

Queen Court

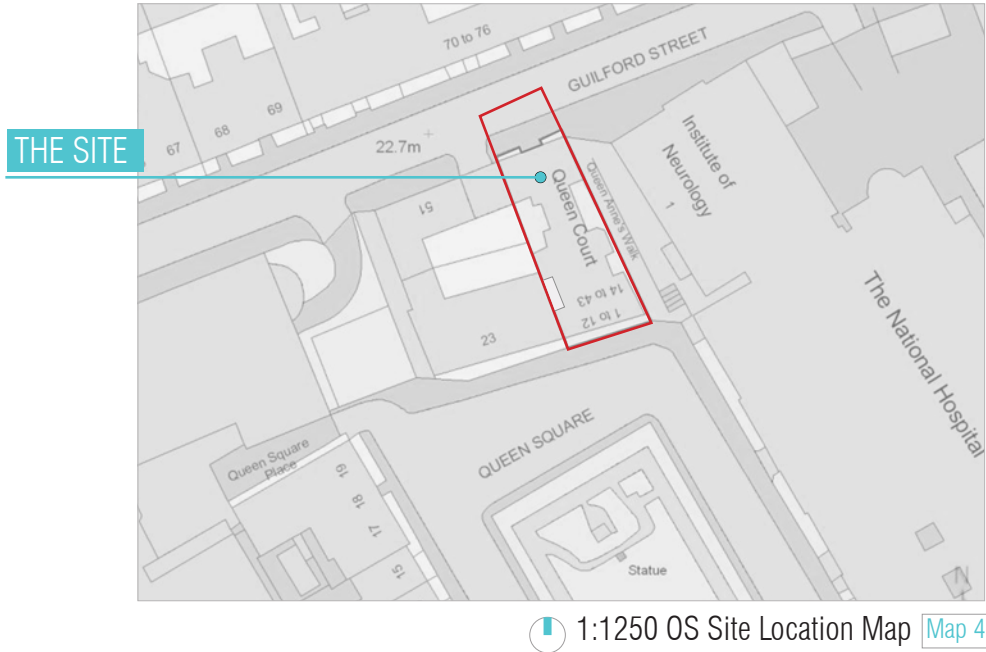
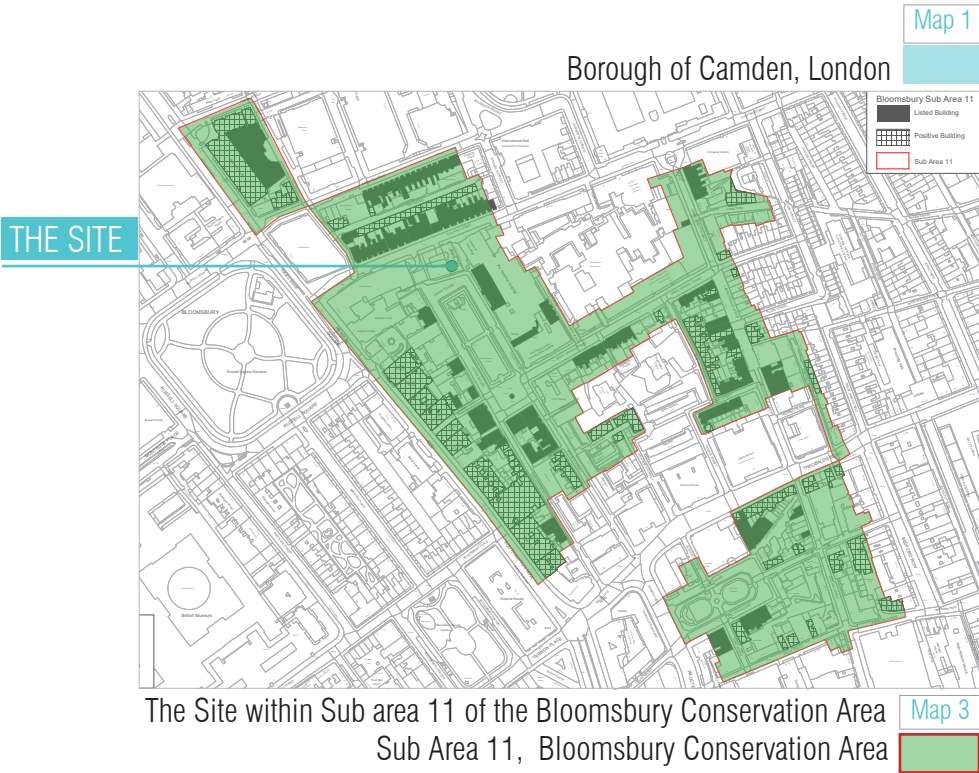
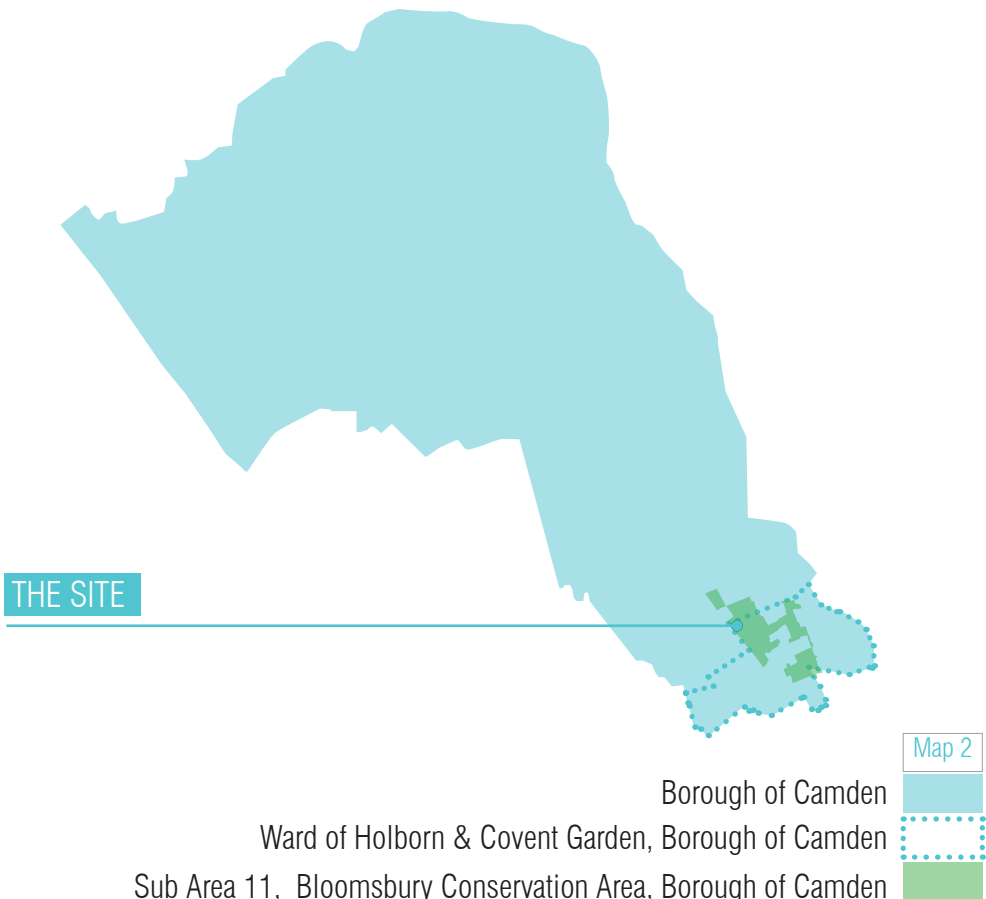
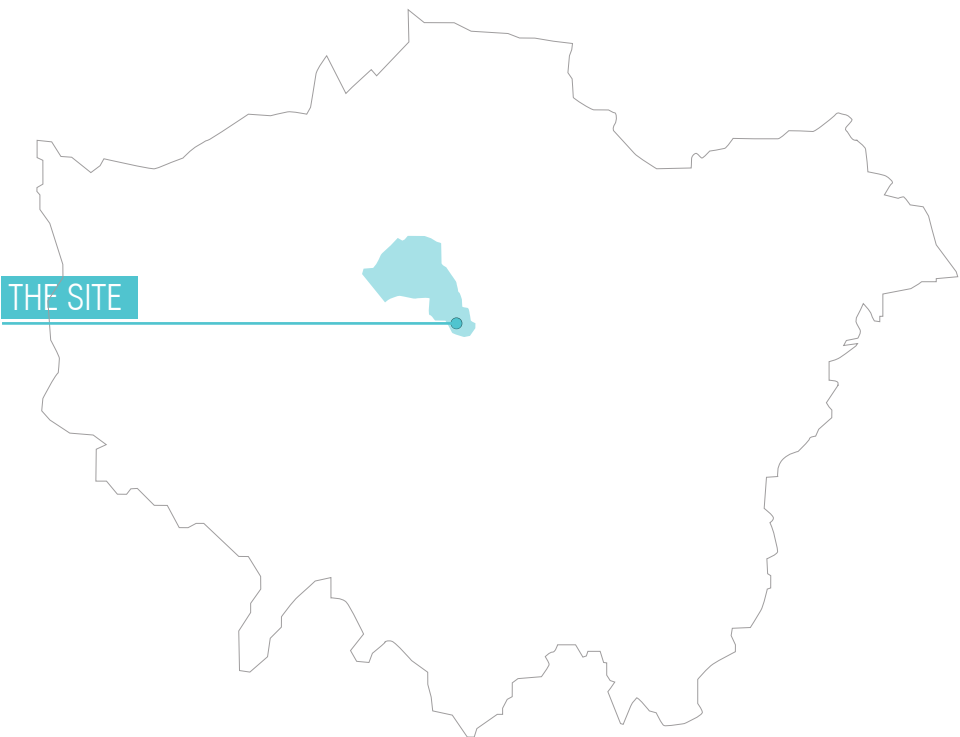
design + access statement

Proposal for:
**QUEEN COURT,
QUEEN SQUARE,
LONDON WC1N 3BA /WC1N 3BB**

ambigram architects

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01.00 INTRODUCTION



This report demonstrates the objectives and benefits of the proposal for the refurbishment of the existing facade windows at Queen Court, a residential block located on Queen Square, London, WC1N 3BA/3BB, designed in the 1930s by Scottish architects Marshall and Tweedy.

There are 230 openings on the facade, 16 of which are door units and 224 are window units. There will be no material difference in appearance between the existing and proposed windows.

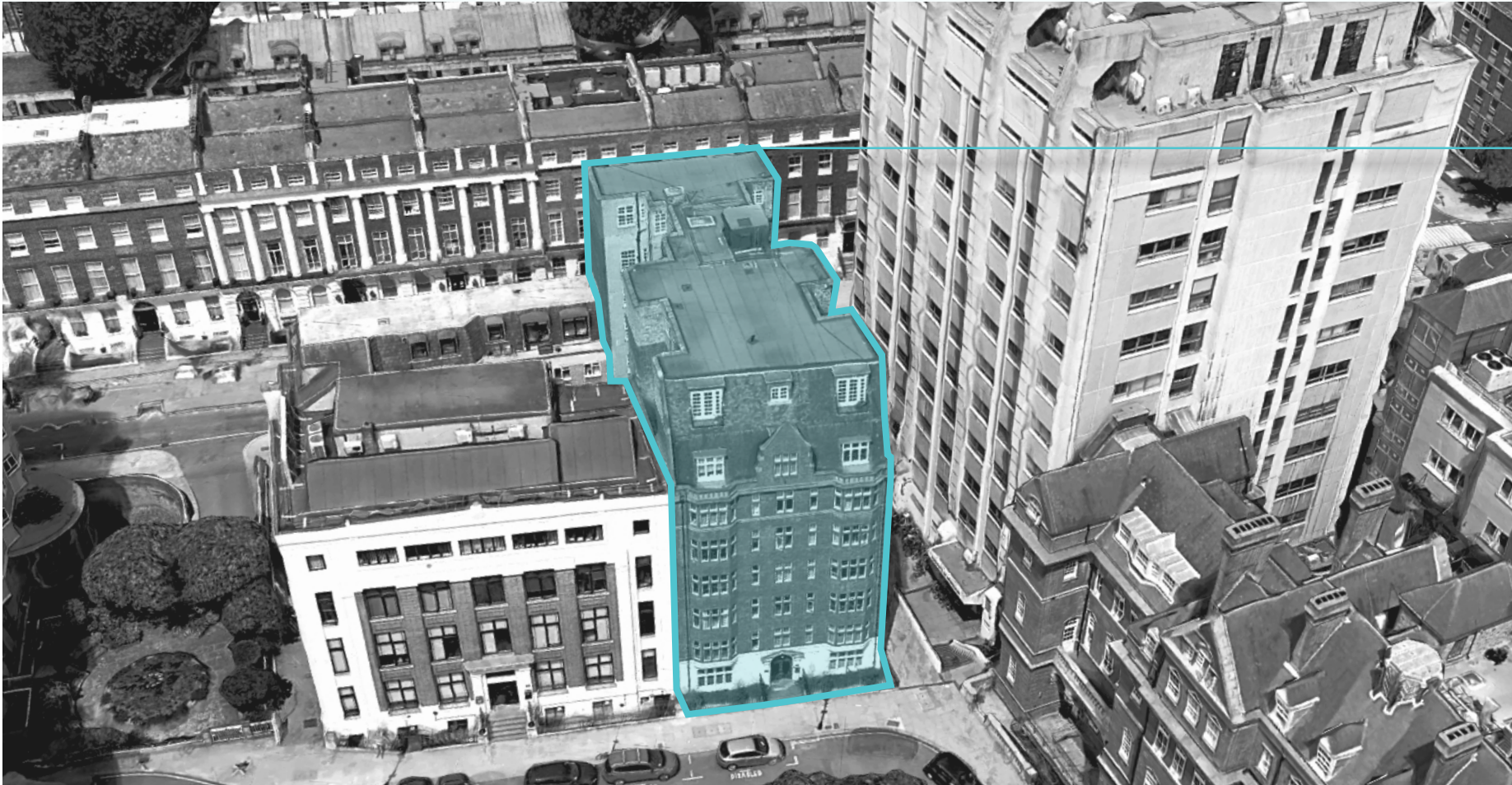
Maps 1 & 2, opposite, indicate Queen Court's location in the London Borough of Camden and more specifically within the ward of Holborn and Covent Garden.

