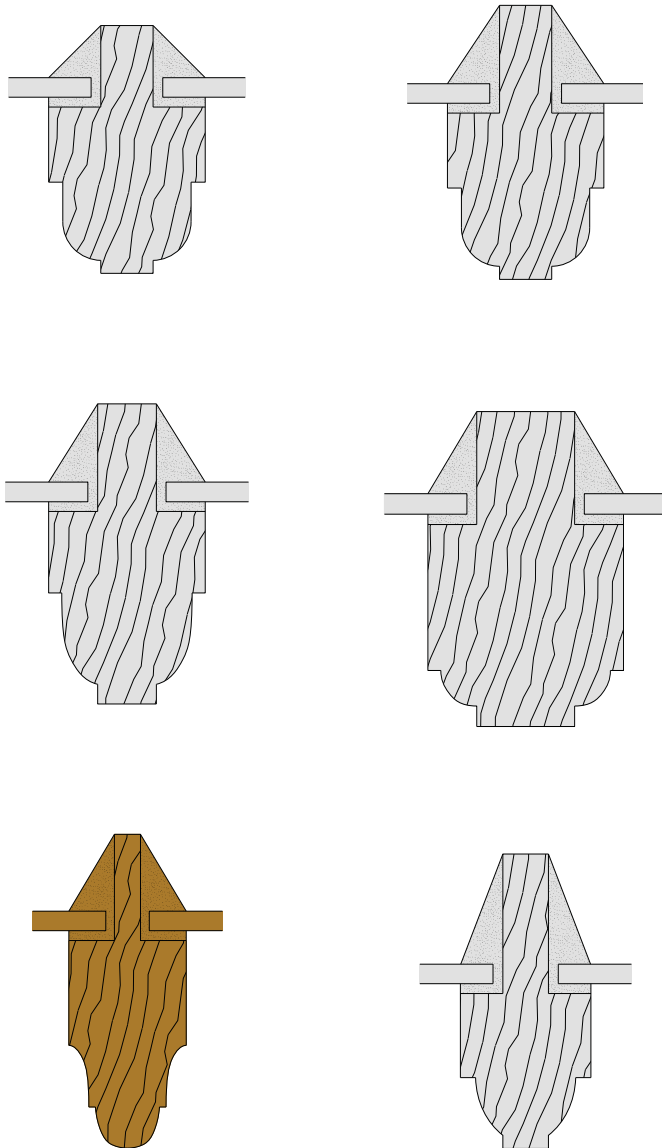


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93 DOC P4.0.A

Heritage Statement

Existing Windows

16 John Street, London, WC1
March 2015

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Introduction

This Heritage Statement has been put together by Prewett Bizley Architects working with the kind support and valuable conservation expertise of Charles Brooking.

The following pages provide an analysis of the existing windows within 16 John Street that are either:

1. Original
2. Replacements that are seen as unfit and/or whose continued use would significantly subtract from the aesthetic and cultural integrity of the property as it stands with Grade II listed status.

It identifies the importance and value of two original Georgian windows facing John Street at ground level, and unpicks the features that make them aesthetically and culturally important.

It then goes on to identify a number of existing replacement windows that differ considerably from these features and therefore to the value of the property.

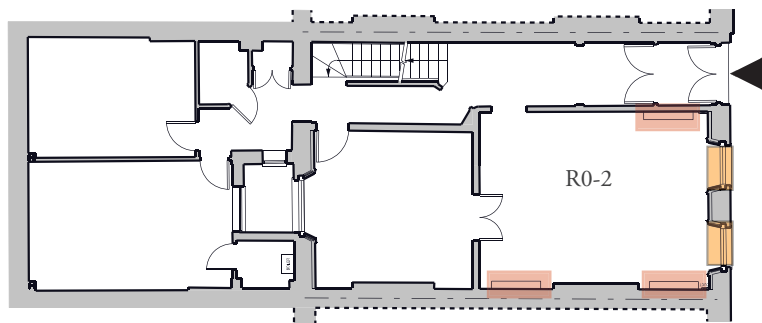
The Heritage Statement is issued and intended to be read in conjunction with '93 DOC P4.0.B - Design and Access Statement for Windows', in which a coherent overview and proposals for the replacement of the non original windows discussed herein may be found.

