Apartment 2.09

St Pancras Chambers, NW1 2AR

Design and Access Statement

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Contents

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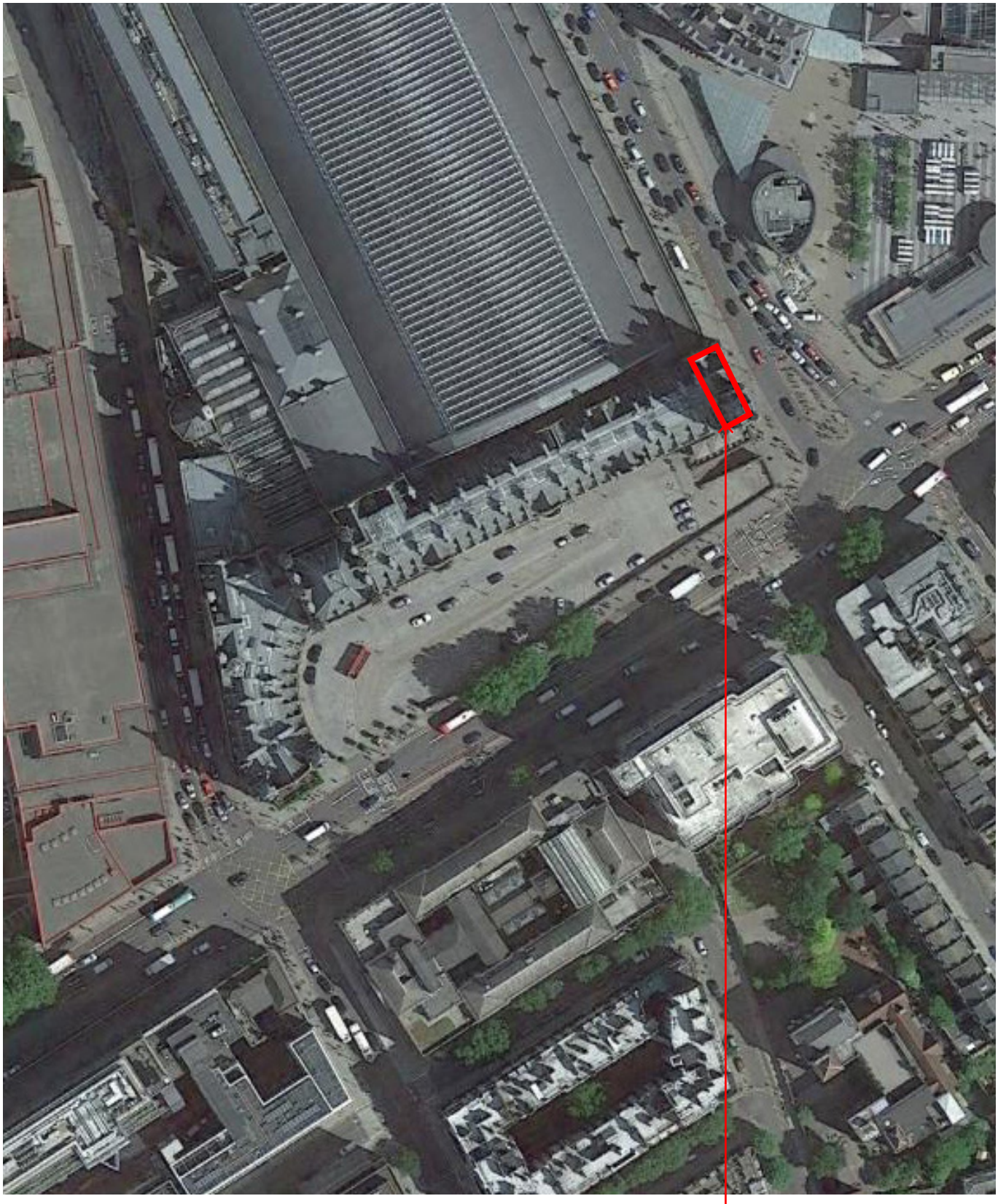


Above
Satellite image showing location of
St Pancras Chambers

1.0 Introduction
This Design and Access Statement has been prepared on behalf of Ms Cole to accompany the application to install secondary glazing to the bay window in her property.