Map 3, opposite, indicates that the site also falls within Sub Area 11 of the Bloomsbury Conservation Area.

01.02 Design Team

The current design team includes:

Client _____ Queen Court Freehold Company
Planning Consultant _____ SM Planning
Architects _____ ambigram architects



THE SITE

1.

Bird's Eye View Looking North

The objective of this application is to obtain planning permission to refurbish the current condition of the windows of Queen Court in view of their current condition. The refurbishment is to benefit the occupants by improving thermal comfort, acoustic insulation and privacy.

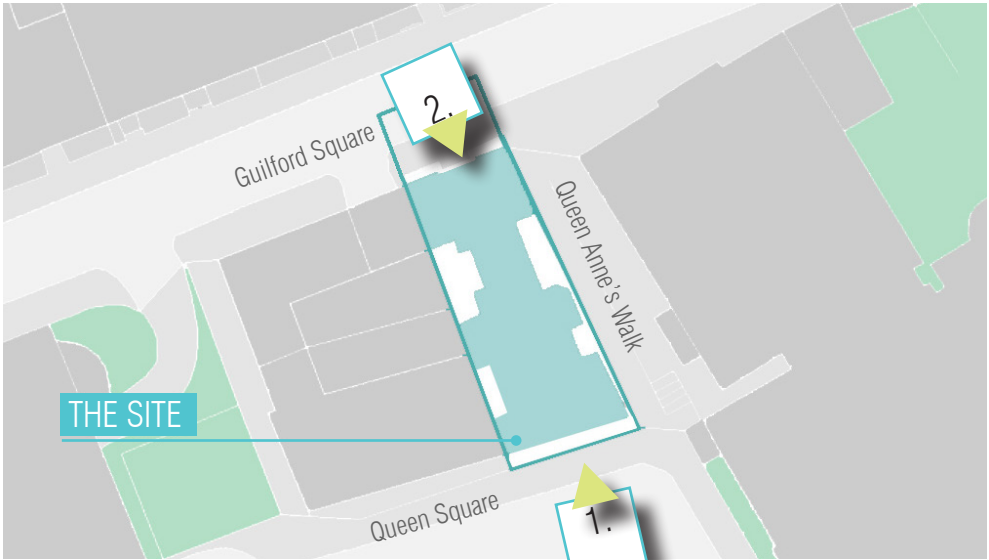
The refurbishment aims to contribute to the street frontage by the formal and material alignment of the fenestration typologies.



THE SITE

2.

Bird's Eye View Looking South



Plan Key to Existing Elevations Photos Opposite
Queen Court | Planning Application

01.00 INTRODUCTION



1. Queen Square | Front Elevation (South)



2. Guilford Square | Rear elevation (North)



3. Courtyard View | Side elevation (west)



4. Queen Anne's Walk | Side Elevation (East)

01.04 Benefits of The Proposal

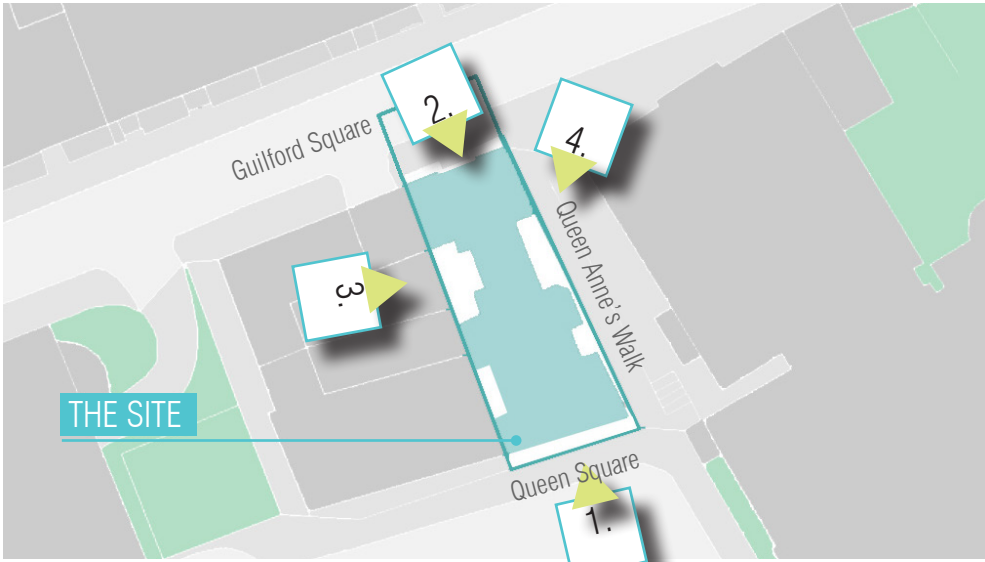
The benefits of the refurbishment of the facade are therefore two-fold:

A. Increased Thermal Comfort

The current U-Value is below Part L standards, merely achieving a U-value of 5.5 (presumed by their supplier, Crittall Windows). The proposed windows would allow for a U-Value of 1.1.

B. Street Facade Alignment

As the photos opposite show, although the main facades are coherent, there are several 'rogue' windows which are not in keeping with the overall design of the facades and are to the detriment of the appearance of the building. These window types have been installed in an ad-hoc fashion over time and will be replaced by window types of the original design, in a manner to unify the facade. This application provides an opportunity to present a more visually coherent facade to the street frontage.



02.00 EXISTING/PROPOSED COMPARISON



Typical Window Type A - Leaded

This window type is only on the north-facing and south-facing fronts of the facade.

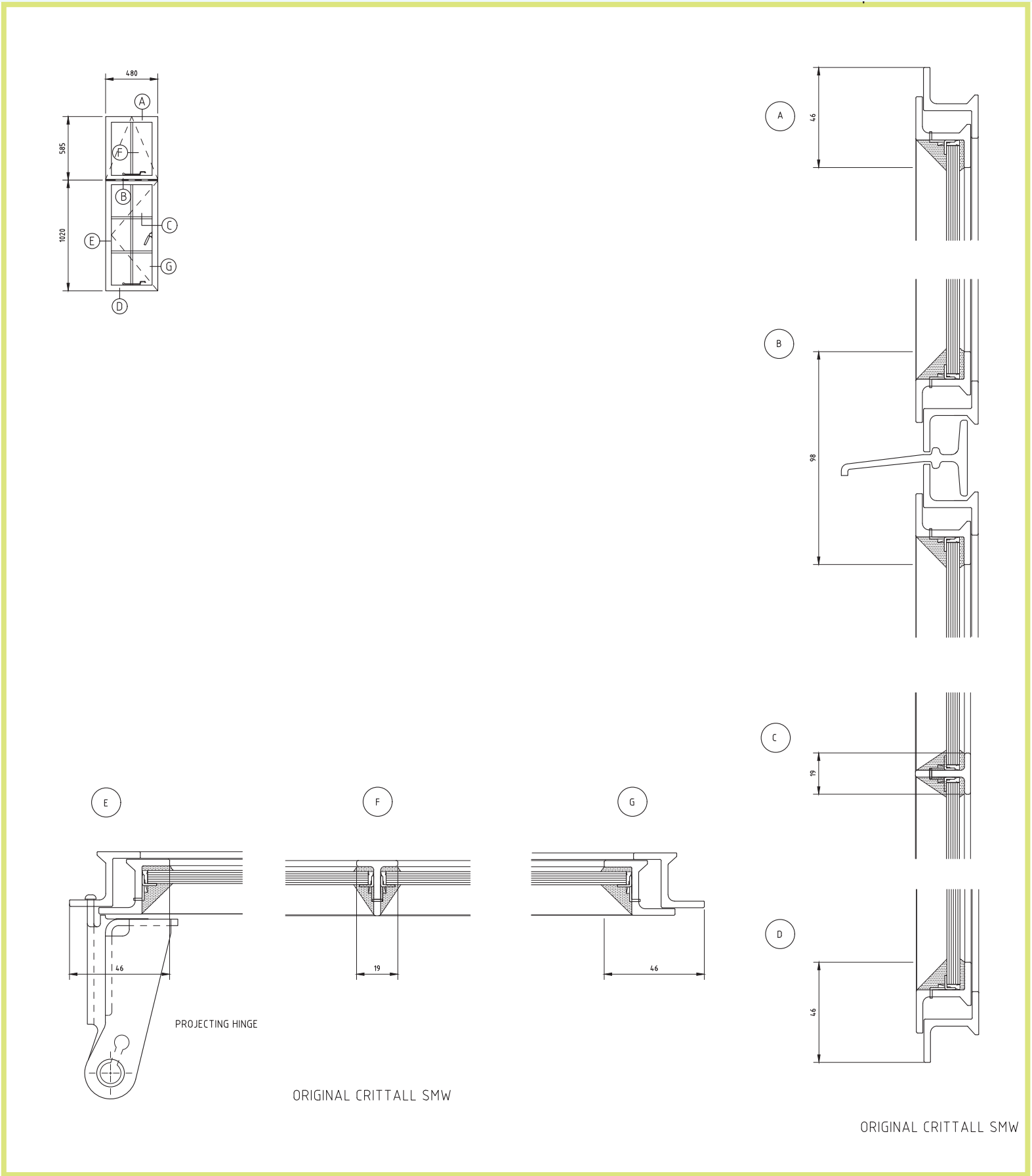
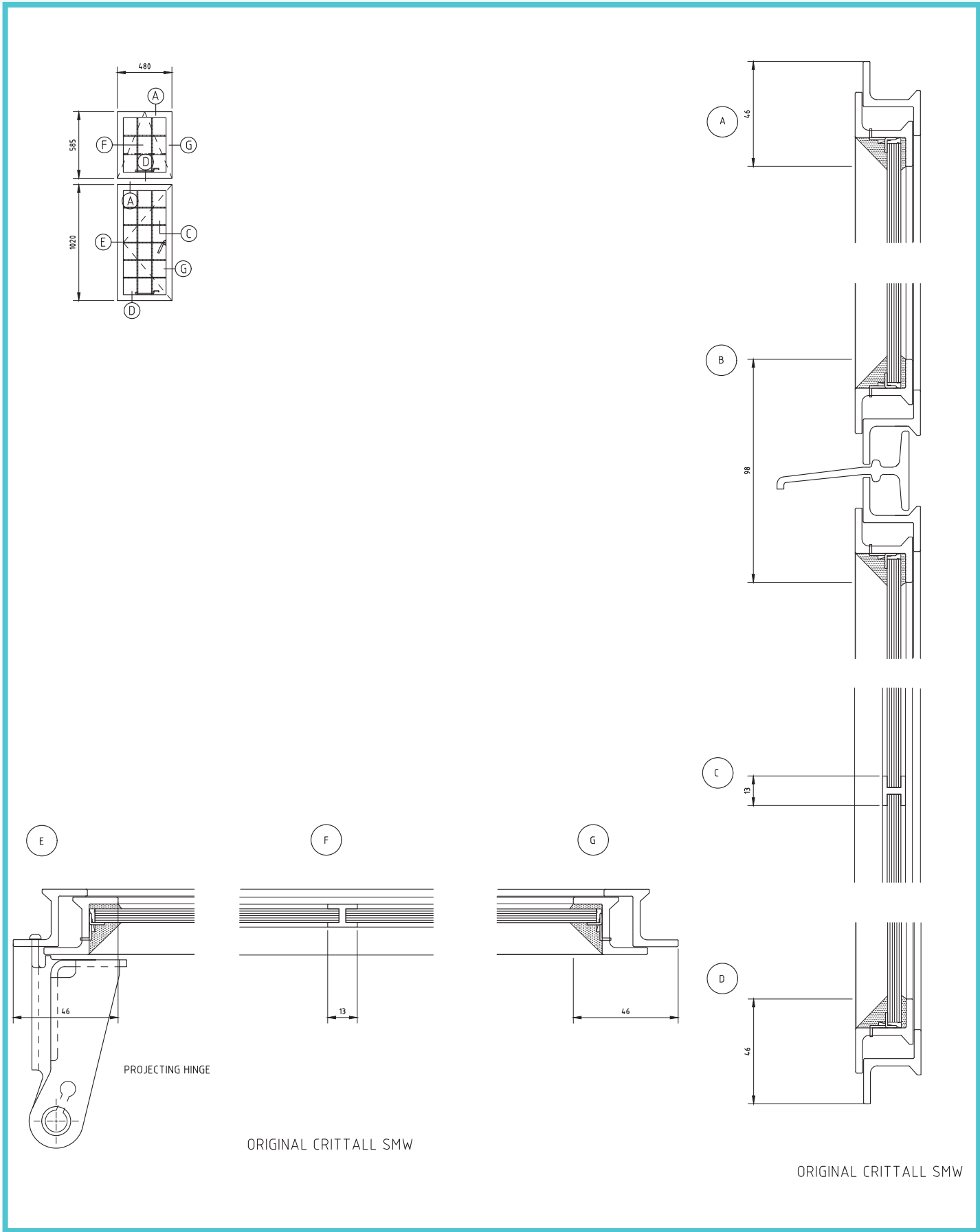
The windows at Queen Court are 90 years old. Due to their age, some of them are in a state of disrepair. For example, there is:

- rust on the bottom rails,
- metal work with visible signs of corrosion,
- broken
- doors and timber elements on the penthouse flats are rotten beyond repair and require replacement,
- currently a very poor U-value of 5.5 - indicating a lack of thermal comfort.