Ground Floor Front Original Sliding Sashes

The two ground floor front sliding sashes are the only remaining originals within the property, and so of high architectural and historical significance.

These late Georgian windows feature glazing bars and mid-rails that are thin and refined, features that are aesthetically more elegant than the later replacements elsewhere in the property. The sashes contain no horns, adding to the elegant design and show the considerable skill with which the fine mid-rail is joined to the side-rails. Such features exemplify Georgian craftsmanship and high quality of materials, and are therefore ones to emanate in the restoration of the property to something of its former cultural and aesthetic status.

Whilst the frame is of high quality materials the 4mm float glass they contain provides little thermal protection and so the room in which they are found has been fitted with large, obtrusive radiators that detract from the interior architecture.



Ground Floor Plan showing original Georgian sashes (highlighted in orange) and radiators (highlighted in red) in the front living space R0-2.



Original glazing bar without horns composes a refined and elegant window and is exemplary of the craftsmanship and quality of timber in the original sliding sashes.

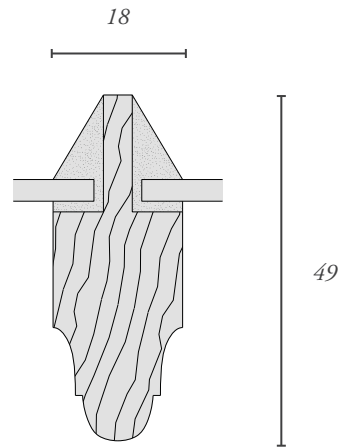


The profile of the 18mm broken lambs tongue glazing bars catches the light so as to accentuate their verticality and slenderness.



The fine glazing bars and mid-rail appear visually the same, with only a few millimetres difference in their width.

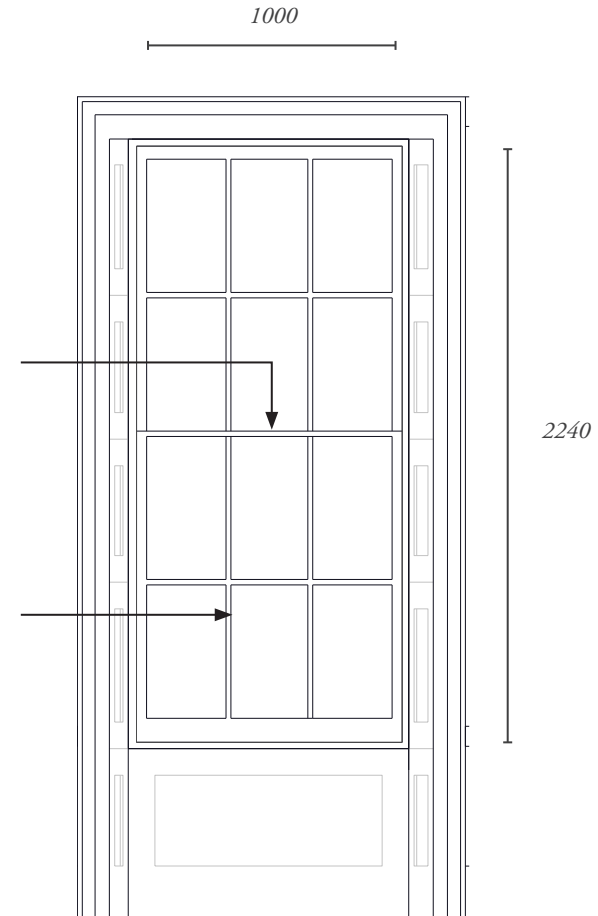
The interior elevation and glazing bar detail of one of the existing original sliding sashes (below) shows the refined detailing of the glazing bar and elegant elevation that results. These particular details distinguish the original windows from the other later replacements in the building and carry high architectural and historical significance.



18mm original broken lambs tongue glazing bar adds to the refined aesthetic of the sliding sashes.

Original 20mm mid-rail without horns reveals the quality of Georgian craftsmanship and strength of original timber.

Original 18mm broken lambs tongue glazing bars. Significant to the property as the only glazing bars to show the cultural and aesthetic values of the original Georgian architecture.



Interior elevation of one of the original windows.