Collingridge And Smith Architects have been appointed by Ms Cole to submit the Planning Application with Listed Building Consent.

This Design and Access Statement describes the design proposals and this document should be read in conjunction with all other documents forming this Planning Application.

The structure of the Design and Access Statement follows the layout, content and sequence of information set out in the CABE document (CABE 2006).

2.0 Use / Description of the Proposed Development
The Applicant is proposing to install internal secondary glazing to the bay window in their apartment in St Pancras Chambers.

3.0 Site Context
3.1 Location
St Pancras Chambers, formerly the The Midland Grand hotel is the frontispiece to St Pancras Railway Station fronting Euston Road in London.

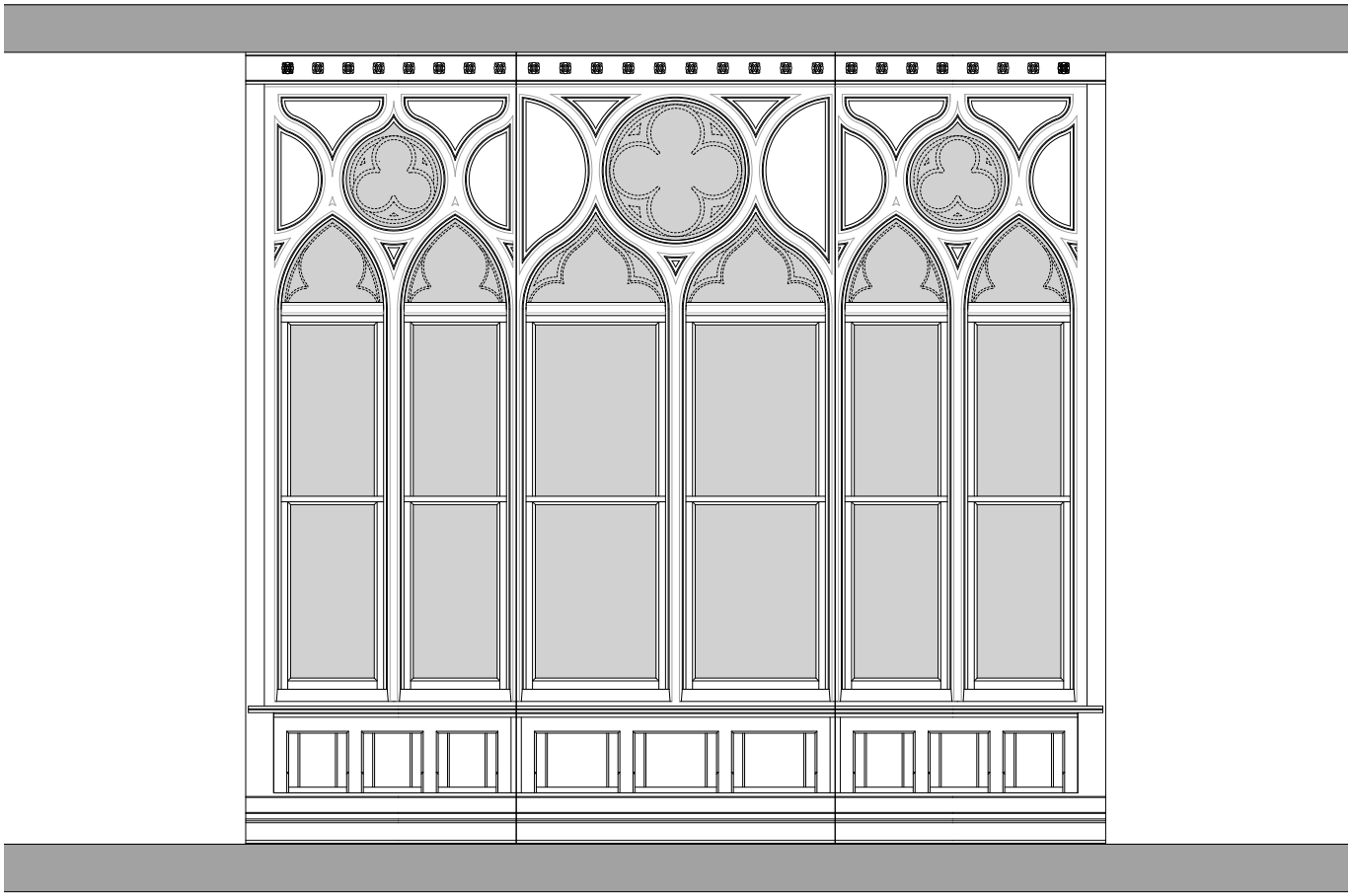
Designed by George Gilbert Scott, the Midland Grand Hotel was completed in 1876, and closed in 1935.