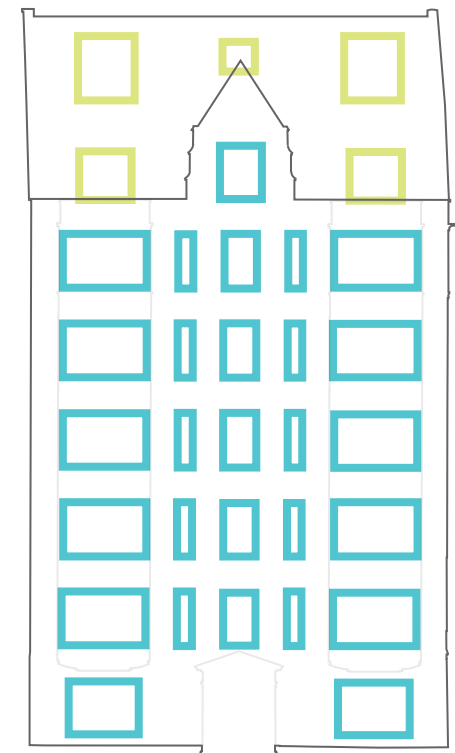
Typical Window Type B- Steel Framed

This window type is mainly on the east and west-facing facades with the exception of the basement and 7th floor extension of the front facade.

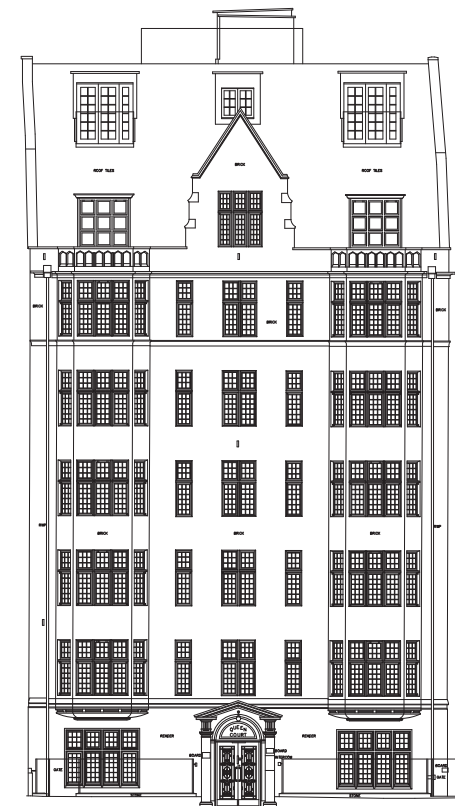


MANUFACTURER'S DETAIL | EXISTING TYPE A | LEADED UNITS

MANUFACTURER'S DETAIL | EXISTING TYPE B | STEEL FRAMED UNITS



1 DIAGRAM OF EXISITNG OPENINGS



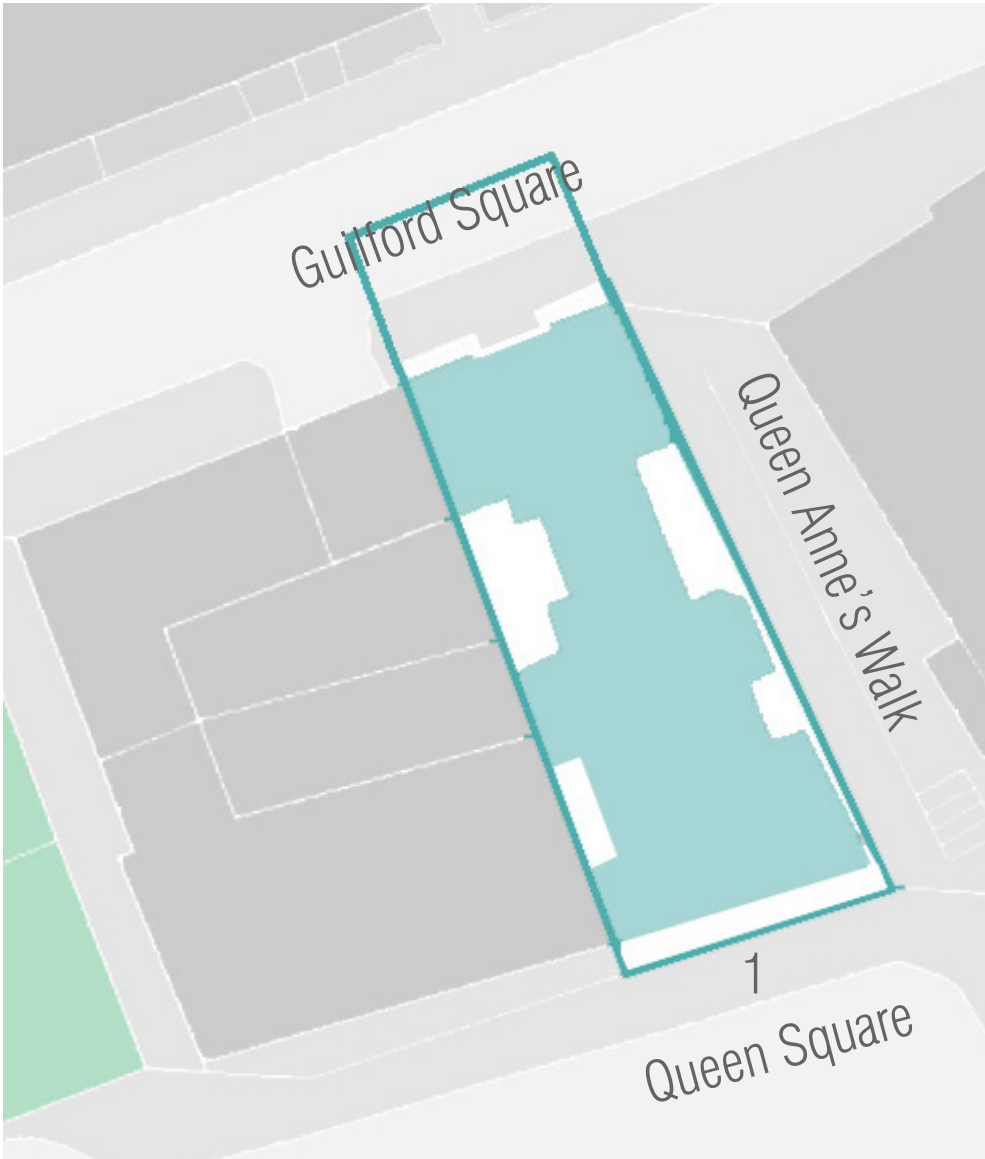
1 EXISTING ELEVATION

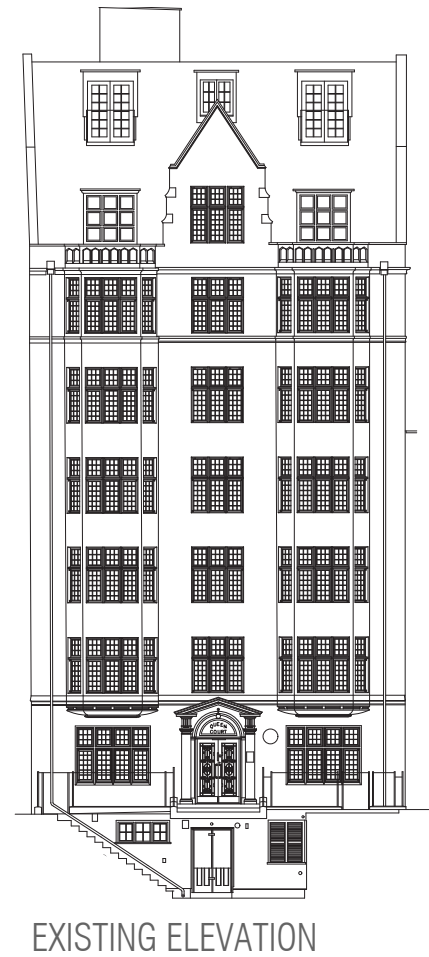
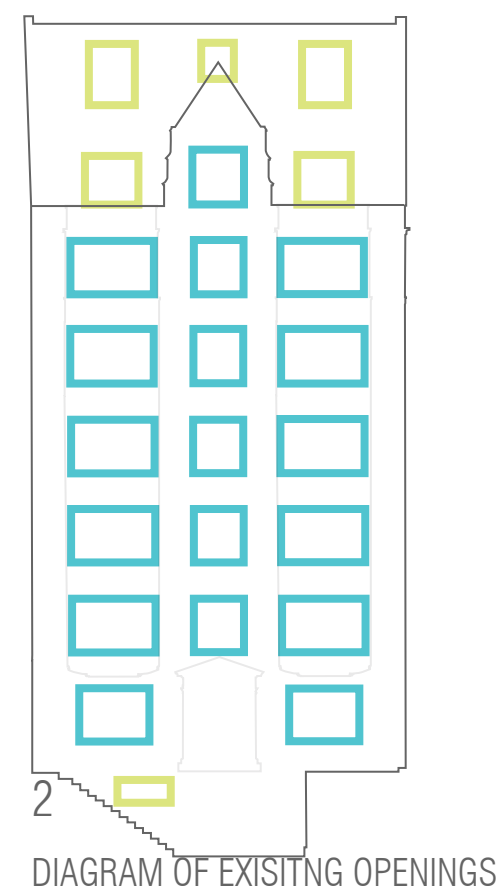
Legend

Existing Type A Leaded 


Existing Type B Steel Framed/Timber 


The diagram opposite illustrates the existing fenestration types at Queen Court. The purpose of this diagram is to indicate that although the appearance of the opening types of the elevations will remain completely unchanged, the quality of the window and door units will be substantially increased from the existing condition.



