



Fig 1 & 2- Front Elevation on Tavistock Place

SITE ADDRESS: FLAT 7, 11 TAVISTOCK PLACE, WC1H 9SH

CRAWFORD DESIGN STUDIO LTD

ARCHITECTS:
CRAWFORD DESIGN STUDIO LTD
106 NORTHCHURCH ROAD,
LONDON,
N1 3NY

E-MAIL: STUDIO@CRAWFORDDESIGN.CO.UK

WWW.CRAWFORDDESIGN.CO.UK

INTRODUCTION

The application concerns the replacement of all windows of flat 7, 3rd floor of 11 Tavistock Place which was converted into flats in the early 90's.

1. PLANNING HISTORY

Flat 9, 11 Tavistock Place: 2012/2166/P

The installation of replacement doors and windows to rear (north) elevation and one full height window on each side (east and west) elevation for fourth floor flat (Class C3). APPROVED_ 2 July 2012

11 Tavistock Place: 9301488

Change of use from offices to 11 residential flats at ground to fifth floor levels with use of basement for residential storage and works of conversion including the erection of a two storey rear extension at fourth and fifth floor levels as shown on drawing numbers 9331/P1 P2 P3A P4A P5 and P6

APPROVED_ 23-11-1993

2. SITE CONTEXT

The site is a 7 storey building including the basement level. It is located on Tavistock Place and sits within Bloomsbury Conservation area. The property next door (Mary Ward Centre) is a grade ii listed building.

The building was converted from offices into flat in 1993, the layout consists of 2 flats per floor. One flat at the front of the building and one flat at the rear with a small lightwell between. The proposal affects flat 7 which sits on the 4th floor from ground level. It is the front flat.

3. PROPOSAL

The proposal is to replace the existing timber single glazed sash windows with conservation grade sash windows to match existing in appearance. The conservation grade window being proposed is a thin double glazing unit of 12mm low E sealed unit with 4mm/4mm spacers. The timber frames will be painted white to match existing.

4 SUSTAINABLE DESIGN AND CONSTRUCTION

Replacing the windows provides an opportunity to upgrade the properties energy efficiency. The units will improve the thermal rating and reduce the heat loss. The current windows are rotting and poorly sealed which creates a lot of draft. The existing single glazing also makes the rooms cold.

5 APPEARANCE / MATERIALS

The appearance of the building will be unaffected as the proposed windows are replacing like for like which will also match the windows on the other floors of the building.

6 LANDSCAPING - N/A

7 ACCESS - N/A