wide glazing bars and mid-rail. The proposed sliding sash restores the aesthetic of the original Georgian sliding sashes with thinner glazing bars and mid-rail that replicate the original design.



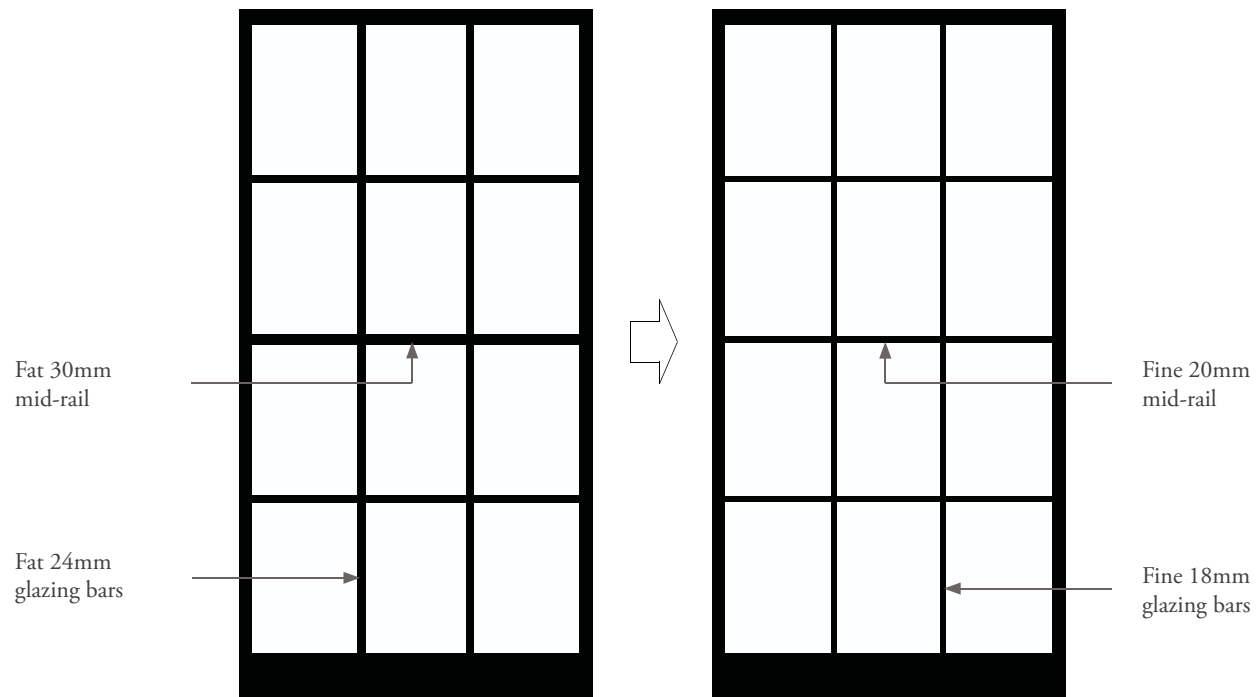
---

## Sliding Sash Silhouettes Second Floor Rear

---

Existing

Proposed



Like the second floor front windows, the rear windows also feature wide glazing bars and mid-rail. The proposed sliding sash (on the right) is more refined with thinner glazing bars and mid-rail that replicate the original design.



Second floor rear window looking onto Roger Street.

---

# Proposal

---

Having examined the existing sliding sashes within the property, it is evident that the replacements that have been installed over time range in quality and visual appearance.

There are several sliding sashes that significantly differ from the rest aesthetically, and others that are suffering from rot. All of them have wider glazing bars and mid-rails than the rather more refined originals.

Their condition and visual difference should be addressed.

It is proposed that the existing sliding sashes be replaced with authentic sliding sashes to match those in the Ground floor in appearance and in so doing restore the visual elegance of the original 1820s front facade and enhance the heritage value of this Grade II listed property.

Original sliding sash with fine glazing bars and mid-rail.