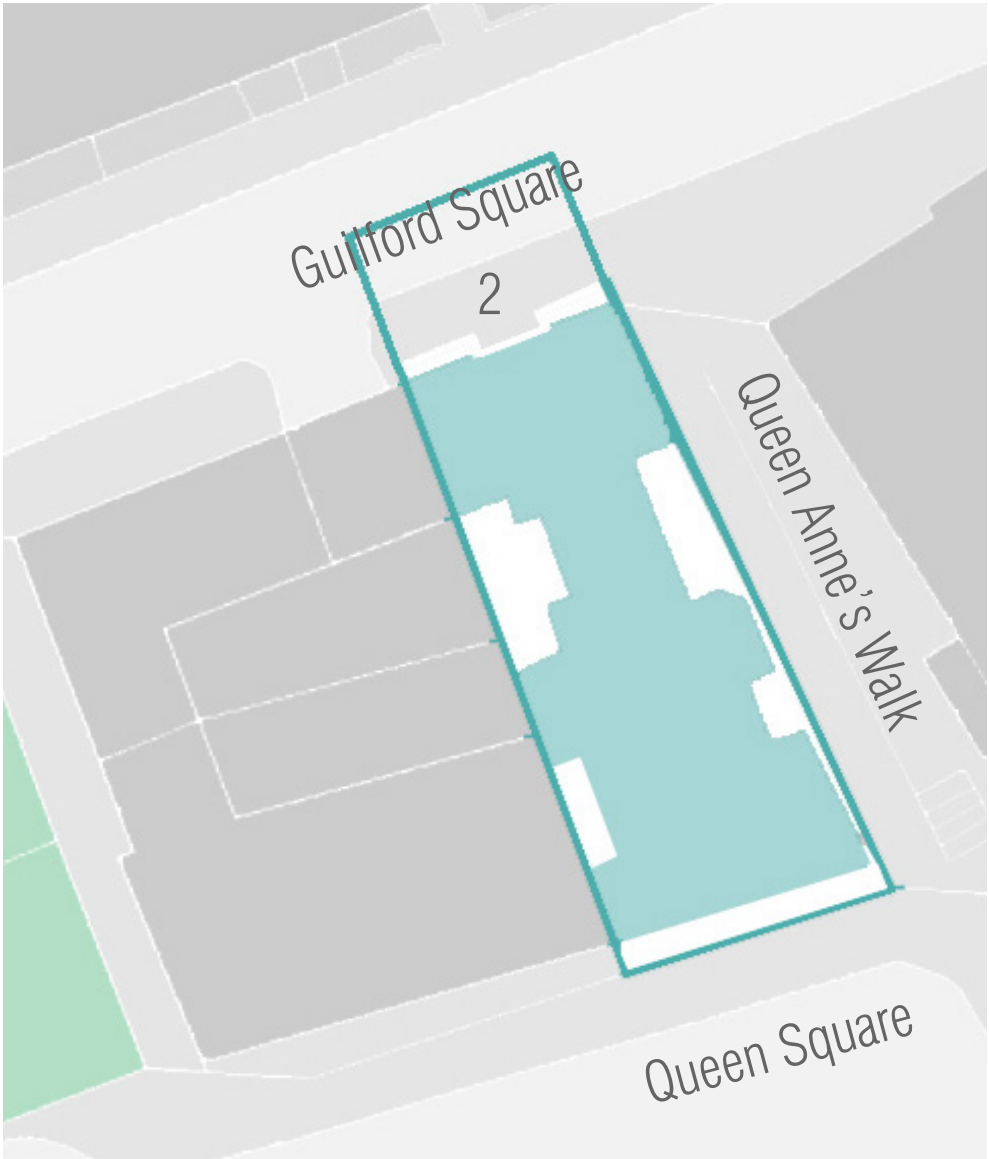


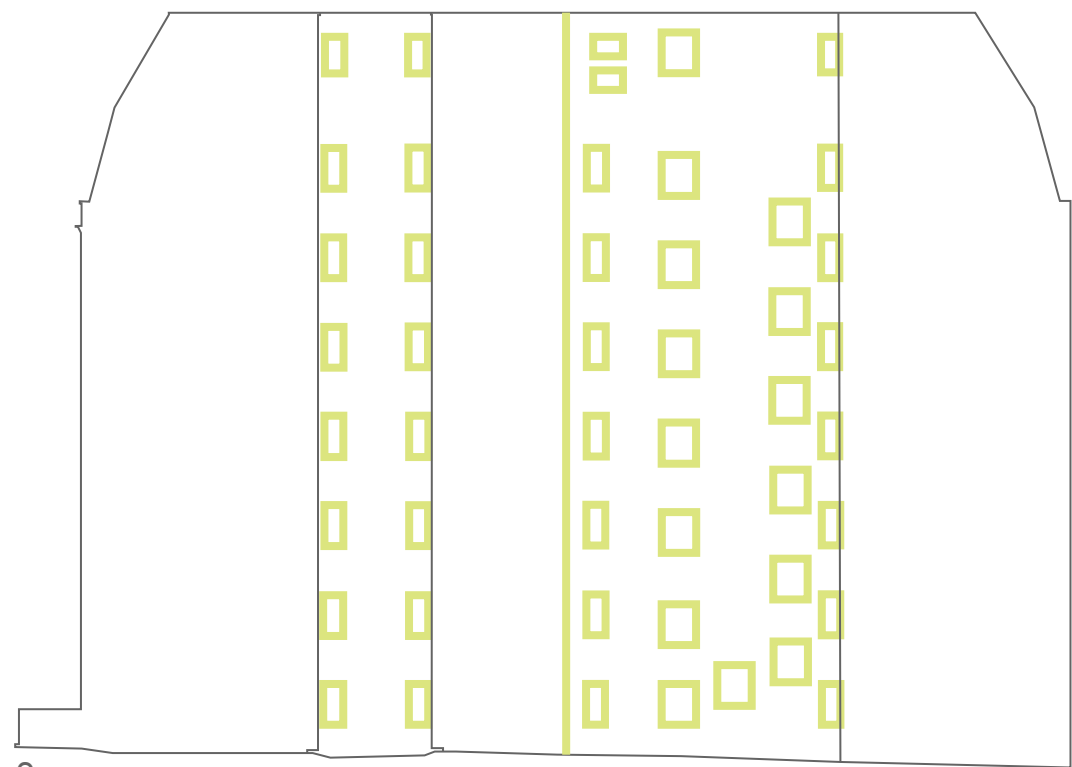
Legend

Existing Type A Leaded 

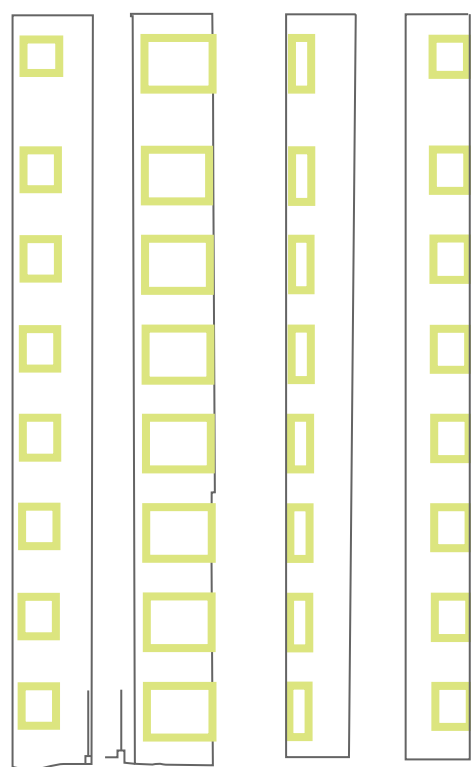
Existing Type B Steel Framed/Timber 

The diagram opposite illustrates the existing fenestration types at Queen Court. The purpose of this diagram is to indicate that although the appearance of the opening types of the elevations will remain completely unchanged, the quality of the window and door units will be substantially increased from the existing condition.

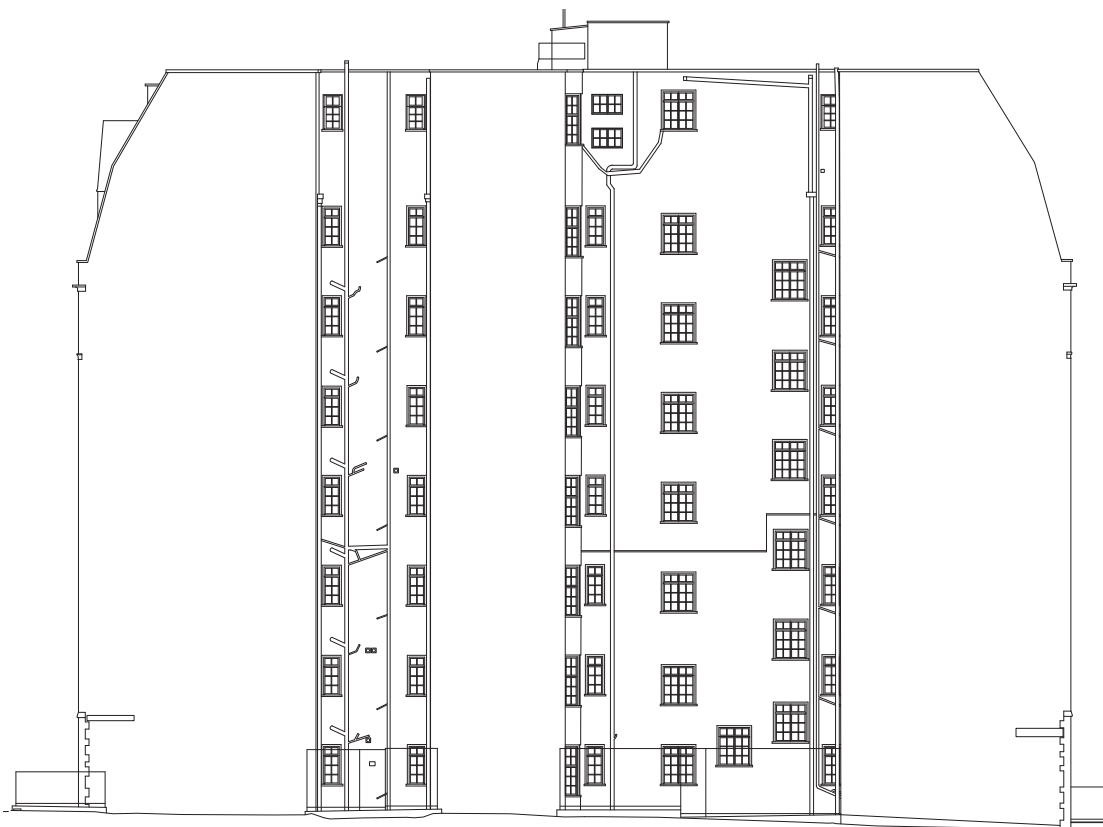




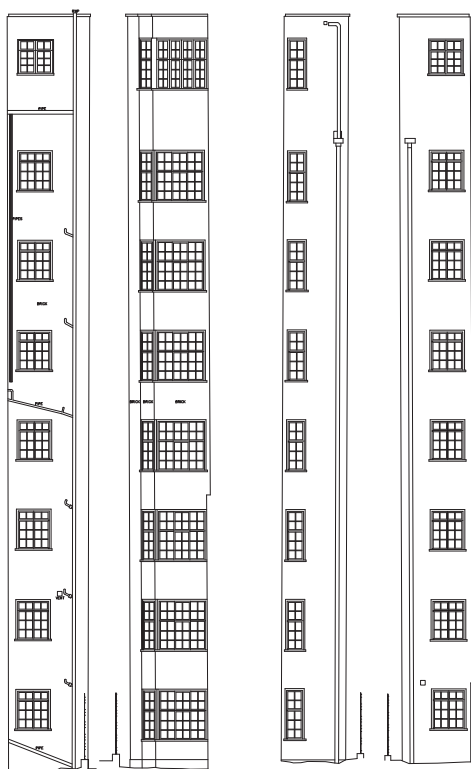
3 DIAGRAMS OF EXISTING OPENINGS



3a 3b 3c 3d




3 EXISTING ELEVATIONS



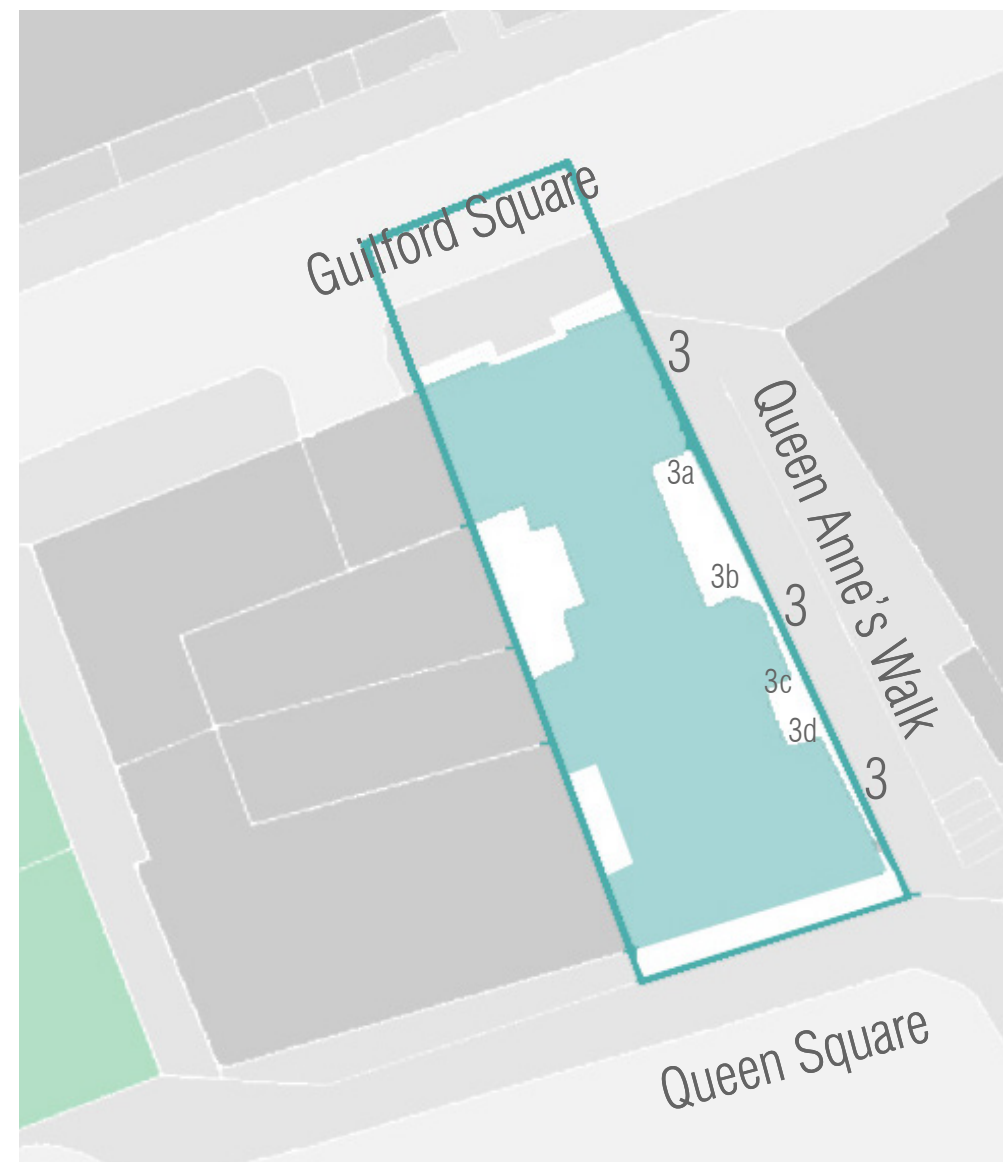
3a 3b 3c 3d

Legend

Existing Type A, Leaded 

Existing Type B, Steel Framed 

The diagram opposite illustrates the existing fenestration types at Queen Court. The purpose of this diagram is to indicate that although the appearance of the opening types of the elevations will remain completely unchanged, the quality of the window and door units will be substantially increased from the existing condition.







