

Design & Access Statement

**6-14 Tavistock Place (including Tamar
House, no. 12)
London WC1H 9RD**

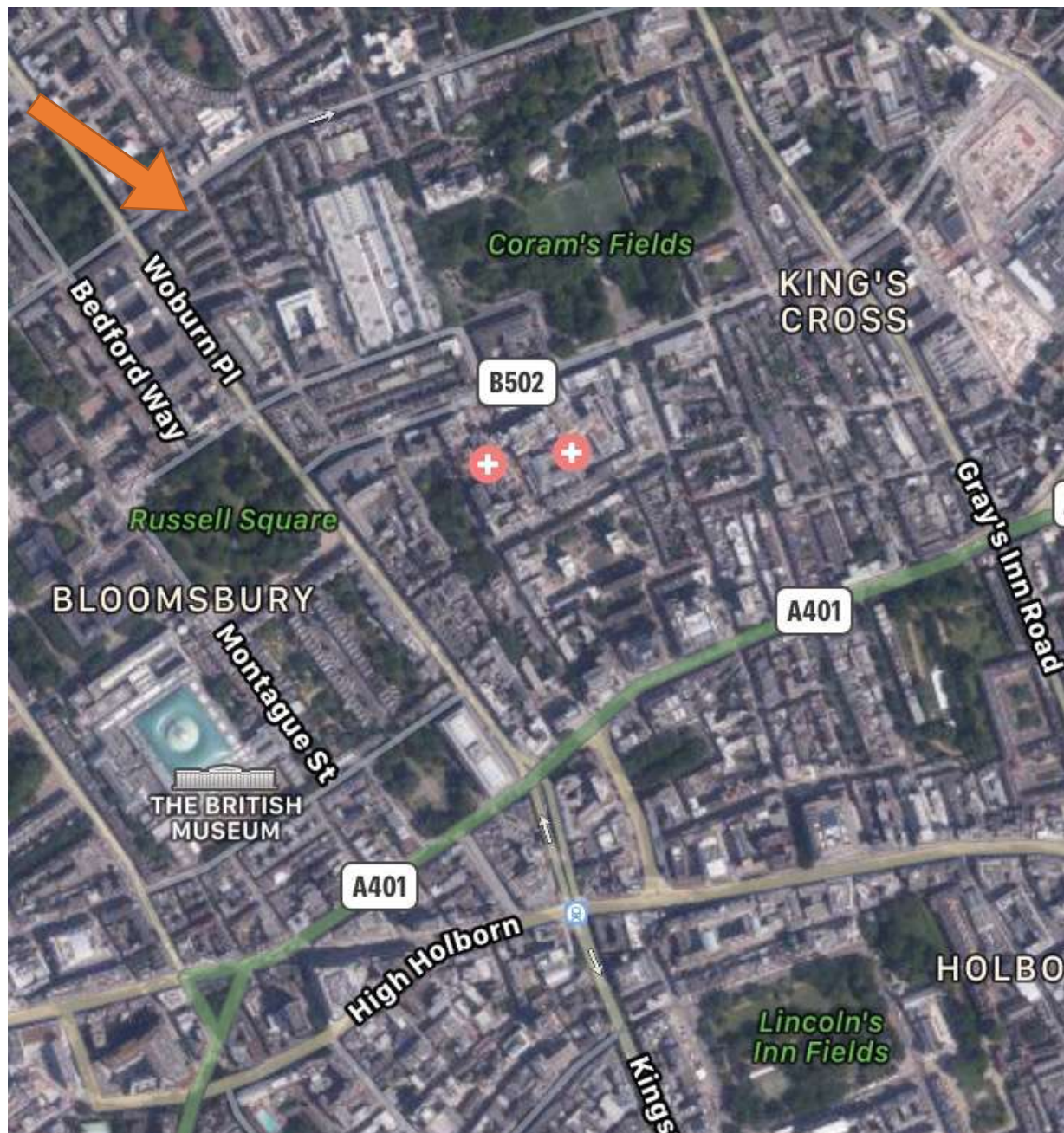


January 2022

1.0 Existing building and background.

This Design & Access statement has been prepared to accompany a planning application for the replacement of the existing wooden rear and fifth floor front secondary glazed windows and access doors with modern aluminium, powder coated double glazed units and 'Velux' type units on the fifth floor rear.

These windows are not historic and date from the 1970's when the building was constructed with a facsimile front elevation of the original façade dating from the early 1800s.



