

42 BEDFORD Sq



Secondary Glazing throughout the Main House

Design Statement

June 2015

BDP.

P04_REP(00)A001

Design Proposals

To realise an appropriate standard of residential amenity including appropriate acoustic and environmental standards at 42 Bedford Square, it is proposed that all of the existing windows in the main house are to be secondary glazed.

The existing window design is acknowledged as an important part of the character of the building, however the single glazed frames are a major source of heat loss, introduce draughts and discomfort, provide little protection against noise and offer minimal resistance to burglary.

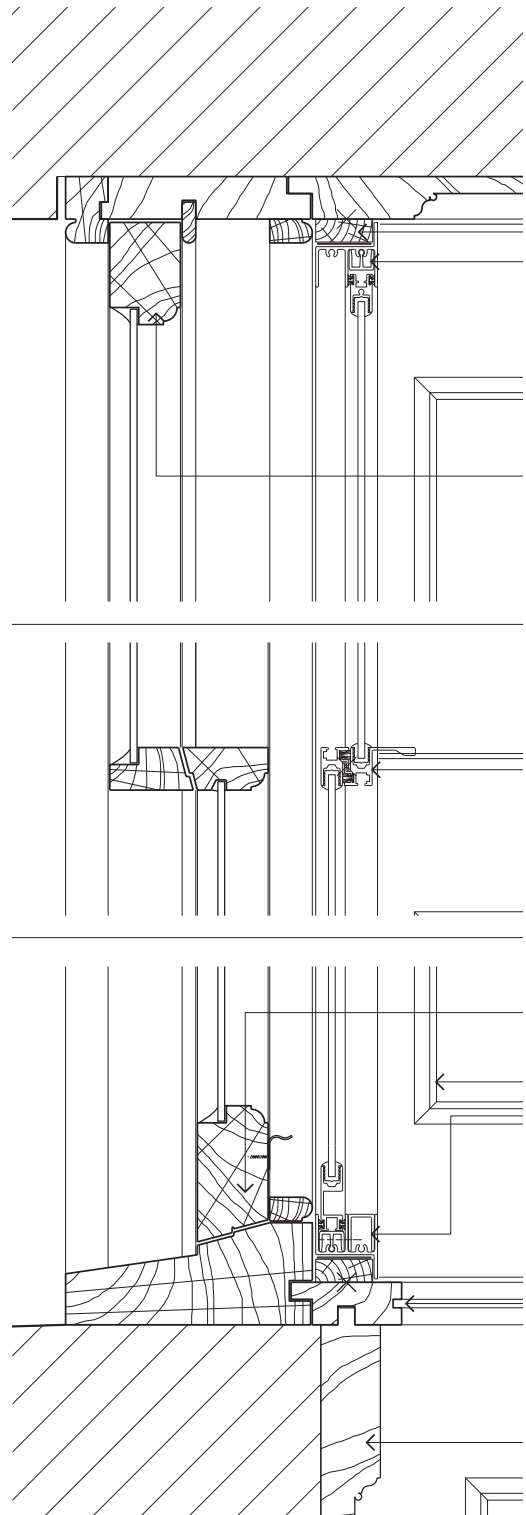
Utilising a purpose made Secondary Glazing system will improve the building's environmental performance and make it more appropriate to the reinstated residential use by reducing air leakage, draughts and heat loss, improving noise insulation and providing an additional security barrier.

With reference to Historic England's, 'Energy Efficiency and Historic Buildings: Secondary Glazing for Windows', secondary glazing is the recommended way to improve the thermal, acoustic and security performance of Heritage Windows, providing considerably higher thermal performance than draught-stripping alone.

Secondary glazing will be in addition to any repair and refurbishment works deemed necessary to the original windows, ensuring that advantages from the proposed second system are optimised.

The purpose made secondary glazing will be designed to have minimal visual impact by utilising discrete painted aluminium frames that align with and match the colour of the original sashes. This will be reinforced by the fact that the secondary glazing will be located as close to the existing windows as possible, ensuring sensitivity to existing cills and surrounding joinery, but also increasing the thermal performance of the system by reducing the air cavity and therefore the potential for cold air circulation. The proposals are minimally intrusive. Whilst fixed over existing joinery the proposals are fully reversible, preserve all existing joinery and shutters, and enable complete reinstatement of original features if required.

A series of detailed drawings have been developed to respond to the various window conditions throughout the main house. These details are referenced in the supporting plan and section drawings, where each window is clouded for clarity.



Typical detail through proposed secondary glazing

Precedent

Bedford Square:

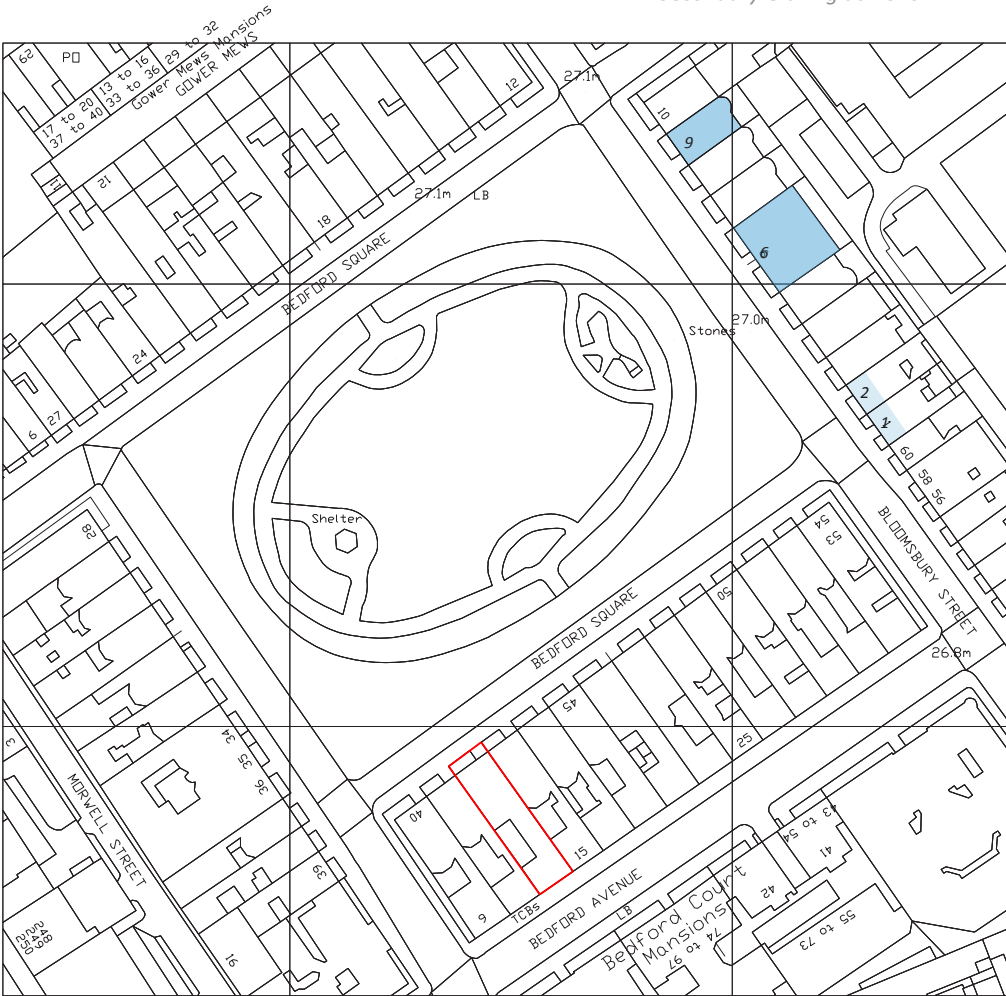
Precedent within the Square can be observed at numbers 6 and 9 as illustrated in the photographs right and the plan below. Listed Building consent has also been recently granted for secondary glazing at numbers 1-2 at basement level.



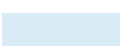


Secondary Glazing at No. 6



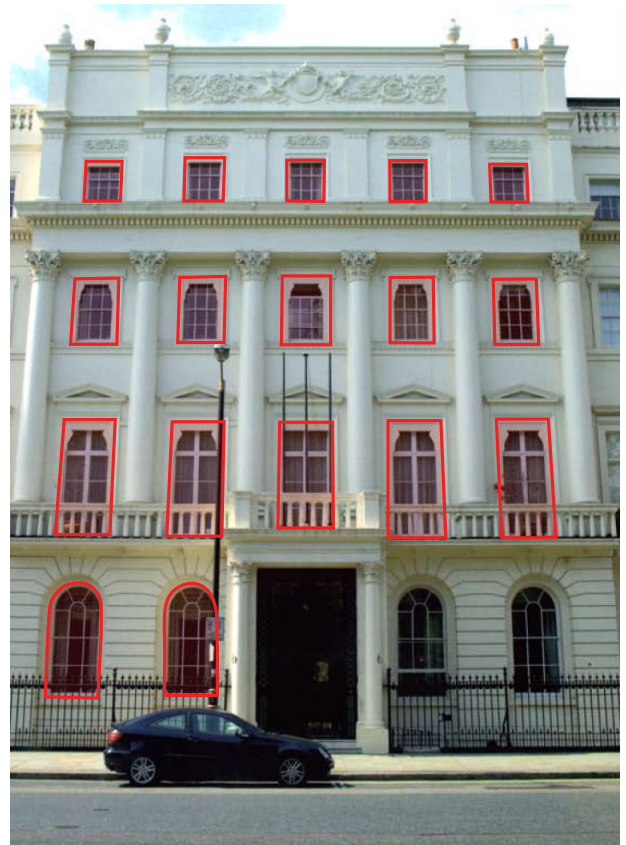
Secondary Glazing at No. 9



-  42 Bedford Square_Application Site
-  Bedford Square Properties with Secondary Glazing
-  Listed Building Consent granted 15th May 2015 for secondary glazing at basement level

No. 6 Belgrave Square:

No. 6 Belgrave Square in Westminster is the central house in a terrace of 11 dwellings erected in the late 1820's to the designs of the Architect George Beasevi. The entire terrace of 1-11 Belgrave Square is listed at Grade 1 in recognition of its outstanding national architectural and historical importance, and the building is also situated in the heart of the Belgravia Conservation Area. No. 6 Belgrave Square, as the central house on the north side, is 50 feet wide, making it exceptionally grand. The property was originally designed as a grand aristocratic residence and the main rooms at the front of the house remain highly significant in terms of architectural and historic interest. Consent was granted here for secondary glazing to the principal elevation at ground, first, second and third storeys of the building.



Belgrave Square elevation



Aerial view of No 6 Belgrave Square

Design details have been developed based upon an indicative specification of selectaglaze systems. Selectaglaze are acknowledged specialists in the design, manufacture and installation of secondary window systems and provide discreet painted aluminium profile designs to minimise any visual impact.

The image to the right illustrates the proposed vertical sliding sash system in use at the Grade I Listed Regency property, Cornwall Terrace. The alignment and colour of the secondary system blends in discreetly and ensures that all existing joinery details remain visible and preserved.



*Selectaglaze precedent image to illustrate secondary glazing system at Cornwall Terrace Gallery
<http://www.selectaglaze.co.uk/>*