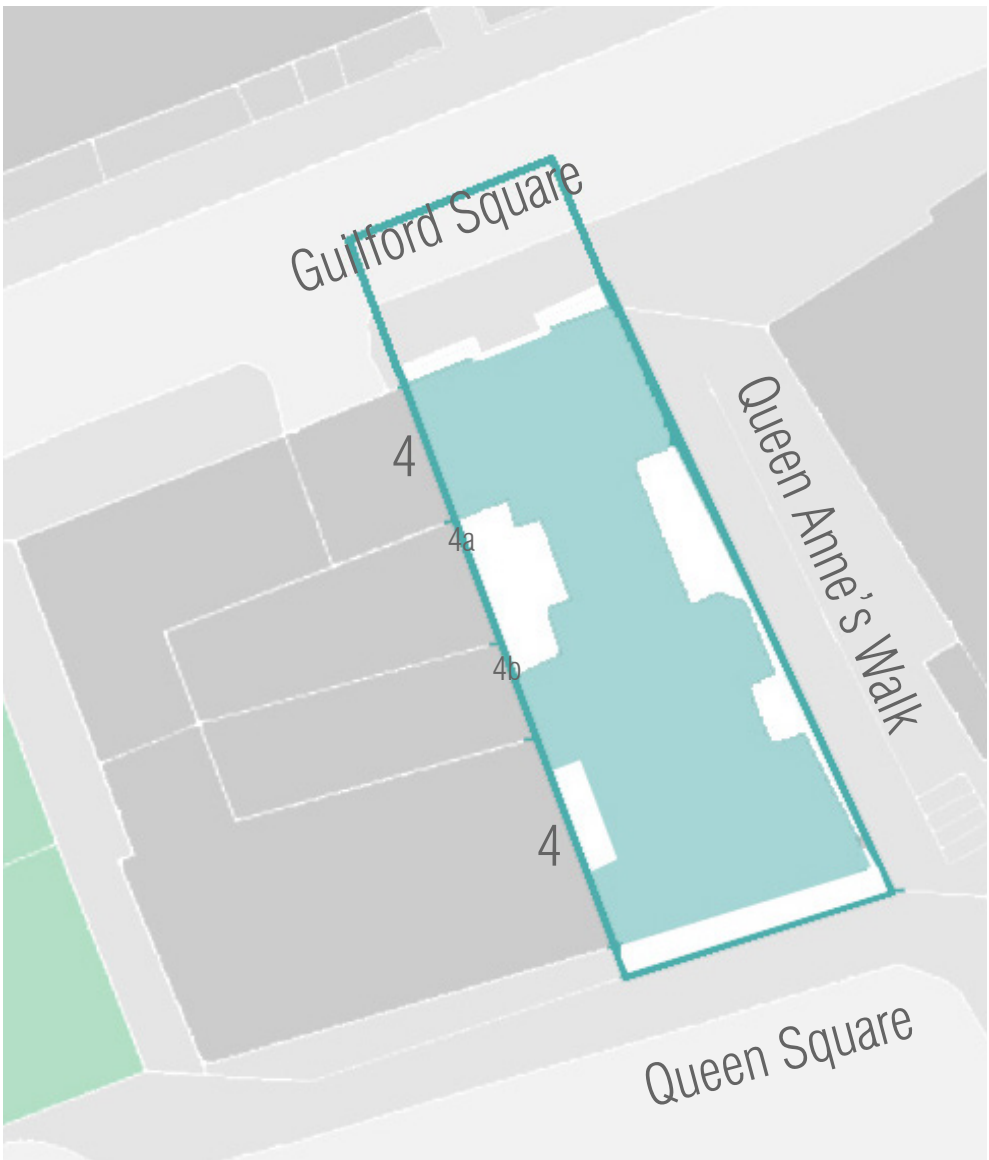
4 DIAGRAMS OF EXISITNG OPENINGS



4 EXISTING ELEVATIONS

- Legend
- Existing Type A, Leaded 
 - Existing Type B, Steel Framed 

The diagram opposite illustrates the existing fenestration types at Queen Court. The purpose of this diagram is to indicate that although the appearance of the opening types of the elevations will remain completely unchanged, the quality of the window and door units will be substantially increased from the existing condition.





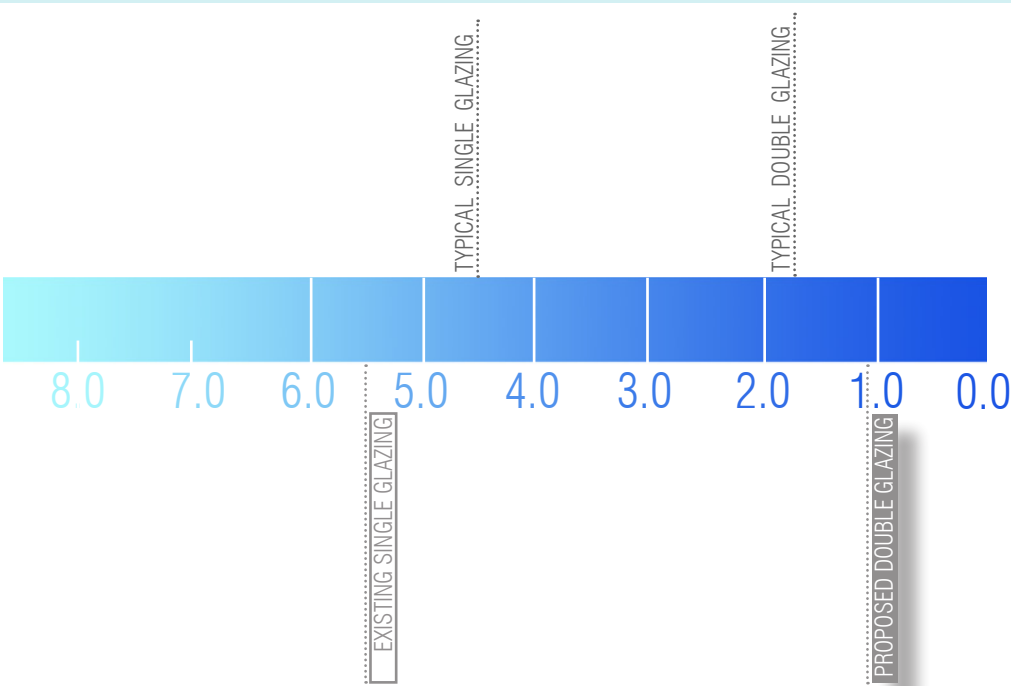
Typical Proposed Window Type A - Leaded (will be finished in white)

This window type is only on the fronts of the facade.



Typical Proposed Window Type B- Steel Framed (will be finished in white)

This window type is mainly on the side facade with the exception of the basement and 7th floor extension of the front facades.



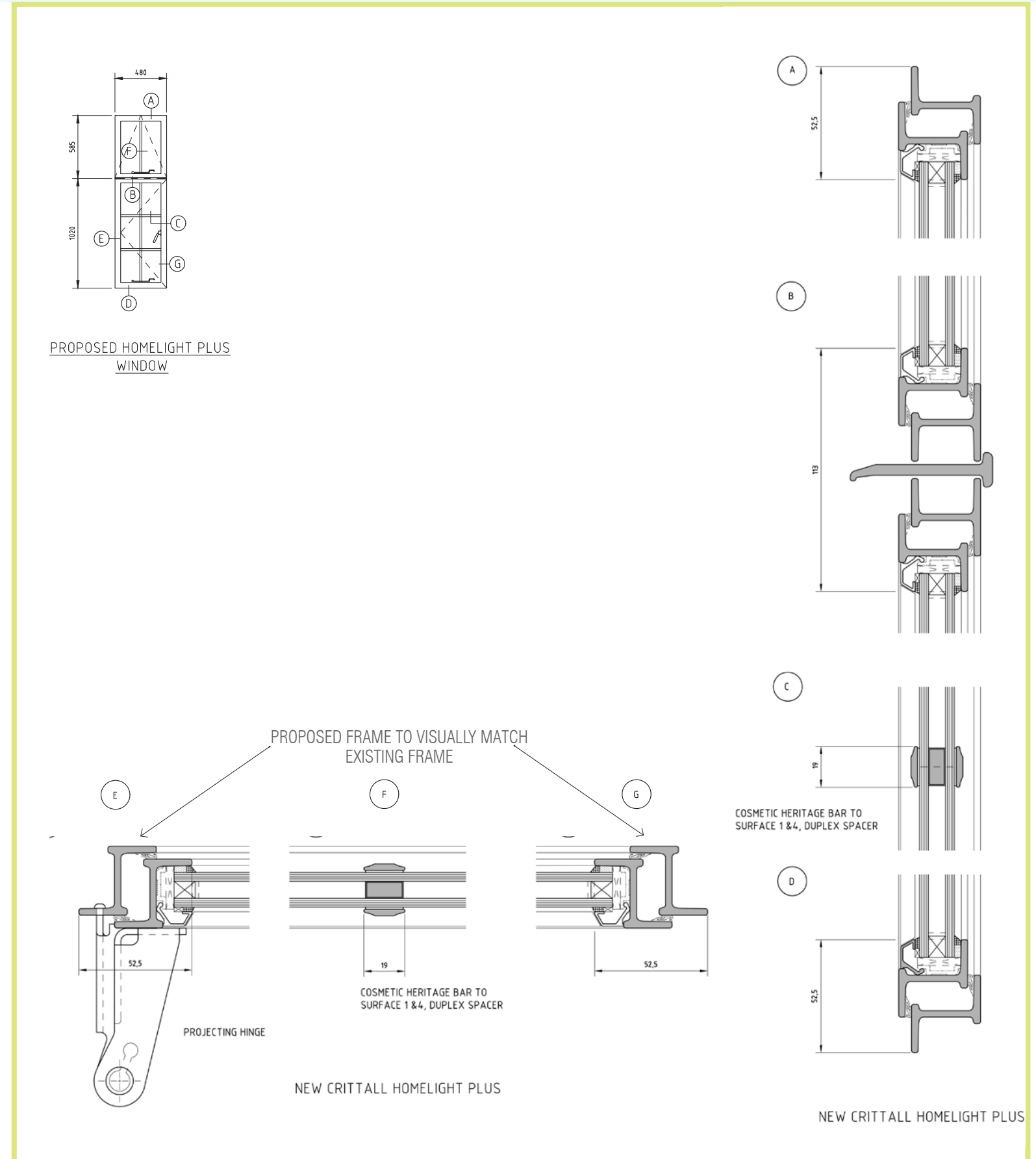
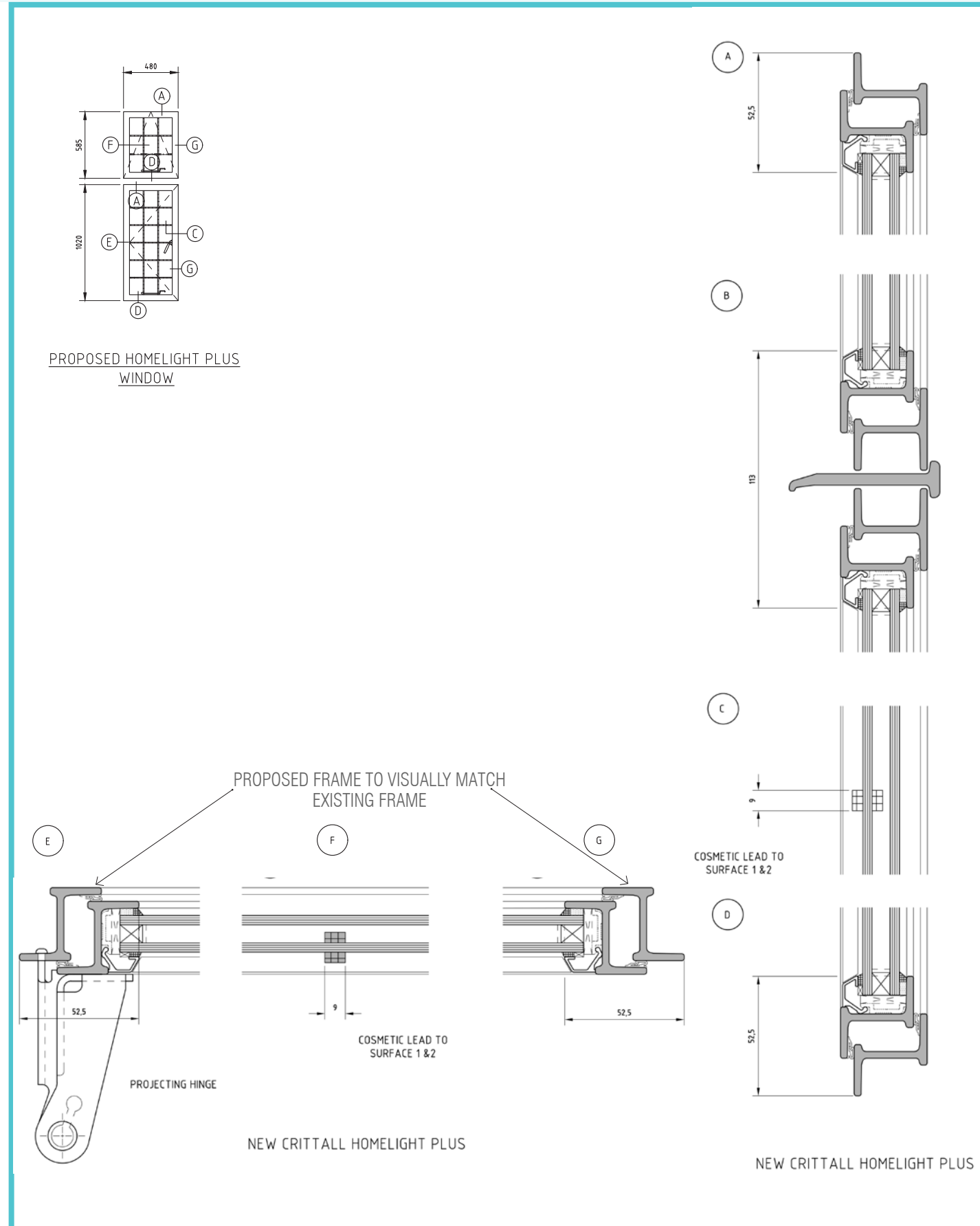
U-VALUE SCALE DIAGRAM

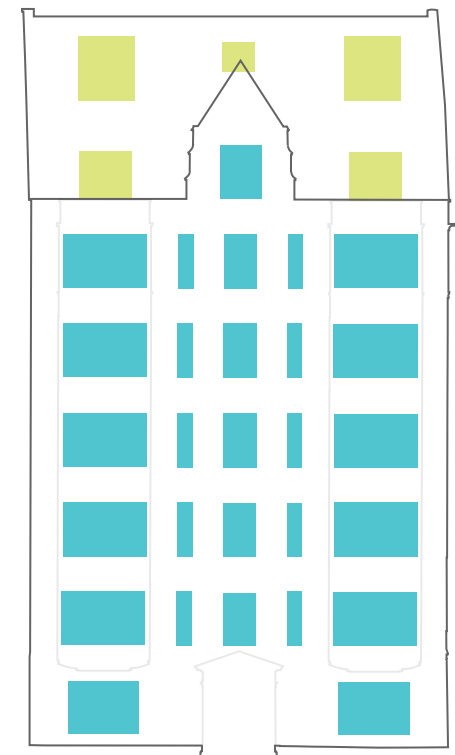
The U-Value measures thermal comfort (the lower the value the greater comfort)
The diagram above is of a u-value scale showing typical single/double glazing and indicating the proposed/existing glazing u-values. It illustrates the significant lowering of the U-value, thereby improving the occupants' thermal comfort, as provided by the proposal.

