

LISTED BUILDING APPLICATION

FOR

**INSTALLATION OF SECONDARY GLAZING
TO EXISTING SASH WINDOWS**

**APPLICATION SITE:
THIRD FLOOR FLAT (NORTH)
NO. 1 GRAY'S INN SQUARE,
THE HONOURABLE SOCIETY OF GRAY'S INN,
LONDON WC1R 5AA**

**DESIGN & ACCESS/HERITAGE STATEMENT/
SCHEDULE OF WORKS**

**Prepared by Mark Snook Planning
on behalf of
The Honourable Society of Gray's Inn**

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1.0 INTRODUCTION

- 1.1 This document has been prepared to support a listed building application to install secondary glazing to 8 no. sash windows to the Third Floor Flat (North) at no. 1 Gray's Inn Square. The application is accompanied by the following drawing.

DRAWING	REVISION
Proposed Floor Plans and Large Scale Joinery Details. Location Plan.	INN/1064/1GIS/PL/04/17/001/A

2.0 DESCRIPTION/SCHEDULE OF WORKS

- 2.1 It is proposed to install secondary glazing to 8 no. existing sash windows, as described below. Large scale joinery details have been provided to show how the units will be fitted to the opening.
- 2.2 No further works are sought and no external alterations are proposed.
- 2.3 Where necessary each window will be lightly rubbed down and re-painted prior to the fitting of the unit.
- 2.4 These windows all have square reveals, a square bead would be set 50mm (max.) back from the sash windows into which the secondary glazed units would be fixed. The bead would be painted to match the existing window and any painted decoration made good.
- 2.5 A separate cill detail is to be fitted where necessary to create a draft free seal between the existing sash windows and the new secondary glazed unit – see detail on plans.
- 2.6 The unit has been selected from a Company who specialise in secondary glazed units, 'Selectaglaze'. This company has a Royal Warrant and is approved by all the UK heritage and conservation bodies for use in listed buildings.
- 2.7 The Slimline 20 vertical sliding unit has been chosen as it is suited for treating traditional sash windows. It has one central bar, which would be bespoke fitted to line up with the central bar in each existing window. The Company website is www.selectaglaze.co.uk.

3.0 LISTING DESCRIPTION/HERITAGE ASSESSMENT

- 3.1 This statement has been prepared to support a Listed Building application by The Honourable Society of Gray's Inn to insert secondary glazed units to all eight existing sash windows in the Third Floor Flat (North), at No. 1 Gray's Inn Square.
- 3.2 No. 1 Gray's Inn Square is a Grade II Listed Building and therefore constitutes a 'Heritage Asset' as described in the National Planning Policy Framework (NPPF).
- 3.3 The NPPF states that any application for proposals affecting a Heritage Asset should provide a Heritage Assessment (HA), this is set out below.
- 3.4 The NPPF states that the level of detail required for a Heritage Assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 3.5 The flat subject to this application sits on the Third Floor (northern end) of No. 1 Gray's Inn Square.
- 3.6 The listing description is as follows:

TQ3181NW GRAY'S INN 798-1/102/632 (West side) 24/10/51 Gray's Inn Square No.1 and attached railings

GV II*

Terraced chambers. c1676, restored c1948. Brown brick with red brick dressings. Brick bands between floors. Tiled roof. 4 storeys and cellar. Double-fronted with 8 windows. Stone doorcase with consoles and broken segmental pediment with ball in centre. Gauged red brick flat arches and dressings to flush frame windows with boxing and glazing bars. Wood block bracketed eaves cornice. INTERIOR: panelled with wood cornice and turned balusters with square newels to dog-leg stairs. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to rear.

- 3.7 The property forms part of The Honourable Society of Gray's Inn Estate and is located within The London Borough of Camden Bloomsbury Conservation Area.
- 3.8 As noted elsewhere in this statement, the works under this application are of an internal nature only. **NO EXTERNAL WORKS/ALTERATIONS ARE PROPOSED.** Therefore, there would be no impact upon the character and appearance of the Conservation Area, nor the external facade of the listed terrace as a result of the proposals.

- 3.9 The Inn is in the process of considering how to best implement more energy efficient measures across the Estate. One of the most simple and well established mechanisms to provide better thermal efficiency is the insertion of secondary glazing units. These also have the effect of reducing noise pollution from external sources, i.e. traffic, air conditioning units etc. For this reason, it is proposed to insert a slim line secondary glazing unit from a company called 'Selectaglaze', who specialise in secondary glazing in listed buildings. Large scale joinery details of this product and its application have been provided to support this aspect of the proposals. When no longer required, or in need of replacement, these units can be removed without any loss of historic fabric or damage to the sash windows or their reveals.
- 3.10 Each unit is bespoke made to fit and would comprise of two glazed sections with a central bar to match that of the central bar of the sash window. The discreet, sympathetic and unobtrusive design makes it the ideal solution to preserve and retain the character of older and more traditional buildings. The product satisfies the requirements of all the UK heritage and conservation bodies for use in listed buildings.
- 3.11 To conclude, in our opinion, the proposed works would not have any form of detrimental impact upon the listed building and it's special character, but would be of benefit in terms of energy efficiency and the existing residential use of the flat.

4.0 DESIGN/ACCESS

- 4.1 The reasoning behind this proposal has already been set out above and the application of the units has also been described in both written and diagrammatical form.
- 4.2 The unit and supplier have been carefully chosen to have the least impact on the existing historical fabric and maintain the appearance of the window/listed building.
- 4.3 The access arrangements to the flat are unaffected by this proposal.