First Floor Front

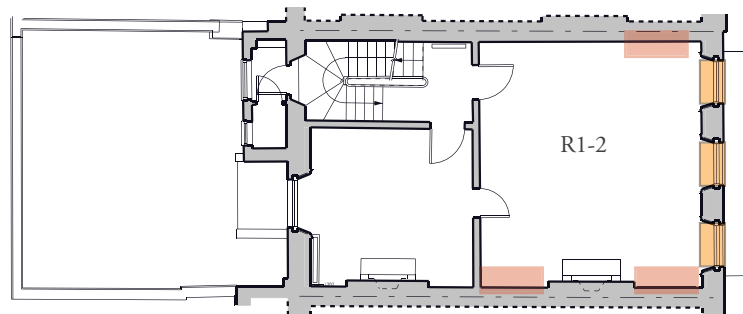
Non Original Sliding Sashes

The first floor front sliding sashes are not original and have glazing bars and mid-rails over 30% wider than the original sliding sashes on the ground floor.

Instead of fine 18mm broken lambs tongue glazing bars, these three street facing windows feature 24mm fillet and ovolos giving the window a much heavier overall appearance. The addition of horns on the mid rail also detracts from the original, cleaner and more refined 'hornless' sashes below.

The overall appearance of the window is more in keeping with the Victorian period and therefore have limited architectural or historical value to this Georgian town house.

The condition of the windows is also of concern. The bottom rails of the lower sashes show signs of extensive rot due to moisture penetration, as evidenced in the accompanying photos (right).



First Floor Plan showing Victorian-style sashes (highlighted in orange) and radiator (highlighted in red) in the front living space R0-2.



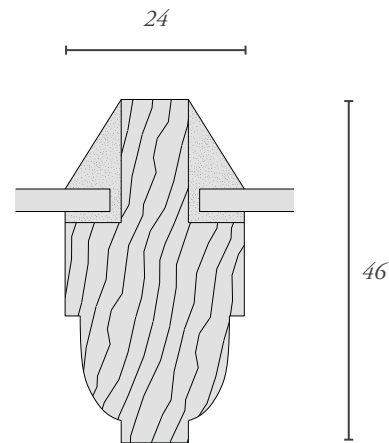
Severe damage to the skirting due to moisture ingress through the sill.

These photographs show the extensive degree of rot on the bottom rail of the lower sliding sash and sill.

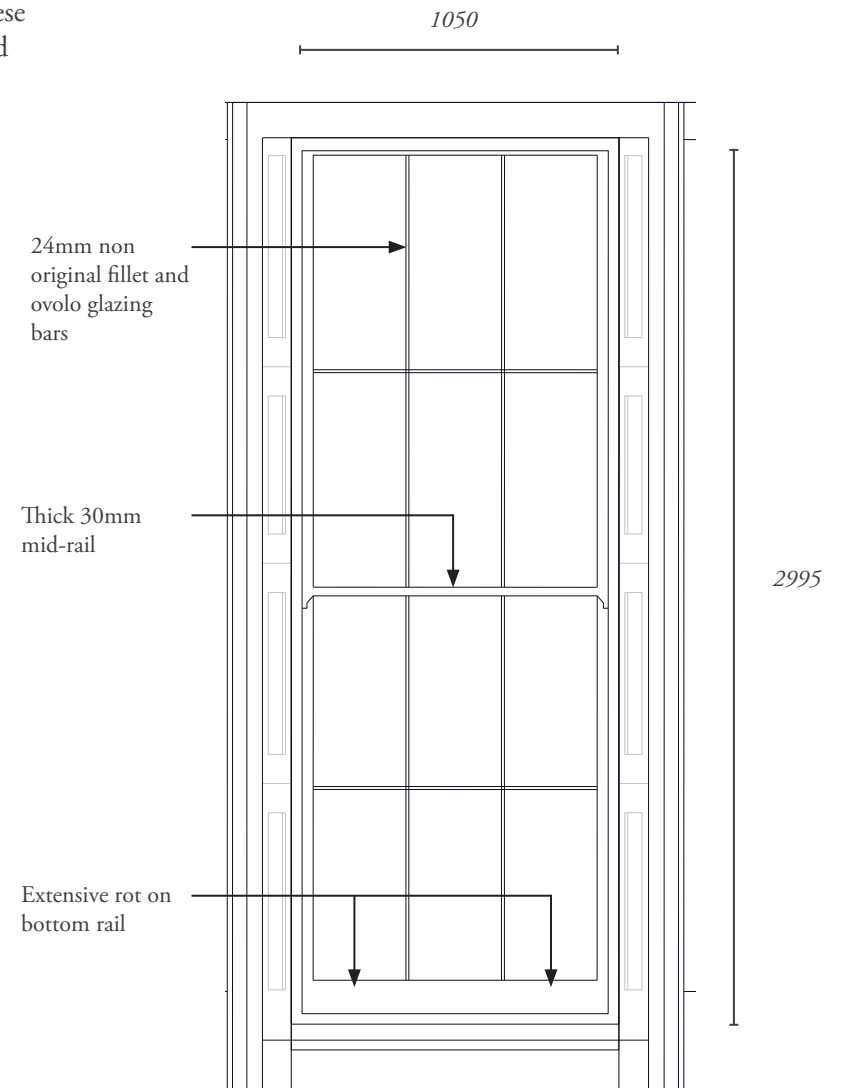
The interior elevation and glazing bar detail of one of the first floor front windows (below) shows the comparatively unrefined detailing of the glazing bar and stocky elevation that results. These details are more typical of the Victorian era and detract from the buildings overall historic and architectural value.