Full replacement of the windows at Queen Court will overcome the following problems:

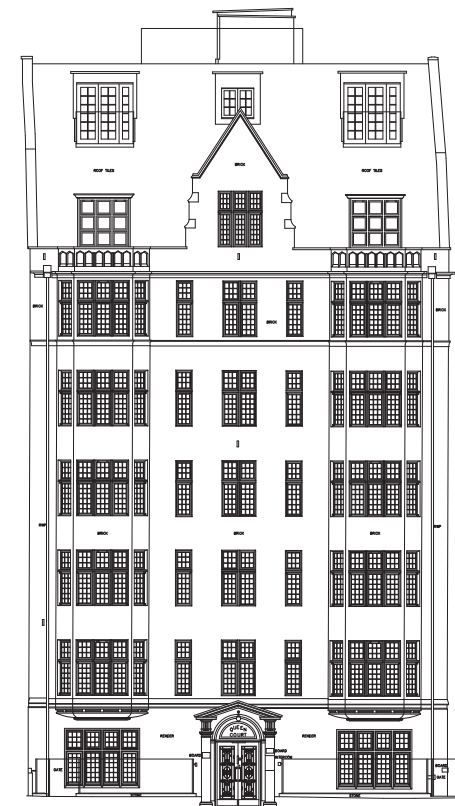
- rust on bottom rails,
- metal work with visible signs of corrosion,
- broken furniture,
- doors and timber elements on the penhouse flats are rotten beyond repair and require replacement,
- a very poor U-value of 5.5 - indicating a lack of thermal comfort.

but will also contribute to the streetscape of the surrounding areas by unifying the facades with coherent typologies.





1 DIAGRAM OF PROPOSED OPENINGS



1 PROPOSED ELEVATION

Legend

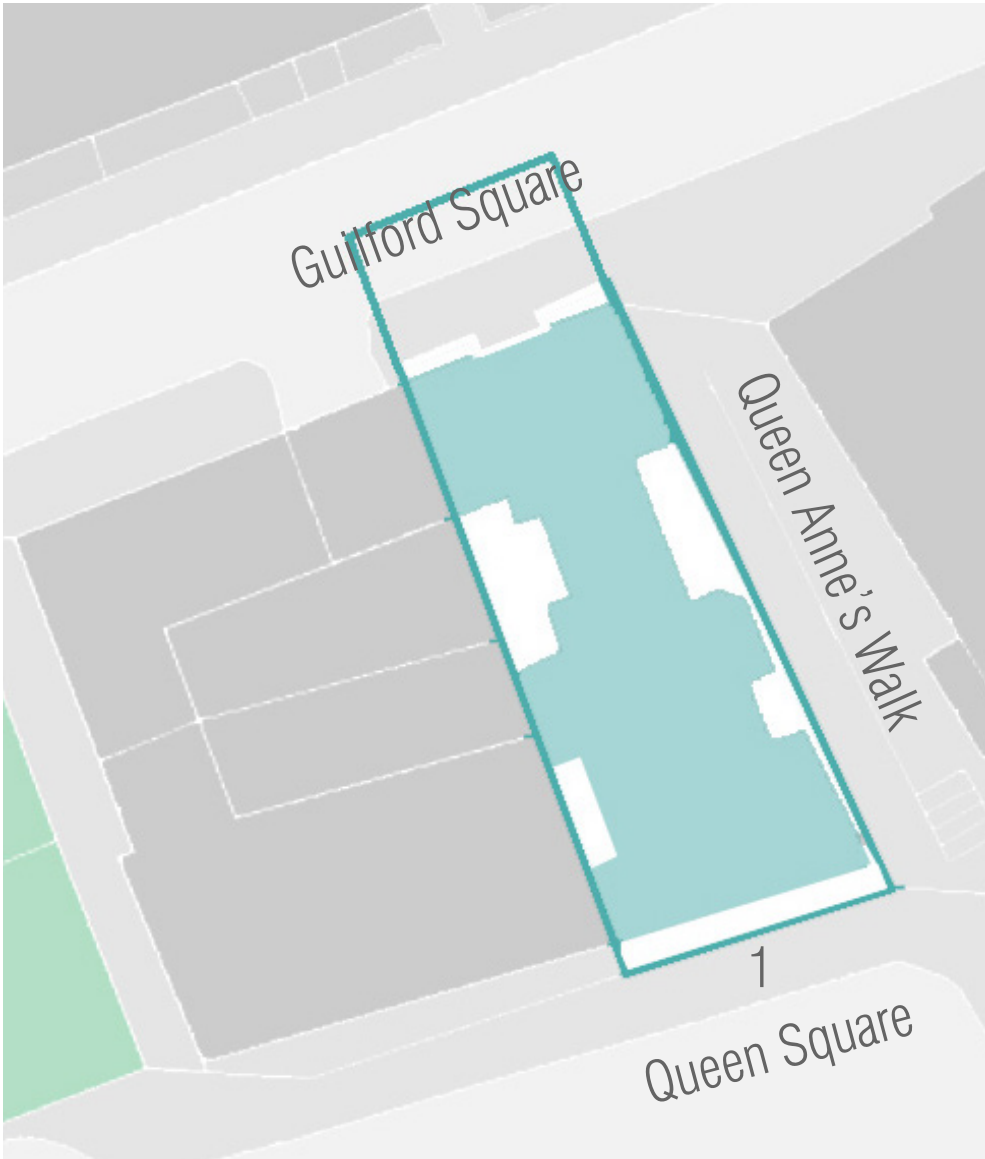
Type A Proposed Ledged

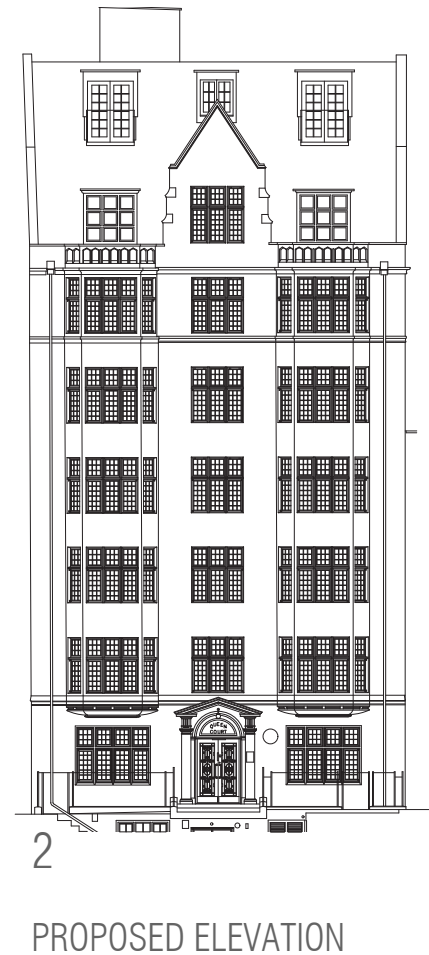
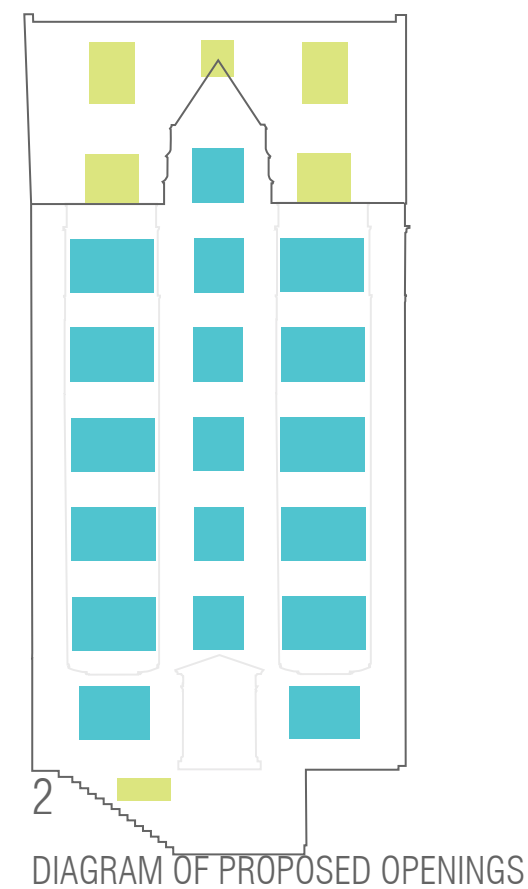


Type B Proposed Steel Framed



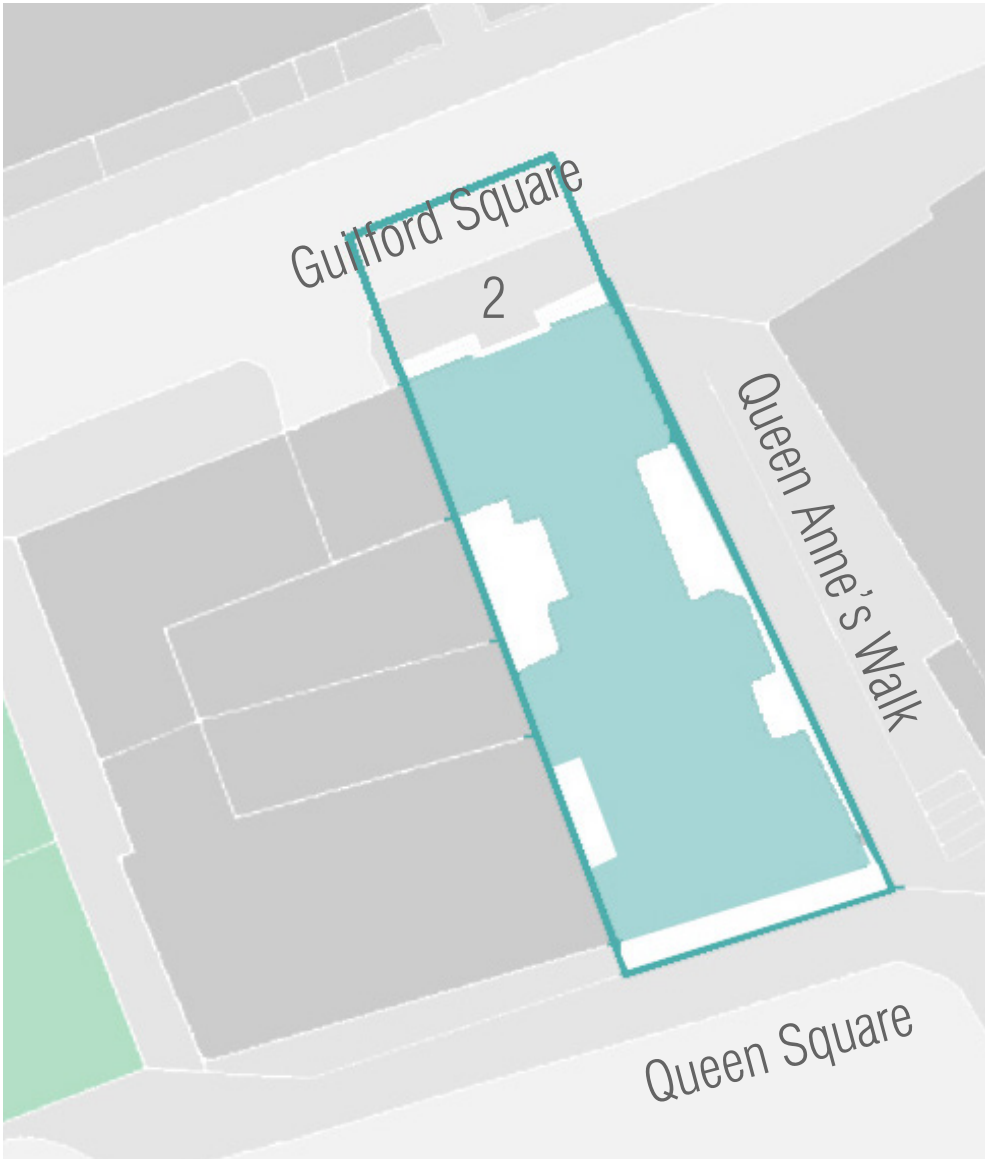
The diagram opposite illustrates the proposed fenestration types at Queen Court. The purpose of this diagram is to indicate that, although the appearance of the opening types of the elevations will remain completely unchanged by the proposal, the quality of the window and door units will be substantially improved.



