

**15 SOUTHAMPTON PLACE
LONDON, WC1A 2AJ**

**DESIGN & ACCESS STATEMENT
For Secondary Glazing**

March 2016

REV A



Overview

The purpose of this Design and Access Statement is to support the application for Listed Building Consent for new secondary glazing to the basement, ground, first and second floors of 15 Southampton Place

Please note that planning permission and listed building consent has been given on 30th October 2013 for proposed works to 15 Southampton Place (REF: 2013/5790/L). In particular consent for new double glazing and secondary glazing has been approved to some of the windows (please see application for locations and extent). This new application for listed building consent does not include any of these works and is not shown on the plans as requested by the Planning Officer.

Existing Building

15 Southampton Place is a Grade II* Listed 4 storey, plus basement, building of multi-coloured stock brick which forms part of a Georgian terrace built between 1757-63. There are existing single glazed sash windows to all floors which are in varied condition and require some restoration internally and externally. There are window panels to the ground, first and second floors. The basement has no existing features.

Proposals

The proposal are for new secondary glazing to the basement, ground, first and second floors. The existing internal window panelling on the ground, first and second floors are to be restored and the secondary glazing fixed to abut the flat face of the panelling. In these locations a new timber cill and wall lining will be required to support the secondary glazing. On the basement floor the secondary glazing can be fixed within the reveal.

The proposal is for the horizontal element in the secondary glazing to align with the meeting bars of the existing sash windows on all the floors. This means that on the basement, ground and second floors the secondary glazing will be formed of two panes of roughly equal size. with the horizontal element half-way up the window. On the first floor where the existing sash window has unequal sizes the horizontal element in the secondary glazing will need to sit higher in order to align with the existing meeting bars.

The secondary glazing will provide significant noise reduction, improved thermal performance and enhanced security. The restoration works to the internal panelling, with new internal cills will give the windows a new fresh look internally. Externally the thin frame of the secondary glazing aligned with the existing will not have a negative impact on the external appearance of the building.



Existing Single Glazed Sash Windows to Front façade
(Ground, First and Second Floors)
Photo taken from Southampton Place

ASSESSMENT

Drawing No:
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Existing Single Glazed Sash Windows to Rear façade
(First, Second and Third Floors)
Photo taken from Rear Lightwell



Existing Single Glazed Sash Windows to Rear façade
(Second and Third Floors)
Photo taken from Rear Car Park behind the application site

CONTEXT— EXTERNAL SITE

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Basement Floor - Showing deep reveals



Ground, First and Second Floor - Showing panelling around windows