Extract from aerial image showing where
6-14 Tavistock Place is located.

The existing building (6 – 14 Tavistock Place, including number 12, Tamar House) and the adjoining buildings numbers 2 and 4 Tavistock Place were constructed by the Bedford Estate in 1975 following the demolition of a terrace of houses designed in 1801 by James Burton (1761-1837). Number 2 Tavistock Place is used for short term rentals and number 4 is office accommodation (currently empty) and are under separate freehold(s). The 1975 front façade is a copy of the original 1801 terrace in all material respects but the interior, the rear of the building and the fifth-floor front elevation (which is set back and not visible from street level) are of contemporary (1975) design. The building is within the Bloomsbury Conservation Area and, due to the historic interest of the facsimile façade, the whole terrace (numbers 2 – 14 Tavistock Place) is grade II listed.

Architects 'MWA' undertook the design work and created a new rear contemporary London stock brick façade providing larger openings for increased glazing and natural ventilation, with black painted wooden secondary glazed window units (either pivoting at the centre either horizontally or vertically) and single glazed wooden access doors for ground floor flats. These windows and doors are now almost 50 years old and have deteriorated badly, and do not have the thermal efficiency of modern double-glazed units. The windows and access doors at the front elevation on the fifth floor, which is set back from the front façade and therefore not visible from the street, are of a similar style and construction.

There has previously been a planning application granted for the replacement of the 1970's windows, in particular for Flat 23, Reference: 2014/4709/P together with a small rear extension and other modifications, granted on 19/11/2014.

Double glazed grey aluminium powder coated windows were approved and installed.

2.0 Design Principles:

The design and profile of the new aluminium window frames will be in keeping with the spirit of Bloomsbury Conservation Area and will seek to enhance the character of this part of Camden.

3.0 Use:

No change on the use of the existing building which is to remain as residential use.

4.0 Scale:

The proposed windows are to replace existing and there will be no alterations to scale.

5.0 Landscaping:

Not relevant to this application.

6.0 Access:

All the existing access routes remains unchanged with this application.



Existing Photographs

Existing rear elevation, showing the 1970's brick facade and contemporary glazed windows and doors.

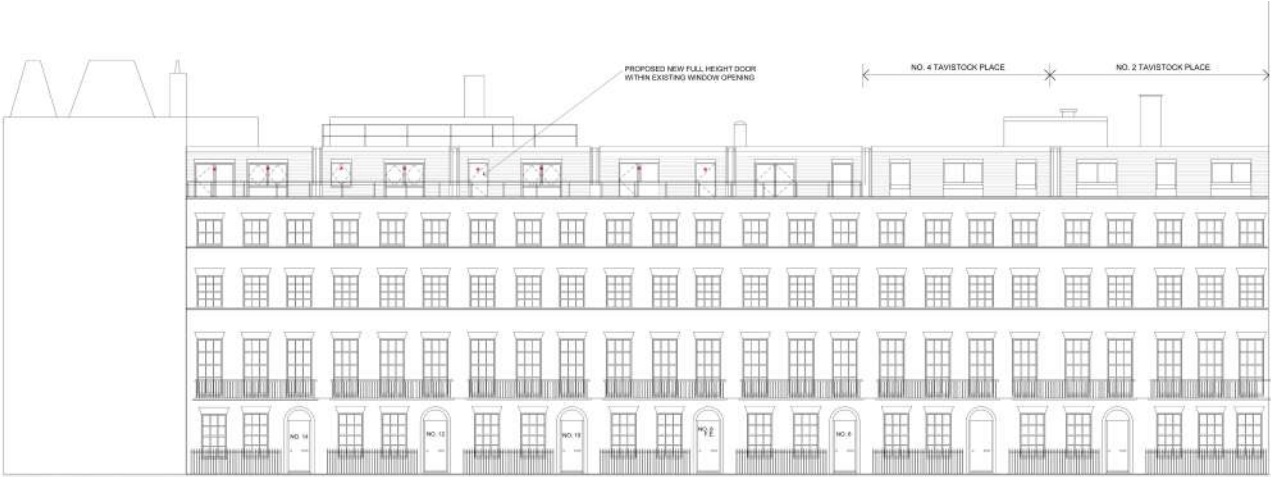


Detail of a typical rear window to be replaced. Existing cill to be retained.