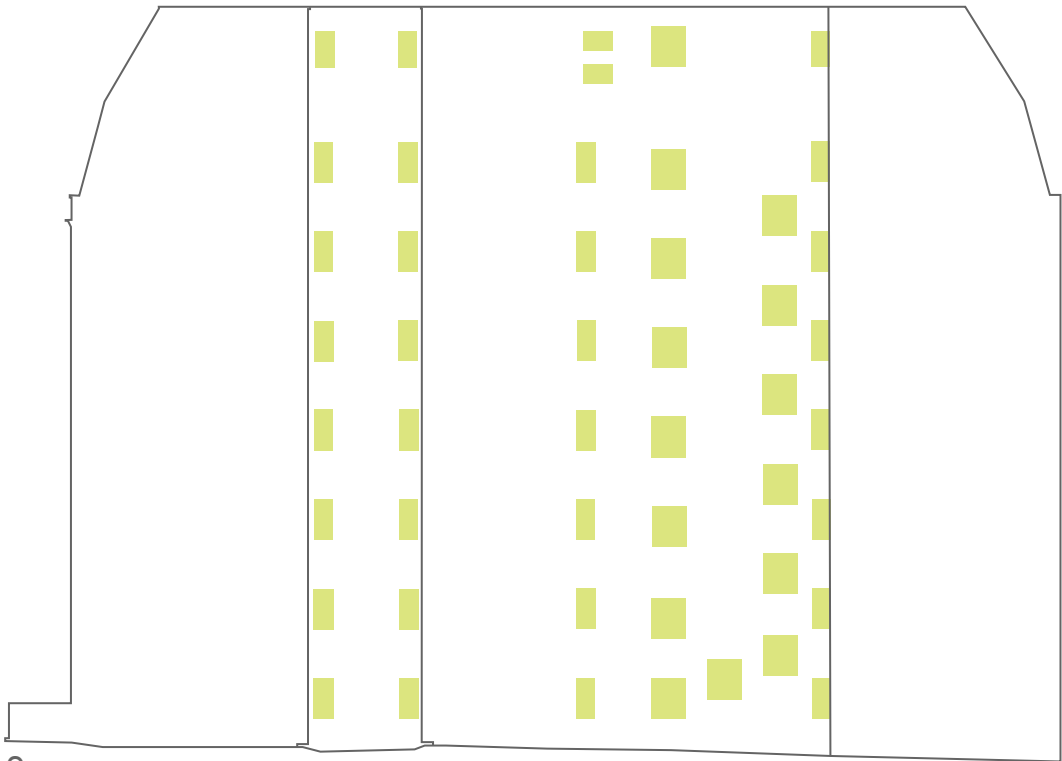


- Legend
- Type A Leaded
 - Type B Steel Framed

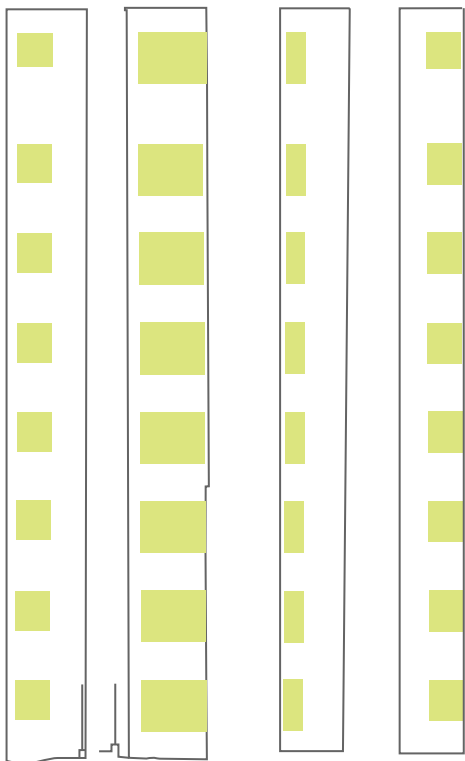
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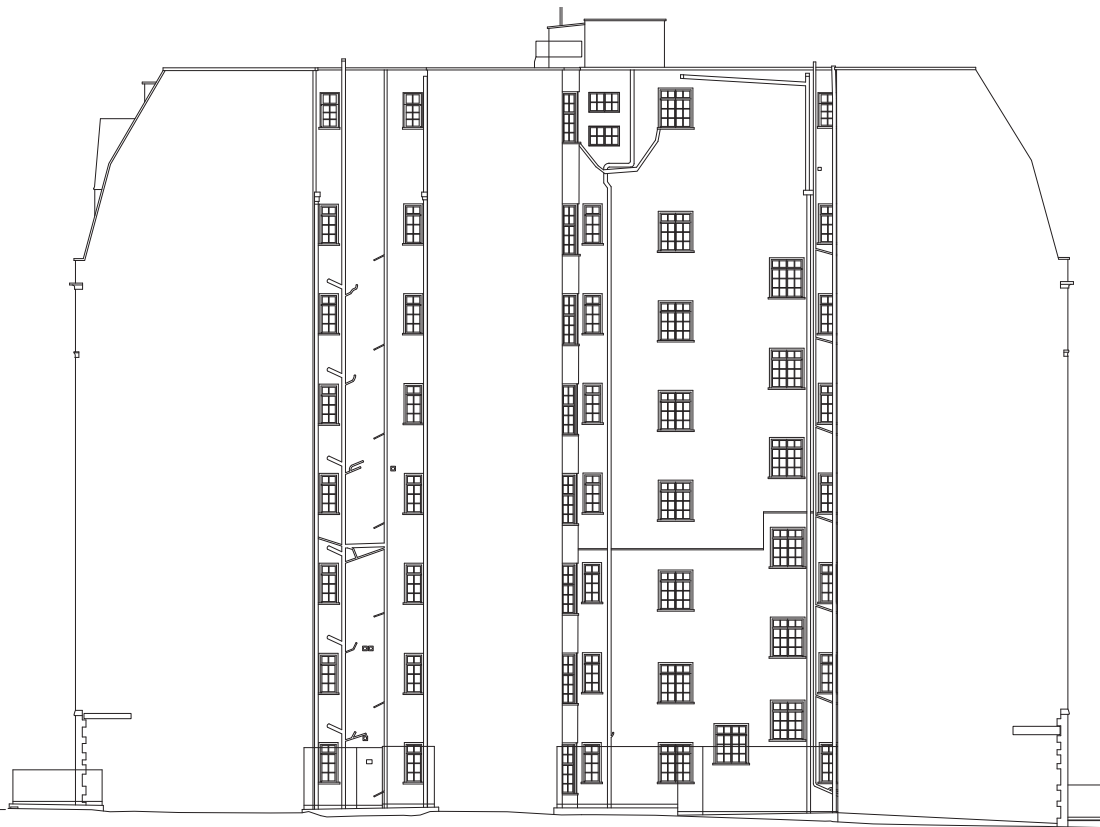
Existing Opening Types A (Leaded) + B (Steel Framed) | Elevations



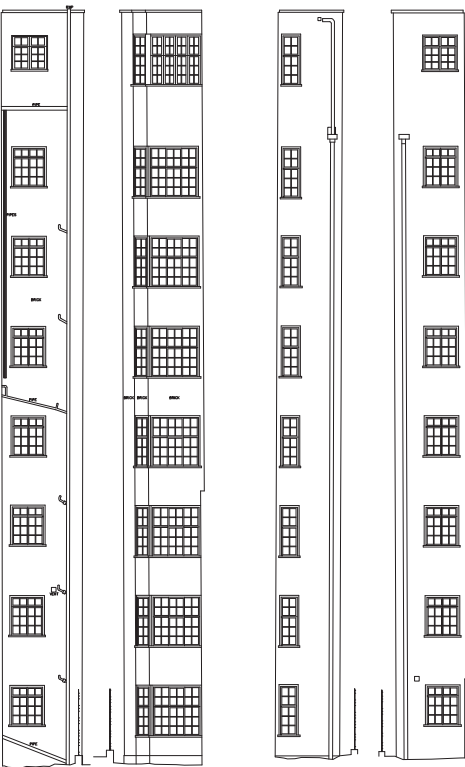
3 DIAGRAMS OF PROPOSED OPENINGS



3a 3b 3c 3d



3 PROPOSED ELEVATIONS

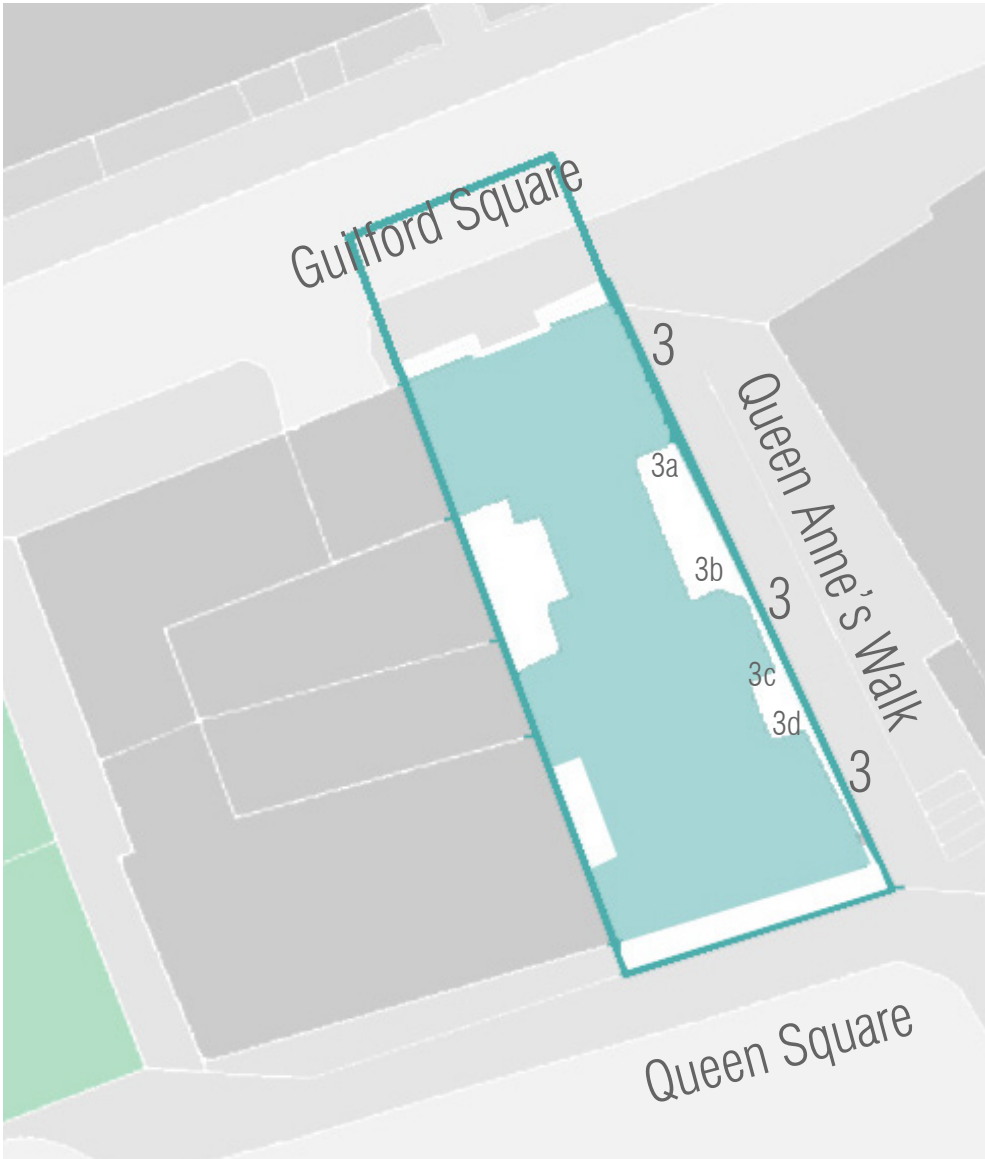


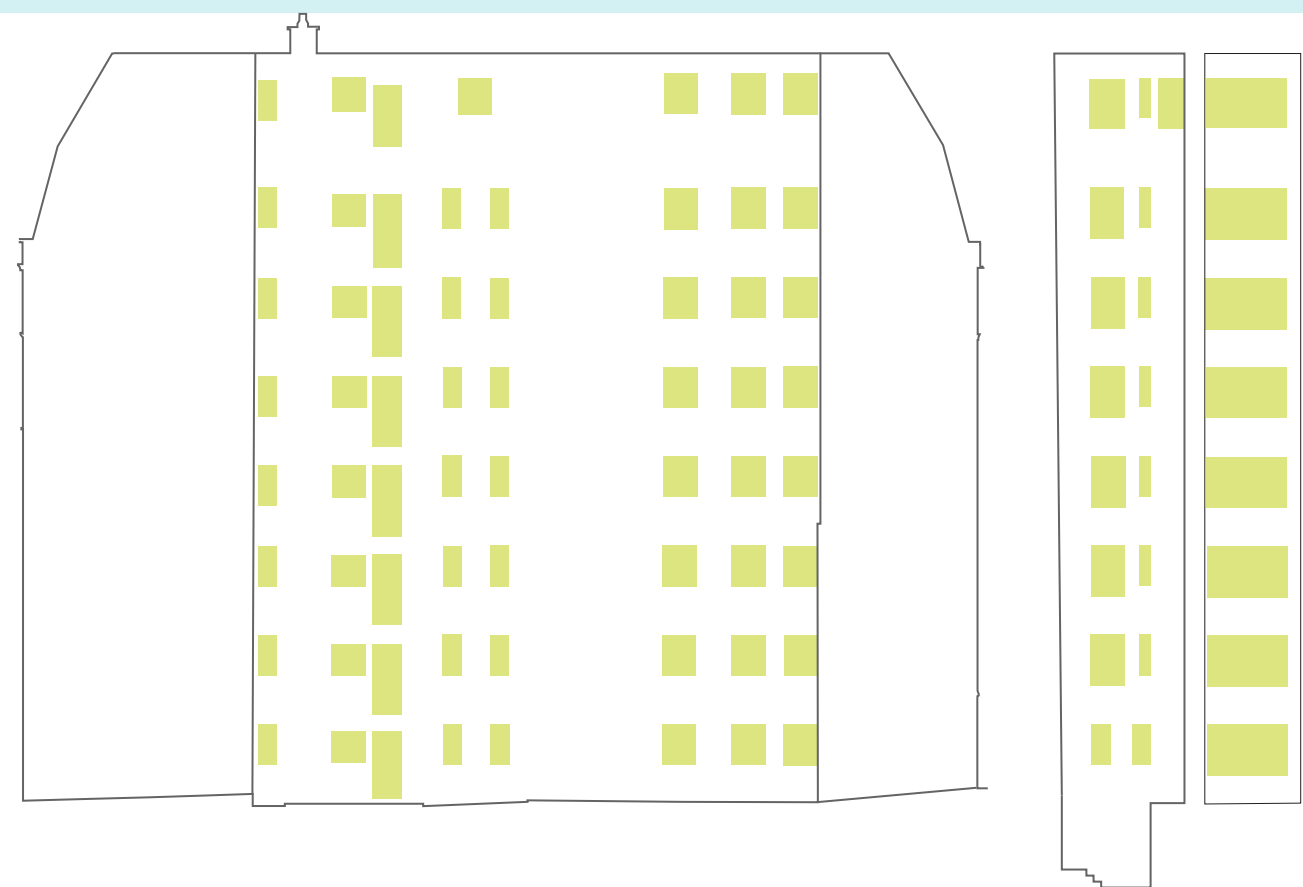
3a 3b 3c 3d

Legend

- Type A Leaded
- Type B Steel Framed

The diagram opposite illustrates the proposed fenestration types at Queen Court. The purpose of this diagram is to indicate that, although the appearance of the opening types of the elevations will remain completely unchanged by the proposal, the quality of the window and door units will be substantially improved.