An example of one of the horned, wide mid-rails, which differ greatly from the original windows on the ground floor (shown on page 4).



Non original fillet and ovolo glazing bars, 6mm wider than the broken lambs tongue profile on the original sashes.



Second Floor Front

Non Original Sliding Sashes

The second floor front sliding sashes are detailed in a similar fashion to those of the first floor. They have 24mm wide fillet and ovolo glazing bars and horned mid-rails in a style typical of the Victorian period, which indicates that they are also not original.

The rooms that these windows serve would most likely have been bedrooms. The general detailing is more simple giving the interiors less historic value than the floors below. The modern radiators still create an incongruous distraction from the period features.

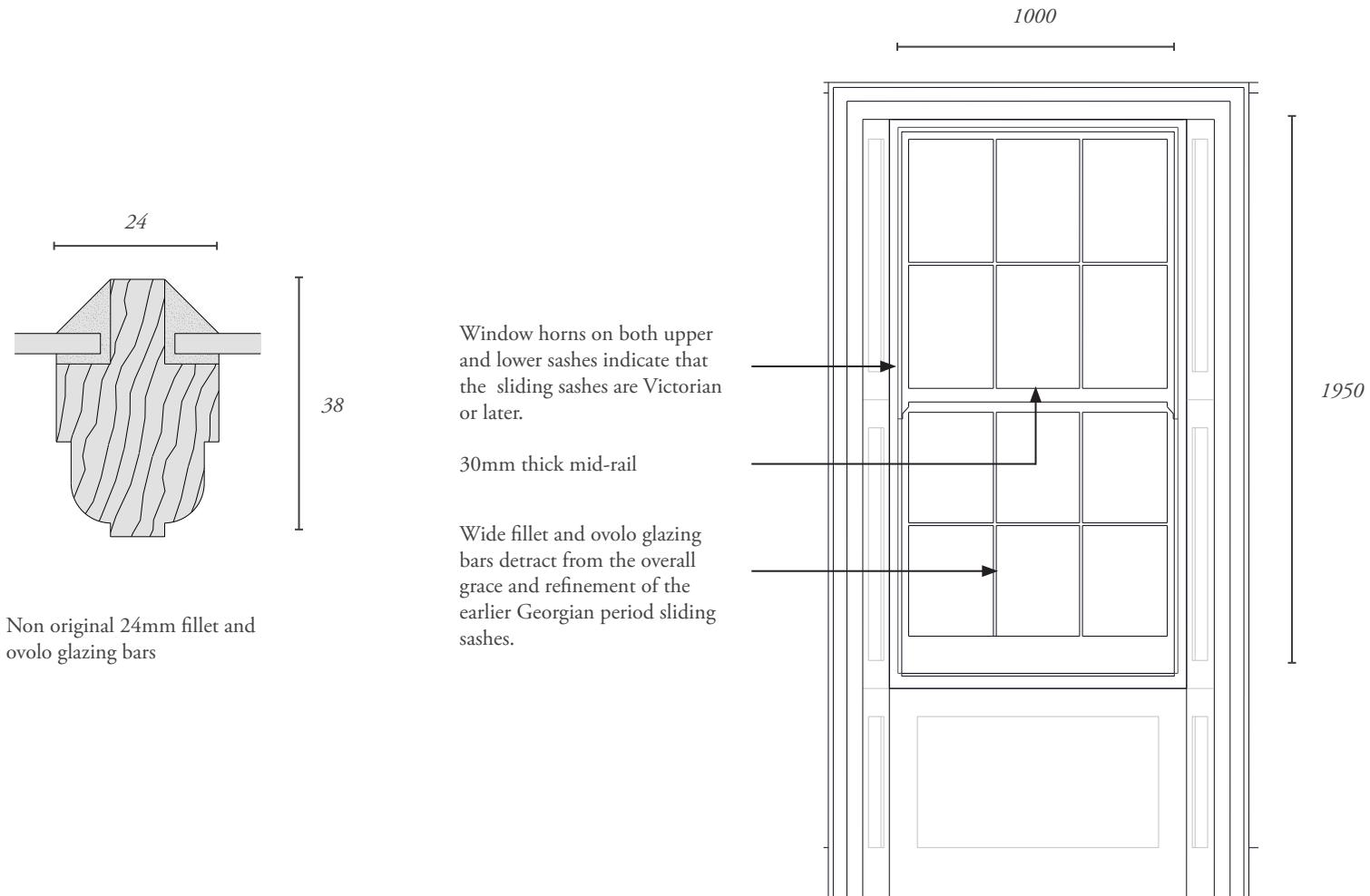


First floor front windows viewed from interior showing wide glazing bars and mid-rails that are much less fine visually than the Georgian originals.