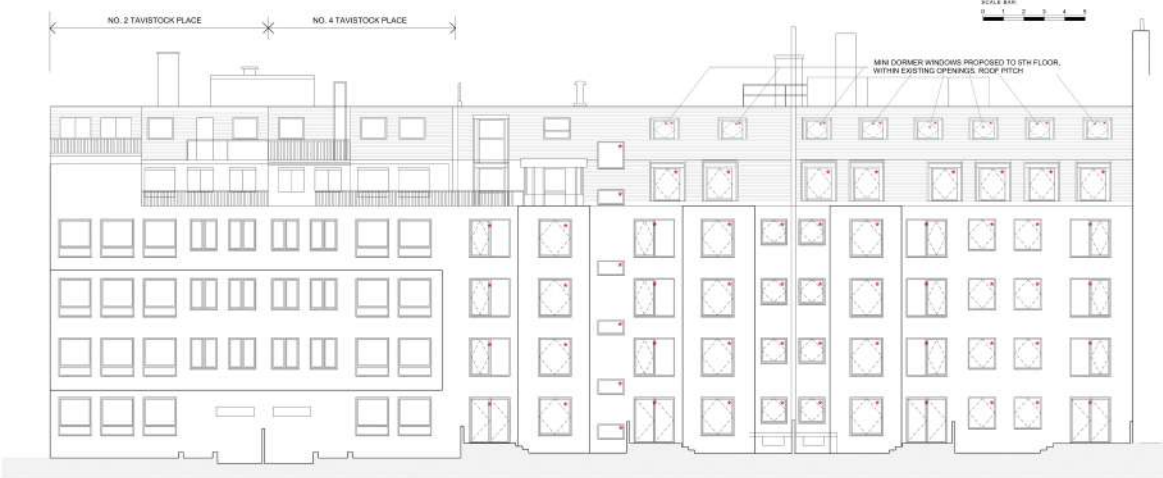


Photograph of the existing top storey dormer windows to the front elevation that are to be replaced. These are set back and not visible from Tavistock Place.

