

PLANNING DESIGN & ACCESS STATEMENT

FLAT 63

HILLFIELD COURT

BELSIZE AVENUE

LONDON NW3 4BG

HILLFIELD COURT

A six storey mansion block of 113 flats, built 1932-34, designed by T P Bennett.

"The brick-faced Hillfield Court (T P Bennett, 1932 – 34), with 113 flats of seven layouts over six storeys, was moderne [in design]. A continuous cantilevered balcony at first floor level provides a unifying feature to the façades, animated by window bays projecting over five levels. The prestigious building had private gardens and contained all modern conveniences."

20th Century Society 31/01/2017

The building is not listed.

PROPOSAL

Replacement of upvc french doors and sidelights with Crittall W20 steel framed double glazed windows, white painted finish

CONTEXT

Whilst the original windows to the building were Crittall single glazed painted steel frame, many of these have subsequently been replaced, in style emulating the original pattern of glazing bars, but in a variety of materials including aluminium and, predominantly, upvc.

Windows at Flat 63, with exception of the original Crittall window still remaining in the left hand bay, are all upvc replacements.

PLANNING HISTORY

selected

<i>reference</i>	<i>description</i>	<i>approved</i>
2022/2738/P	Replacement of windows from single glazing metal framed windows to Aluminium double glazing windows	07/11/2022
2022/0281/P	Replacement of the existing windows to the rear and side elevations with aluminium framed widows	28/06/2022
2021/1395/P	Replacement of 7 single glazed Crittall windows with double glazed aluminium frame	02/08/2021
2017/4698/P	Replacement of existing critall windows with Upvc windows	04/10/2017
2013/2878/P	Replacement of two rear single glazed metal bay windows with double glazed metal bay windows	18/07/2013
2012/5353/P	The replacement of existing single glazed metal windows with double glazed metal windows	11/12/2012
2012/1098/P	Replacement of existing windows and door with Pvc windows and door	31/10/2012 <i>On appeal</i>

DESIGN

The existing upvc French doors and sidelights, though emulating the glazing pattern of the original Crittall windows, with the frame profiles being very much bulkier the glass areas are consequently reduced, and daylight and view constricted.

Current regulations and standards no longer allow reinstatement of original Crittall W20 single glazed windows, however the proposed replacement will be much closer in appearance to the original Crittall style and profiles, as remaining for example in the bay to the left, and the French doors directly below, but double glazed and weatherstripped to improve energy performance and comfort, and giving enhanced daylight and visibility.

“While it is recognised that there would be some degree of increased thickness to frames, not least to accommodate the proposed double glazing panes, the use of suitably designed and high quality units would be an appropriate change, in keeping with the existing character and appearance of the host building and wider Belsize Conservation Area.....the Council supports development to improve the thermal efficiency of existing dwellings in a sustainable way and it is acknowledged that the use of double glazing can be beneficial in this regard, subject to the preservation of the character and appearance of the host building within the conservation area.”

Officers report to Committee, application 2021/1395/P



example of original Crittall doors still present in another flat, to be matched

ACCESS

No change to access arising from these proposals

TREES

No trees would be affected by these proposals.