Detail of second floor front window showing the thick mid-rail with horns on both the upper and lower sliding sashes fillet and ovolo glazing bars in the Victorian-style.

The interior elevation and glazing bar detail of one of the second floor front windows (below) shows the wide, horned mid-rail in the Victorian style, which create a stocky appearance in elevation and detracts from the original elegant detailing of the Georgian building.



Second Floor Rear

Non Original Sliding Sash

Mirroring the second floor front sliding sashes, the rear window uses the same 24mm fillet and ovolo glazing bars and features a wide mid-rail with horns. There are also signs the horns have been machine worked, further indicating that these windows are a later addition to the Georgian building.

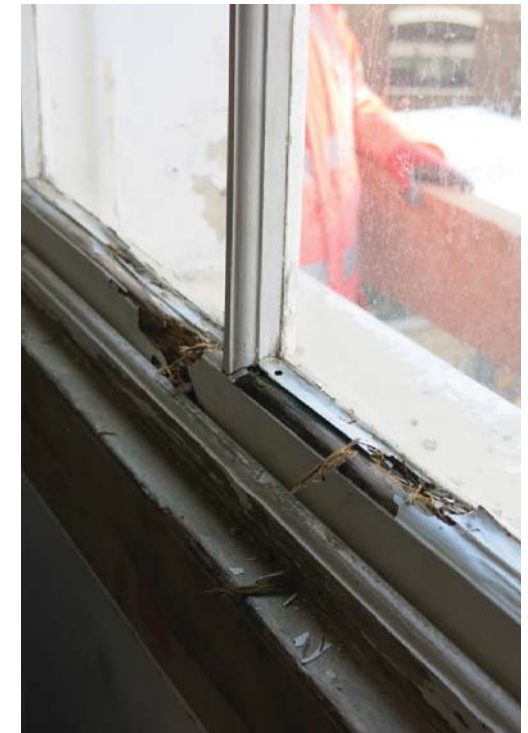
The sliding sash also shows signs of extensive rot on the bottom rail, that should be appropriately addressed to preserve the condition of the building.



Second floor rear sash window viewed from interior highlighting the rot on the bottom rail.

