

Design and Access Statement

relating to

Secondary Glazing Installation

at

7 Gower Street, London, WC1

for

The Bedford Estates

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## Design and Access Statement and Revision Sheet

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## Section 1 - Introduction

This Design and Access Statement has been prepared to accompany a Listed Building application for 7 Gower Street.

The property to be worked on comprises basement, ground and three upper floors and totals circa 291sqm.

7 Gower Street is part of a terrace of 4 houses. c1780, of darkened multi-coloured stock brick, all are, or show evidence of having been, tuck pointed. Nos 1-7 with rusticated stucco ground floors, 1<sup>st</sup> floor stucco sill bands. Slate mansard roofs with dormers. 3 storeys, attics and basements.

Planning records show that Listed Building Consent was granted in 1990 (ref 9070118) for the installation of secondary glazing to front windows at all floor levels. Listed Building Consent was also granted in 1996 (ref 8570371) for internal alterations at basement level. A further consent was granted for internal alterations at third floor level in 1974 (ref HB926).

## Section 2 – Design Statement

### Use

The current use of the property is B1 offices and this will remain the case.

### Proposals

Our proposal is to take out the existing secondary glazing to the front elevation windows where existing at basement, ground and first floor levels and to the rear basement office and install new secondary glazing.

The proposed installation will comprise Selectaglaze Series 20 slimline, a slim section vertical sliding system suitable for treating traditional sash windows. The glazing bars to the secondary glazing will be designed to replicate the glazing bar pattern of the existing sash windows so that it will not be visible externally.

The secondary glazing will be mounted in the existing window reveals in the same location as the existing secondary glazing.

## Section 3 – Use / Layout

These proposals will not change the use or layout of the property.

## Section 4 – Access

These proposals will not change access to and from or within the property.

## **Section 5 – Landscaping**

There are no landscaping proposals within this application.

## **Section 6 – Vehicular and Transportation Links**

The vehicular and transport links to the building will not be affected by the proposed works.

## **Section 7 – Conclusion**

Through our design, we have carefully considered the most discreet and practical location for the secondary glazing and consider that mounting it in the same position as the existing, it will not adversely affect the original fabric of the building and will benefit all future occupiers.