

LISTED BUILDING APPLICATION

FOR

**INSTALLATION OF SECONDARY GLAZING
TO EXISTING WINDOWS**

APPLICATION SITE:

**NO. 1 SOUTH SQUARE,
THE HONOURABLE SOCIETY OF GRAY'S INN,
LONDON WC1R 5HP**

**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 12 no. existing windows at no. 1 South Square. The application is accompanied by the following drawings and a series of photographs of the windows as existing.

DRAWING	REVISION
Existing South Elevation	INN/1064/1SS/PL/05/17/001/A
Existing Window Details (Windows 1-6)	INN/1064/1SS/PL/05/17/002/A
Existing Window Details (Windows 7-12)	INN/1064/1SS/PL/05/17/003/A
Proposed Secondary Glazing Details	INN/1064/1SS/PL/05/17/004/A
Proposed Secondary Glazing Details (Windows 7-12)	INN/1064/1SS/PL/05/17/005/A

2.0 DESCRIPTION/SCHEDULE OF WORKS

- 2.1 It is proposed to install secondary glazing to 12 no. existing windows in the south facing elevation of No. 1 South Square, as described below. Each window has been numbered on the plans for clarity. There are a mix of window type, windows no. 1, no. 4 and no. 7 are casement style windows and the other nine windows are traditional sash windows. Large scale joinery details have been provided to show how the units will be fitted to the opening.
- 2.2 As can be seen in the photographs, windows no. 1, no. 2 and no. 3 already have secondary glazed units fitted, it is proposed to replace these with new units to match through with the rest of the subject windows.
- 2.3 No further works are sought and no external alterations are proposed.
- 2.4 Where necessary each window will be lightly rubbed down and re-painted prior to the fitting of the unit.
- 2.5 The windows all have square reveals, a square bead would be set 50mm (max.) back from the 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.

- 2.6 A separate sill 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.
- 2.7 The units have 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.
- 2.8 The Slimline 10 horizontal sliding unit has been chosen for windows no. 1, no. 4 and no. 7 as this is suited to hinged casement windows; and the Slimline 20 vertical sliding unit has been chosen for the traditional sash windows. Each unit 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 twelve existing windows in the south facing elevation of No. 1 South Square.
- 3.2 No. 1 South 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 listing description for No. 1 South Square is as follows:

TQ3181NW GRAY'S INN 798-1/102/641 (South side) 24/10/51 South Square No.1

GV II

Terraced chambers. c1759. Brown brick with red brick quoins and dressings. Red brick bands between floors. Tiled mansard roof with dormers. 3 storeys and attic. 3 windows. Stone doorcase with consoles and broken segmental pediment with ball in centre. Gauged red brick flat arches to recessed sash windows. Parapet. Lead rainwater pipes and heads with gilded lions. INTERIOR: staircase with closed string, turned balusters and columned newels. Some panelled rooms.

- 3.6 The south facing (rear) elevation of No. 1 South Square, in which the subject windows are located, was re-built in the 1950's following bomb damage.

- 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 A further factor in this particular application is the recent grant of planning consent to refurbish, extend and change the use of nos. 19-21 High Holborn (the building immediately to the south of No. 1 South Square), planning reference 2016/6785/P. Although every effort will be made to keep construction noise to a minimum, there will undoubtedly be an impact upon the surrounding buildings during the construction phase. It seems an ideal time, therefore, to implement the installation of secondary glazing in this facade, as it will not only enhance the energy performance of the building, but also assist in cutting down any short term disturbance during the construction phase due to the units acoustic properties.
- 3.11 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 in the existing 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.
- 3.12 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 increased acoustic performance.

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 building are unaffected by this proposal.

**Author: Abigail Snook (on behalf of Mark Snook Planning)
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