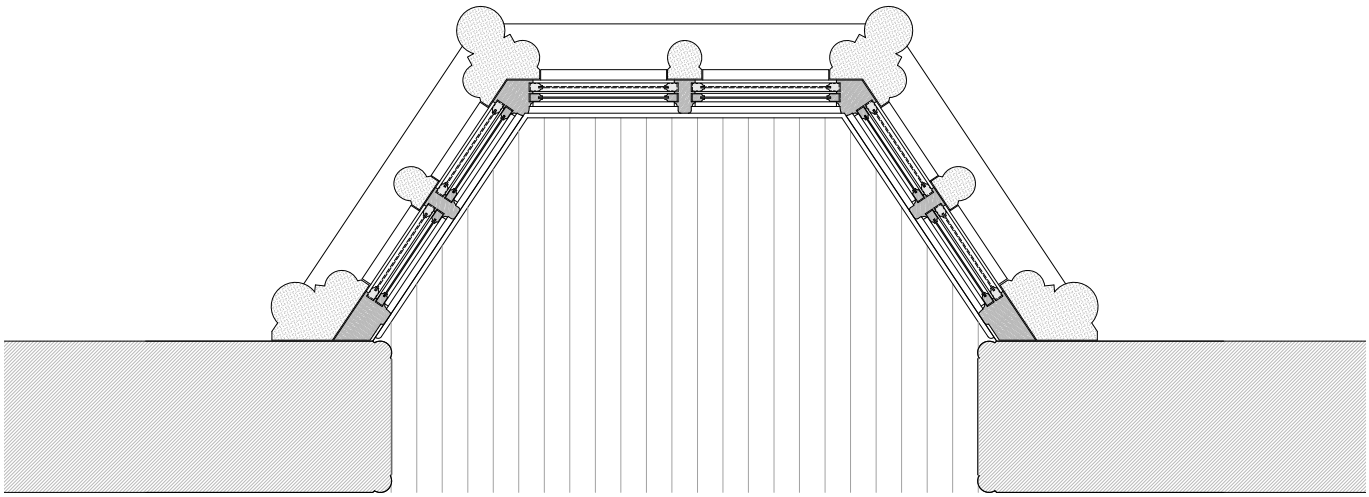
After closing as a hotel, the building was renamed St Pancras Chambers and used as railway offices, latterly for British Rail. It received Grade I listed status in 1967. In the 1980s it failed fire safety regulations and was shut down.

Planning permission was granted in 2004 for the building to be redeveloped and extended into a new hotel, while the upper floors of the original building were redeveloped as 68 apartments by the Manhattan Loft Corporation.

3.2 Planning History
There are several instances of Planning Applications for secondary glazing installations at St Pancras chambers, all of which have been approved. The relevant Planning Permissions are:

- 2011/1585/L
- 2010/6170/L
- 2010/0832/L
- 2010/2983/L
- 2009/5468/L





Top left
Unfolded internal elevation of existing bay window

Bottom
Plan of existing bay window

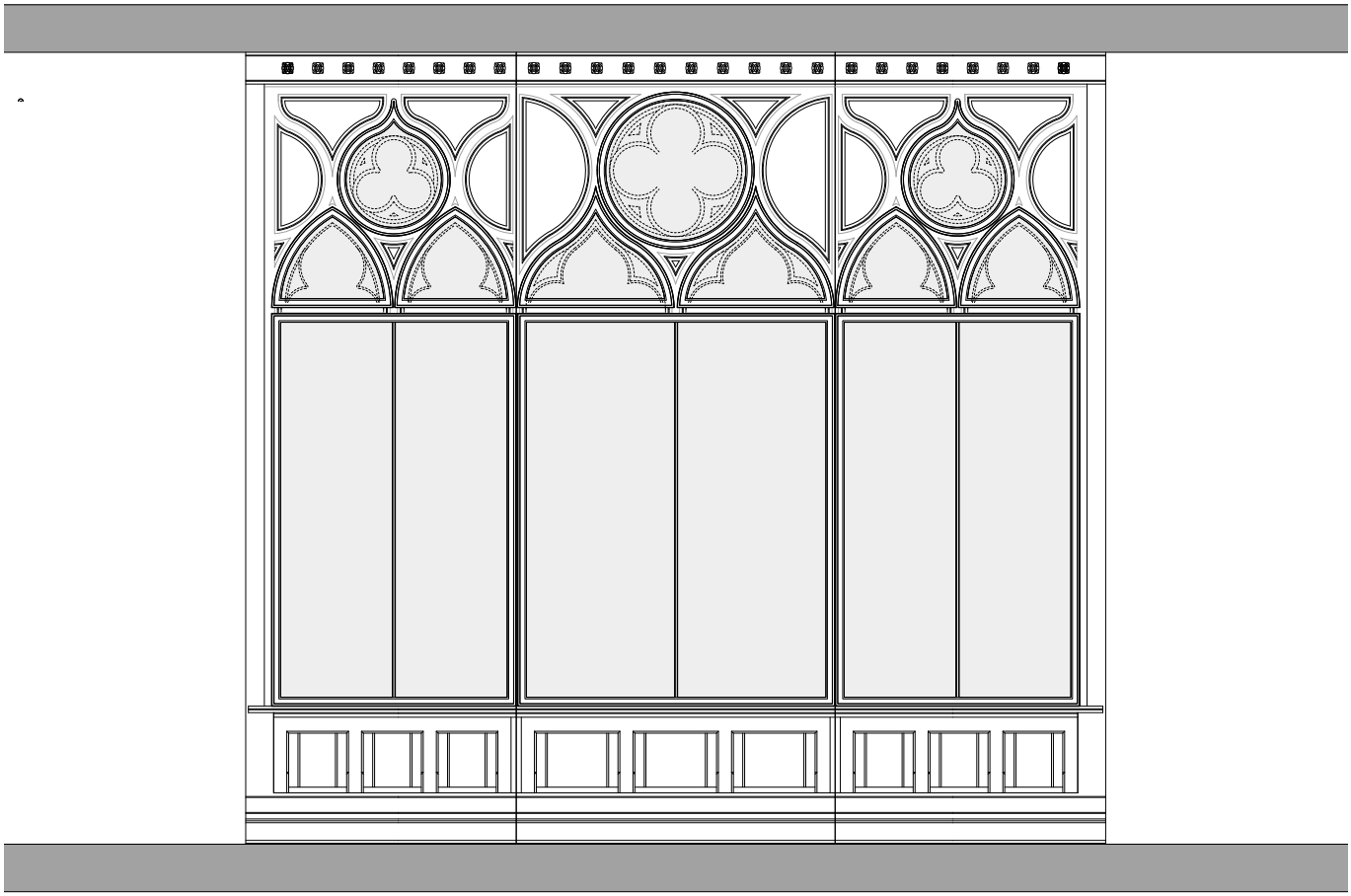
4.0 Amount of Development
This Planning Application is for the installation of secondary glazing to the bay window to Apartment 2.09 at St Pancras Chambers, London.

