

HELEN GRAHAM HOUSE, BLOOMSBURY

DESIGN AND ACCESS STATEMENT



INTRODUCTION

Helen Graham House is an affordable hostel accommodation for students and young professionals, located in central London, in the Bloomsbury conservation area. It comprises an Edwardian 7 storey building fronting Great Russell Street and was redeveloped to the rear in the 1980's. The windows facing Great Russell Street are timber; the ones in the later development (internal courtyard and Gilbert Place) are aluminium.

The Great Russell Street elevation is a mixture of sash and casement windows. The windows on the ground floor and lower ground floor level are sash. Above the ground level, the west side consists of sash windows, whereas the ones on the east side are casement. All the other elevations consist of aluminium pivot windows of varying sizes. As the windows have deteriorated over time, they have become energy inefficient and therefore need to be replaced.

THE PROPOSAL

The application to which this statement relates is for the windows replacement on each elevation in order to improve the thermal performance of the building. The proposal involves installing double-glazed timber casement and sash windows on the Great Russell Street Elevation, as per Mumford and Wood Conservation Spring Sash or similar. The rest of the building will have double-glazed anodised aluminium windows - colour and style to match the existing.

IMPACT OF THE PROPOSED ALTERATION

Windows outlined in the proposal are to be of the same materials and styles as the existing ones.

ACCESS

There are no implications for access identified with this proposal.