

**Flat 2, 32 Lambs Conduit Street, London WC1N 3LE.**

**Design and Access Statement to support listed building consent  
Application ref: PP-05232063**

**Proposal:** Repair five sash windows and frames.

### **Existing Situation.**

The lower parts of the windows have significant areas of rotten timber due to the long term effect of rainwater. The lower edges are completely rotten in some places and the wood has separated from the frame leaving gaps between glass and frame. Exterior paintwork is significantly peeling and cracking. (Please see reference photos below.) The connection between sash windows and frames is quite loose everywhere thus creating significant heat loss.

### **Heritage / Context**

The building is in Bloomsbury in the conservation area and is a Grade II listed building. It forms part of a row of early Georgian Terrace Houses.

### **Proposed work.**

Repair where possible damaged timber, beading, cords and weights. Replace damaged timber with new wood and complete frames if necessary. Repaint all windows and frames, interior and exterior. Add 'brush' strips where possible and improve any other features that might reduce heat loss.

### **Design.**

All work to be carried out on 'like for like' basis, i.e. no change to existing dimensions or depth of frames. All repair work to be carried out on-site by a skilled professional. Any additional manufacture to be carried out by an accredited restoration specialist with proven record. The favoured contractor is City Restoration ([cityresoration.co.uk](http://cityresoration.co.uk)) who have carried out other work locally at the Sir John Soane's Museum.

### **Environmental impact / Sustainability.**

The cosmetic improvement will respect and compliment the style of other building facades in the conservation area. The proposed work will significantly improve the heating efficiency of the building and thereby reduce CO2 emissions.

### **Access.**

There are no foreseeable issues re. access.



3rd Floor bedroom 1 window damage / rotten timber



3rd Floor bedroom 2 window damage / rotten timber



Stairs / Landing Window damage / rotten timber



2nd Floor lounge window damage / rotten timber