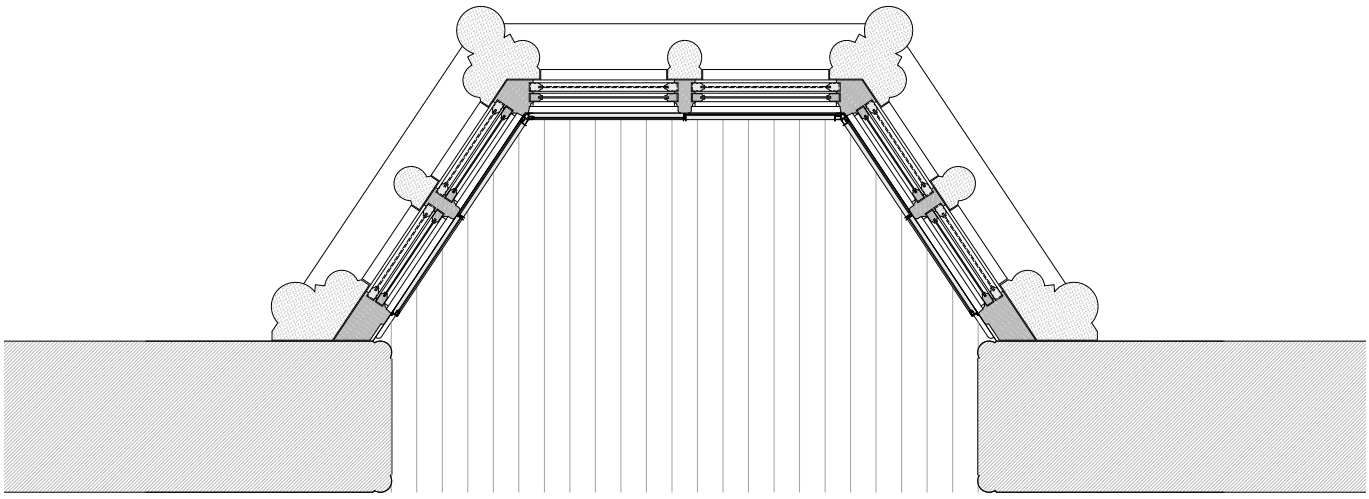
The building as a whole has been refurbished and developed in 2011, and because it is a Grade I Listed Building the original features have been retained and restored.

However, the apartment therefore suffers from traffic noise and pollution from Euston Road which is busy almost 24 hours a day, and is thermally inefficient.

Secondary glazing has been installed to the vast majority of windows within the development as a result.

Above
External view of bay window (shown red)





Top
Unfolded internal elevation of bay window with proposed secondary glazing system installed

Bottom
Plan of proposed bay window with secondary glazing system installed

5.0 Layout of Development

This proposal is to provide secondary glazing to the bay window in Apartment 2.09 to reduce the impact of traffic noise and pollution; and to increase the thermal efficiency of the window.

The secondary glazing system proposed is a polyester powder coated aluminium slimline horizontal system by City Sound Ltd. This secondary glazing system is similar to the Selectaglaze system installed throughout the rest of the building.

Alterations to the existing building fabric to accommodate the secondary glazing are not required as the secondary glazing can be installed directly to the window frames. These can be made good if the secondary glazing is removed at a later date.

The frames of the secondary glazing will align with the fenestration of the original bay window whilst appearing as insignificant as possible.

The installation will not introduce any new sight-lines within the window fenestration. All frames, transoms, mullions and glazing rails will align with the glazing rails in the outer windows and are of a minimum size.

The fixing positions and methods employed in the fitting of the secondary glazing will not damage or put undue stress on the internal fittings and fixtures within the existing bay window. Internal decorative trims and mouldings will be retained.

