

LISTED BUILDING APPLICATION

FOR

**INSTALLATION OF SECONDARY GLAZING
TO EXISTING WINDOWS**

APPLICATION SITE:

**3RD FLOOR FLAT SOUTH,
NO. 4 RAYMOND BUILDINGS
THE HONOURABLE SOCIETY OF GRAY'S INN,
LONDON WC1R 5BP**

**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 6 no. existing windows in the Third Floor Flat (South) at No. 4 Raymond Buildings. The application is accompanied by the following drawings and a series of photographs of the windows as existing.

DRAWING	REVISION
Existing and Proposed Floor Plans and Location Plan @A1	INN/1064/4RAY/PL/12/17/002/A
Existing Large Scale Joinery Details @A1	INN/1064/4RAY/PL/12/17/003/A
Proposed Large Scale Joinery Details @A1	INN/1064/4RAY/PL/12/17/004/A

2.0 DESCRIPTION/SCHEDULE OF WORKS

- 2.1 It is proposed to install secondary glazing to 6 no. existing sash windows in both the east and western elevations of a third floor flat at No. 4 Raymond Buildings, 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 There are two types of window reveal in this flat, one with a swept reveal (numbered W1, W2 and W3 on the plan) and one with a square reveal (numbered W4, W5 and W6 on the plan). There is a separate detail for each window reveal.
- 2.5 On the swept reveals, chamfered beads would be set 50mm (max.) back from the sash windows into which the secondary glazed units would be fixed. Similarly, on the square reveals, square beads would be set 50mm (max.) back from the windows into which the unit 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 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 six existing sash windows in the west and east facing elevations of a third floor flat in No. 4 Raymond Buildings.
- 3.2 No. 4 Raymond Buildings is a Grade II Listed Building (it forms part of a wider group listing covering nos. 1-6 Raymond Buildings) 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 Nos. 1 to 6 Raymond Buildings is as follows:

CAMDEN

TQ3081NE GRAY'S INN 798-1/101/639 (East side) 24/10/51 Raymond Buildings Nos.1-6 and attached railings

GV II

6 terraced chambers. 1825, restored late C20. Multi-coloured stock brick under a slate roof with dormers. West elevation - 4 storeys, attics and basements. 7 windows each. Entrances of semicircular arches with key-stones and impost blocks. Gauged brick flat arches to recessed sash windows. Restored parapet. East elevation - facing gardens, with stone bands at ground and 1st floor. INTERIORS: have stone stairs with square iron balusters. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing Entry Number: 1322151

- 3.6 The property also forms part of The Honourable Society of Gray's Inn Estate and is located within The London Borough of Camden Bloomsbury Conservation Area.
- 3.7 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.
- 3.8 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 improved 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.
- 3.9 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 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.
- 3.10 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.

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December 2017