Proposed Elevations



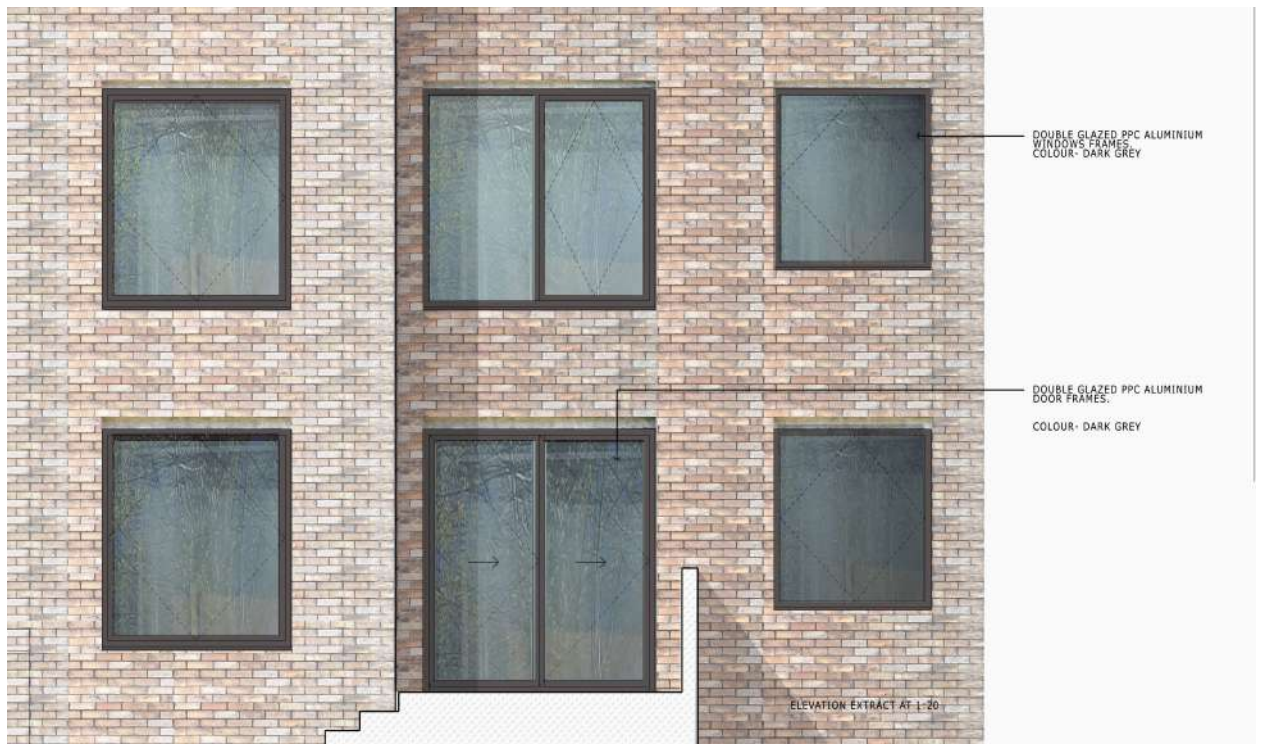
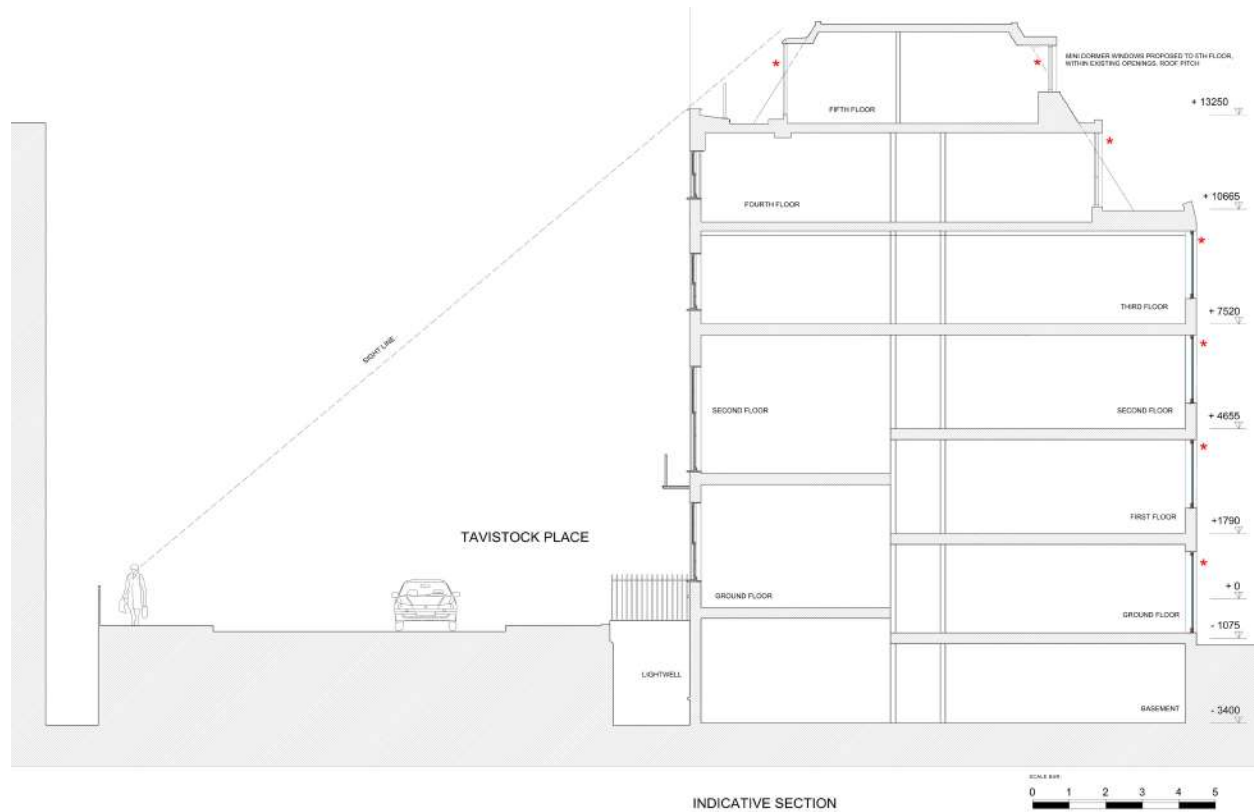
PROPOSED TAVISTOCK PLACE ELEVATION



PROPOSED REAR ELEVATION



Proposed Section



Proposed detailed rear elevation

Rear replacement doors to be either openers or sliding.

7.0 Conclusion:

The design and material of the windows will provide improved thermal efficiency and reduced maintenance as well as complementing the appearance of the rear 1970's elevation.

This will modernise the tired appearance of the existing windows and doors that have reached the end of their useful lives.

The design and profile of the new aluminium window frames will be in keeping with the spirit of Bloomsbury Conservation Area and will seek to enhance the character of this part of Camden.