

**TEMPLAR HOUSE, 81-87 HIGH HOLBORN**

**DETAILS PURSUANT TO CONDITION 5 OF PLANNING PERMISSION 2020/1351/P (AS AMENDED)**

**REPLACEMENT WINDOWS TO TEMPLAR HOUSE HIGH HOLBORN FRONT FAÇADE**

'Astudio' the design architects and JPJ window manufacturers have worked together to design a high performing replacement to the existing single glazed aluminium sash window frame to the Front faced of Templar house High Holborn. Although the building front façade is of 'Classical' design it dates back to mid-20th century, it is not located in a conservation area, is not listed and not regarded as a building of historical interest.

The objective was to replace the old existing aluminium frame single glazed sash window with a window that would 'in appearance' look similar but would perform to modern standards, both acoustically and thermally and be suitable for the requirements of a modern office space. Astudio and JPJ agreed that a Thermally broken Aluminium double glazed unit would best satisfy the performance requirements. Although high aesthetic has been paramount throughout the refurbishment design exercise, performance was a high key driver in the design outcome of the window design and building throughout. A double glazed aluminium sash window design was sought but did not achieve the required 'acoustic' or 'thermal' performance, therefore a 'sash like' window design style was undertaken, with three samples prepared and installed.

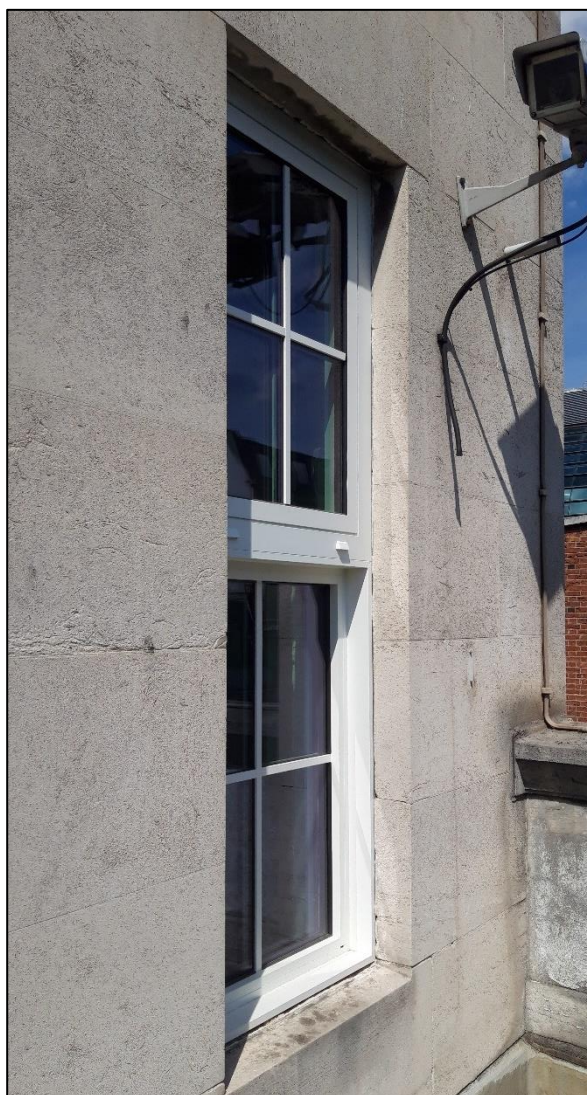
**Figure 1** illustrates the existing Aluminium Sash window, single glazed window we wish to replace.

**Figure 1**



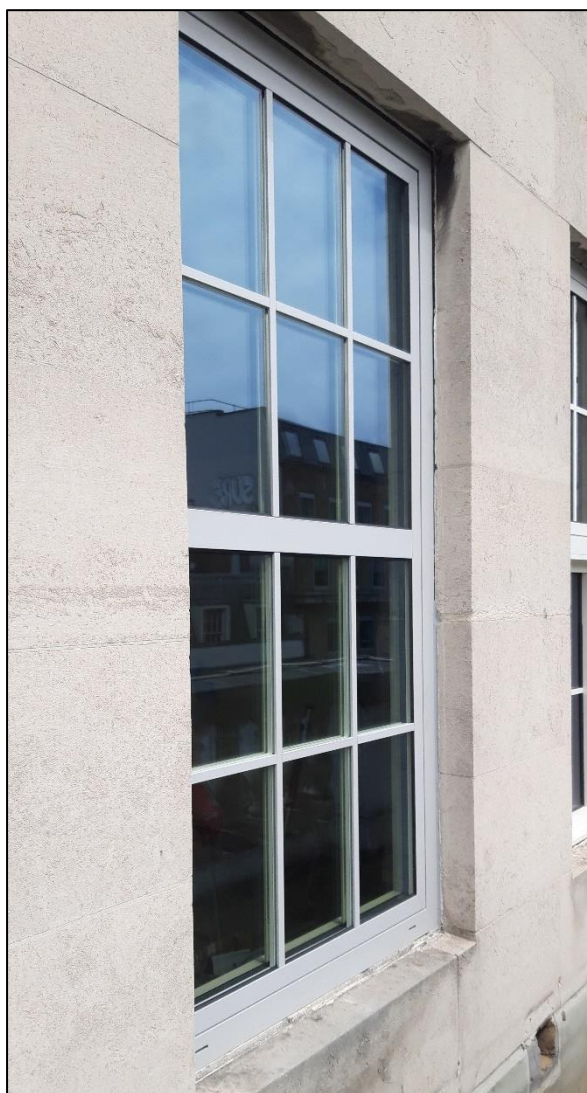
Samples 1 and 2, **Figure 2** and **Figure 3** respectively were viewed by the planning team in the pre-application meeting undertaken on-site on 07.07.22

**Figure 2**



*Fig.2.* Sample 1 above was initially regarded by the client and design team as being too bulky, particularly the mid-section transome. Therefore the process of a redesign was undertaken by Astudio and JPJ which resulted in a much more refined design solution as shown in **Figure 3** below.

**Figure 3**



**Figure 3**, Sample 2 was viewed by the planners on 07.07.22, and was considered a better solution than Sample 1.

With a significantly narrower mid transome, the proportions are closer to the window they are replacing. From street level it will give a 'good impression' of a Sash window but will provide the modern day performance.

The colour was also welcomed by the planning team. The colour selected for the sample 2 is RAL 7047, a very light grey. The mastic will match that of RAL 7047 or the existing stone façade.

The planning team, during their site visit, requested a further sample be prepared to reduce the Mid Transome further (see **Figure 4**).



**Figure 4**



**Figure 4**, Sample 3 was prepared at the request of the planning team.

A narrower Mid Transome reduced from Sample 2 of 68mm to approx.

38mm was used to achieve similar dimension to the existing frame.

This sample was also prepared in RAL 7047.



**Figure 5**



**Figure 5**, Sample 3 and the existing can be seen side by side to provide a like for like replacement, but with the performance of a modern window with high acoustic and thermal performance.

To conclude, the client and design team are happy to install either Sample 2 or Sample 3 with the approval of the planning team at the London Borough of Camden.

We thank the London Borough of Camden for their ongoing assistance and valued input to date, and look forward to their confirmation regarding the above as soon as possible.