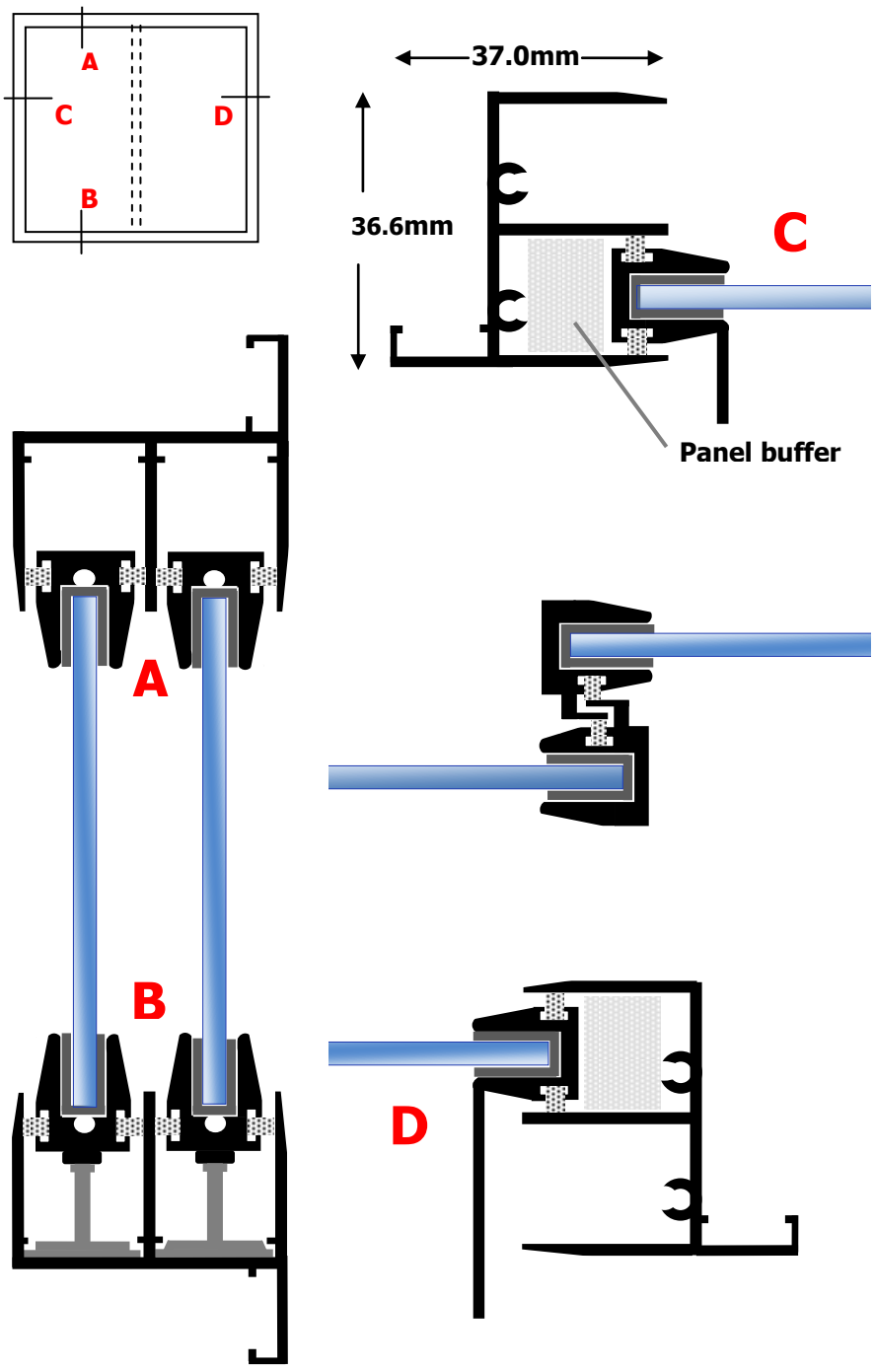
The external window furniture will be retained and allow for the existing windows full use.

The secondary glazing is designed, in all respects, to be fit for purpose and safe in use.

The secondary glazing will allow the full use of the outer windows for internal ventilation whilst also providing access to the outer windows for cleaning and maintenance.

The secondary glazing system is designed to conform, with the current requirements of the Building Regulations.

Above
Examples of City Sound slimline horizontal slider system installed in front of listed windows



6.0 Appearance
The proposed system is City Sound's slimline polyester powder coated aluminium horizontal sliding secondary glazing system with 6.4mm laminated clear glazing

The horizontal sliders will be installed directly to the existing frames of the lower sash window elements. A timber section will be fixed to the top frame, which is set back from the main frame. This can be removed and the windows made good if the secondary glazing is removed in future.

As the proposed frames will be fixed closely to the existing frames, no additional transomes or mullions will be visible.

Individual shaped frames will be fabricated for the upper windows and will be formed to follow the pointed arches and rose windows. These panels will be fixed, as are the original single glazed windows.

The proposed system is similar to the secondary glazing installed elsewhere in the building.

Examples of the secondary glazing system can be found on the opposite page.

Top
Key elevation

Bottom
Vertical section through proposed secondary glazing system

Top and bottom
Horizontal jamb sections through proposed secondary glazing system

Centre
Horizontal section through meeting rails for proposed secondary glazing system

7.0 Conclusions

The proposals to install secondary glazing to the bay window of Apartment 2.09 in St Pancras chambers will be sympathetic to the existing window.

The proposed system will match the fenestration of the existing window.

Should the secondary glazing system be removed in future, the existing windows can be made good.

The installation of the secondary glazing system will greatly increase the thermal efficiency of the apartment and will greatly reduce traffic noise and pollution.