

This application is for the replacement of the steel windows to the two ground floor bay windows on the front facade to Flats 2, 18 Greenaway Gardens (also see identical application for first floor Flat 5). These bays are situated on the left hand side of the frontage of the building and form the dominant windows on the facade.

The owners on the right hand frontage, Flats 3 and 4, do not wish to replace their windows. These windows are set back from the front facade.

The existing windows have minimum thickness double glazing and were installed when the building was built in the 80/90's. These are now proving to be inadequate due to cold bridging and consequential condensation and heat loss, which is proving to be a health issue.

We are mindful of the need to replace the windows to Flat 2 (also Flat 5 above) (the bay windows on the left of the property marked X on the photograph) with the same profile and finish in white powder coat paint. The Heritage range window is an exact copy profile of the steel window, but has excellent thermal performance. We have obtained quotations for steel powder coated windows and these are twice as costly as the same profile Heritage windows, and therefore prohibitively expensive. It can be seen from previous case studies (see the Heritage Brochure enclosed) that the Heritage windows have been used extensively to renew steel windows. We have tried to organise a complete window replacement for our building, but the terms of the Lease make the responsibility of replacement up to the individual owners. That is why we, the owners of Flat 2 and Flat 5 with identical bay windows above each other on the dominant part of the building are considering replacement at the same time. We have the approval of the managing agent of the building to replace our windows. Please refer to two separate applications for Flat 2 and Flat 5 made at the same time and with identical detailed submissions. By replacing all the bay windows on the dominant facade of the building we are maintaining the design integrity of the facade, even though there will be no difference in the appearance of the new windows compared to the existing.

Noel Hart, Dip.Arch.

Enclosures:

Photographs:

- a) Front facade 18 Greenaway Gardens with bay windows marked X  
Ground floor - Flat 2  
First floor - Flat 5
- b) Internal condensation at first floor
- c) Mould to curtains

Other documents:

- 1) Alitherm Heritage brochure with full details
- 2) Heritage detail jamb with dimensions
- 3) Comparison of Heritage profile with steel profile showing identical outside profile
- 4) Location plan of building