4 DIAGRAMS OF PROPOSED OPENINGS



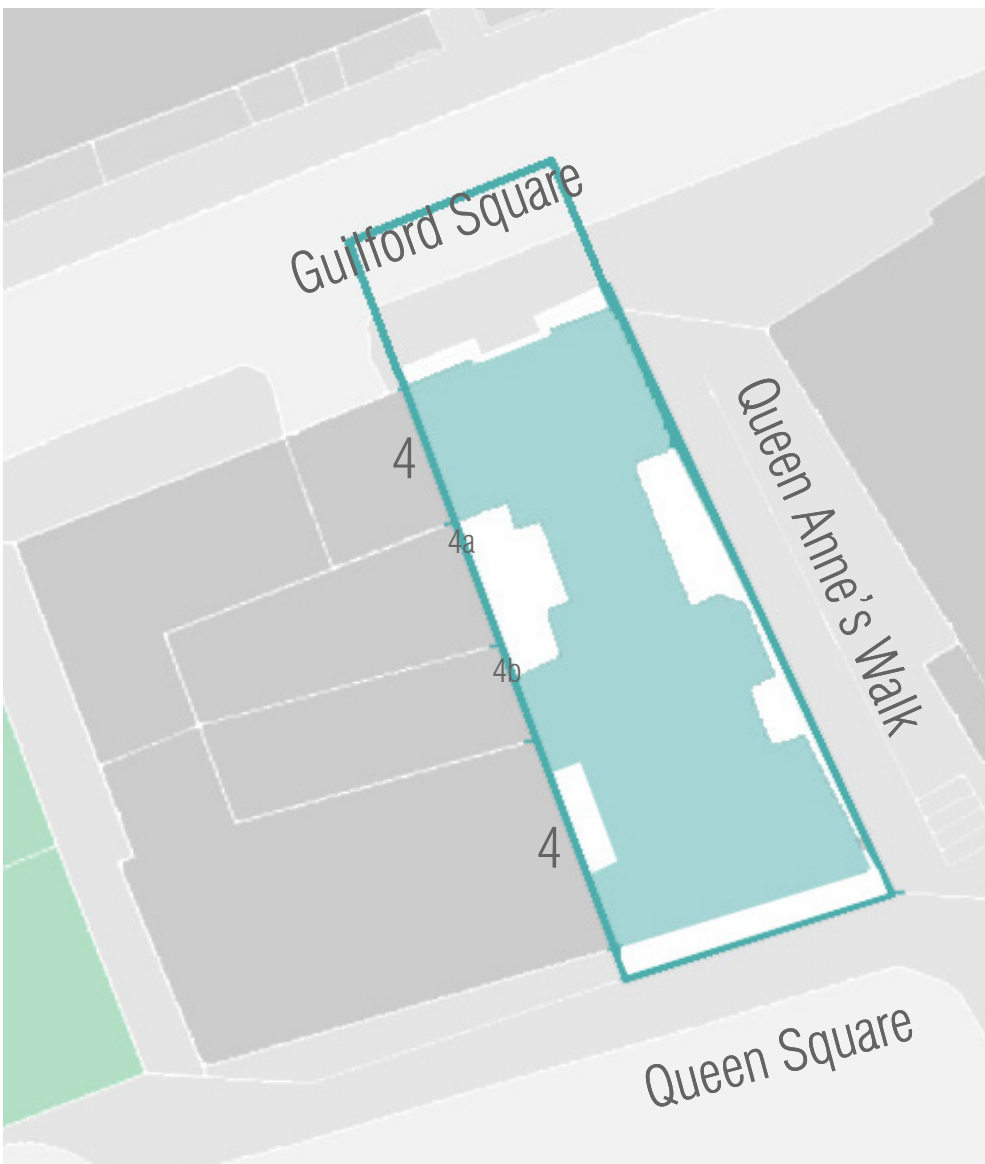
4 PROPOSED ELEVATIONS

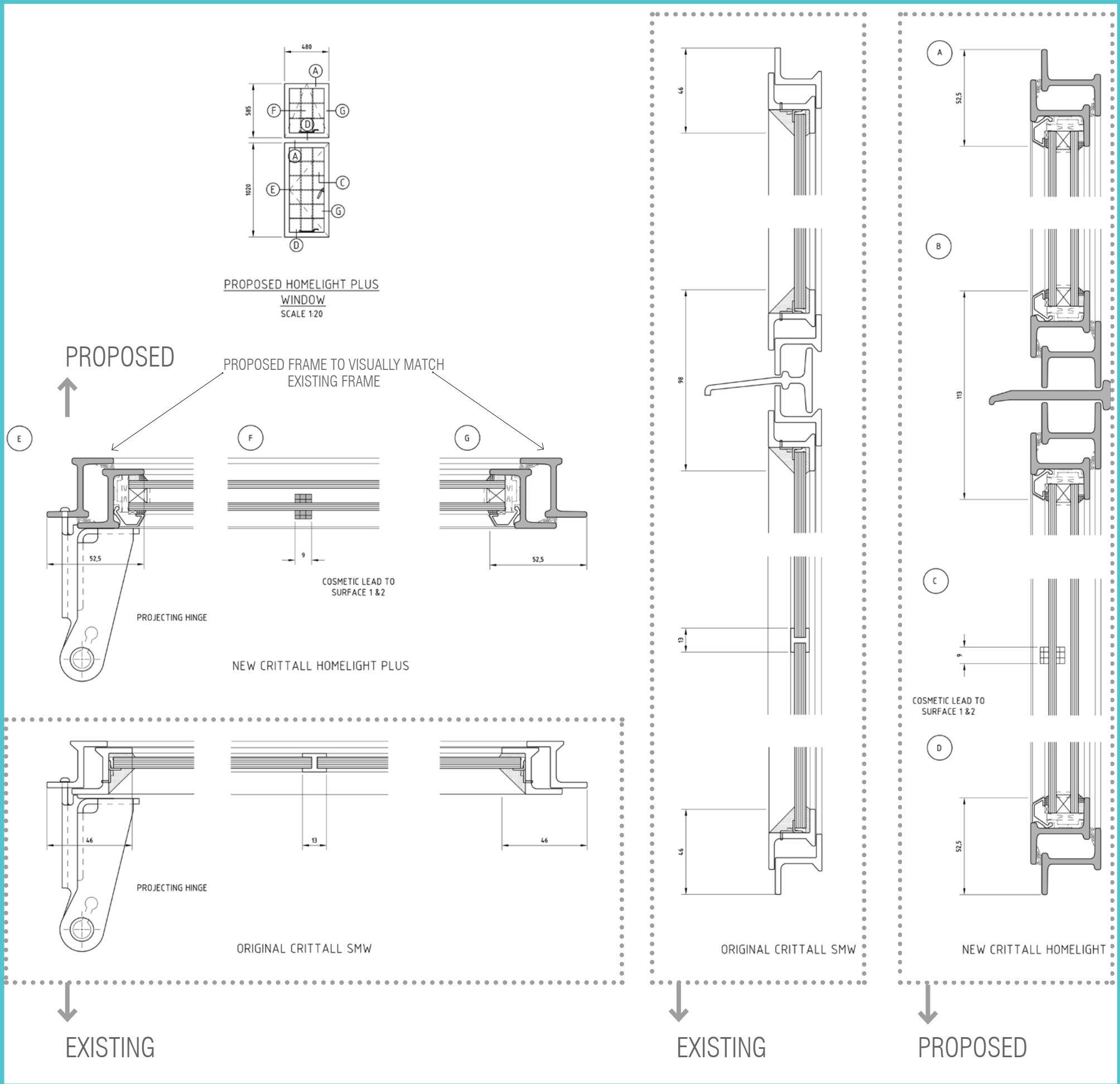
Legend

Type A Leaded 

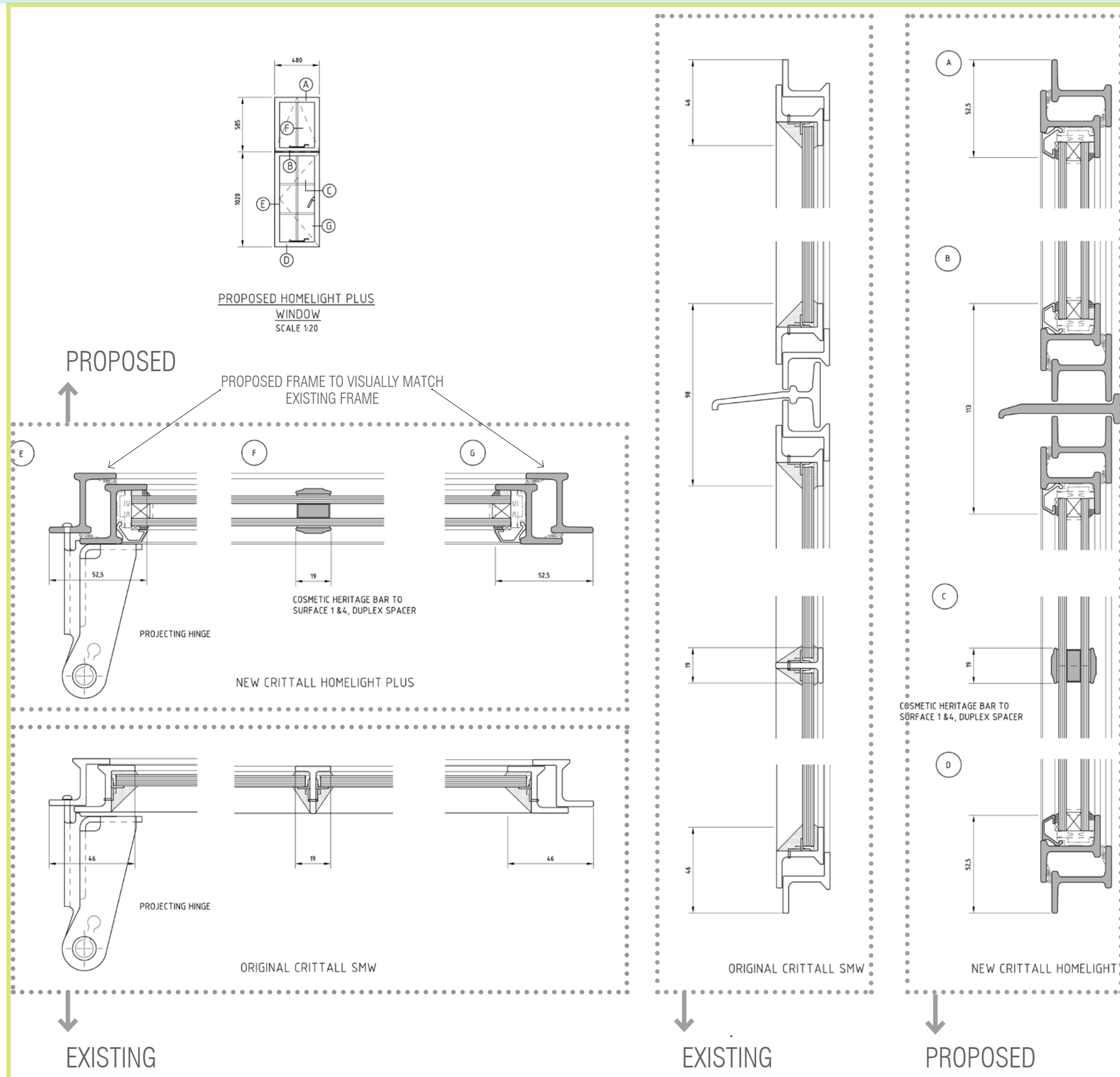
Type B Steel Framed 

The diagram opposite illustrates the proposed fenestration types at Queen Court. The purpose of this diagram is to indicate that, although the appearance of the opening types of the elevations will remain completely unchanged by the proposal, the quality of the window and door units will be substantially improved.





The illustration opposite shows the typical manufacturers details for the proposed double glazed leded window type A, with the single glazed, original Crittall window drawn alongside.



The illustration opposite shows the typical manufacturers details for the proposed double glazed steel window type B, with the single glazed, original Crittal window drawn alongside.

03.00 CONCLUSION



Original Drawing of the
Front Elevation of Queen Court by
Marshall + Tweedy Architects,
1932

By refurbishing the fenestration of Queen Court, the proposal hopes to increase the standard of living of the occupants while contributing to the townscape of the conservation area of Bloomsbury, Camden.

Through careful and thoughtful commissioning of the window replacement, Ambigram Architects believe they can enhance Queen Court and contribute sensitively to its longevity. More specifically, we believe that thermal and acoustic comfort will be improved by the window replacement.