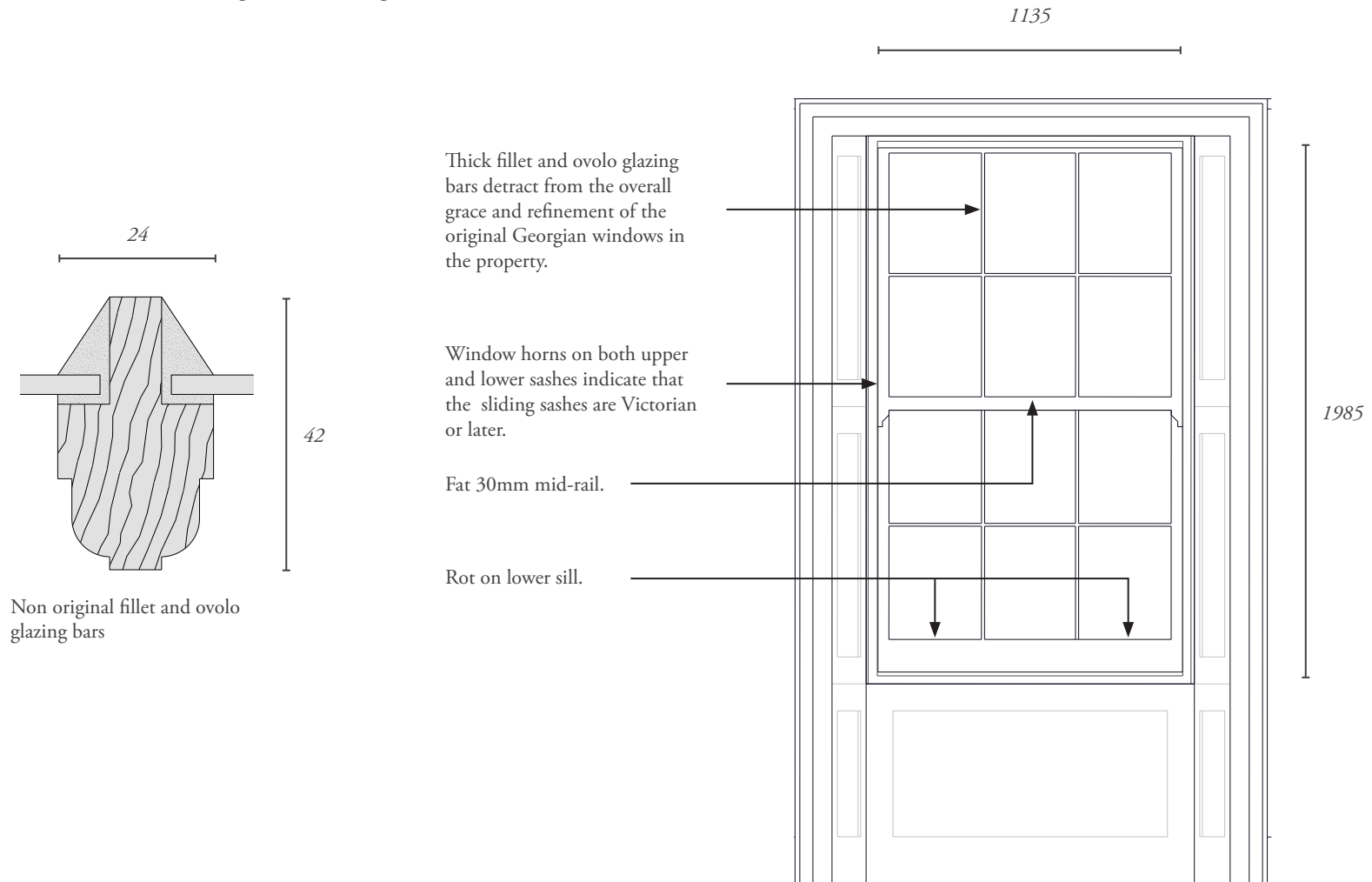


An example of one of the horns on the upper sash, which are in the Victorian style and show signs of having been machine worked.



Extensive rot on bottom rail requires addressing for the health of the building and its occupants.

The existing window elevation and glazing bar detail of second floor rear sliding sash shows typical features of the Victorian period, with thick glazing bars, mid-rail and horns. These non-original features detract from the heritage of the Georgian architecture.



Sliding Sashes Index

This page illustrates the visual difference between the original and sliding sashes on the ground floor and later windows on the first and second floor.

It also clearly illustrates the significant percentage increase in frame that results from the non-original glazing bars, when compared with the original.

The 33% increase in frame cover not only detracts from the original Georgian architectural principles to which this building was designed but also reduces the amount of daylight available to occupants.

