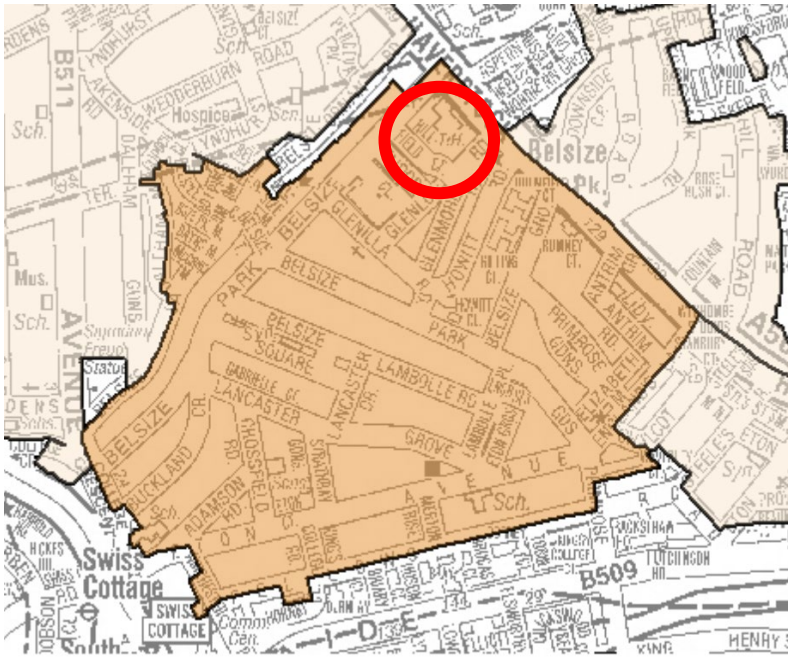
2214, 59 Hillfield Court, Belsize avenue, London NW3 4BG
Design and Access Statement
By Atelier EURA
Rev 1 26.8.23 postcode updated

DESIGN AND ACCESS STATEMENT

Replacement of single glazed crittal windows within the brick facade, with double glazed aluminium windows both on south west front elevation (2 windows) and the north east rear elevation (5 windows) . Also addition of internal secondary glazing to single glazed crittal bay window-stacks

Location:

With a PTAL of 4, the windows are all located in apartment 59, on the second floor of a residential building located in the Belsize Conservation Area (Camden). Close to the amenities around Belsize Park tube station and near those of Belsize Village, South End Green and Hampstead, the property is located on the second floor of a in a 6-storey (ground floor + 5 floors) art dec o building.



(Belsize Park conservation map, Camden)

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The U-shape purpose built art deco residential mansion block that was built in 1934 between Belsize Avenue and Glenloch Road and was named after the house that once occupied the site and it was one of three mansion blocks forming part of a development owned by Hillfield Estates and designer by architect Thomas Bennet, who also designed the Waitrose building in nearby Finchley Road.

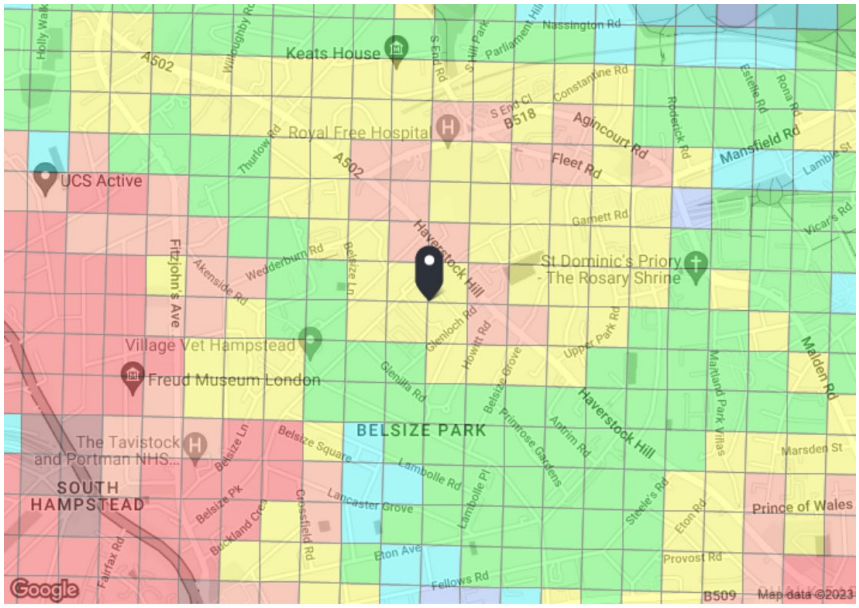
The façade is predominantly red brick with some horizontal stucco bands highlighting the balconies as well as the top of the bay window stacks. The windows are white as are the spandrel panels between the windows in the stacks.

The building has been refurbished over the years and the designs of the spandrel panels of each individual stack differ as do the crittal window sections. Nevertheless, we have found that they match within each continuous stack which, , together with our technical research, seems to confirm that the upgrading of the components within a stack needs to be done at once and hence we are not proposing this as part of this application

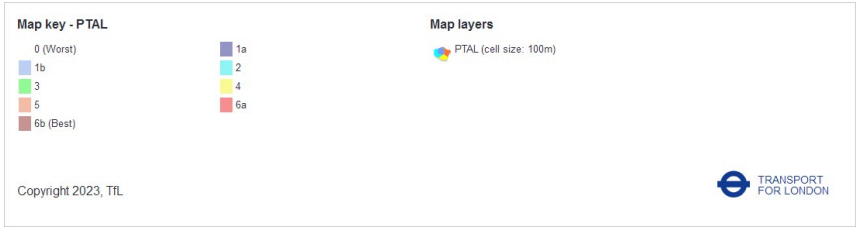
Building Access

Travel

The building can be reached on foot or by public transport with the 268, c11 and 168 buses stopping nearby (less than 200m), Belsize park underground station (northern line) being 211m away and Hampstead Heath (overground) 930m away



PTAL output for Base Year
4
Easting: **527203**, Northing: **185090**



Approach

The approach to the building, from the street, is via a set of steps from a central lobby, something quite typical in mansion buildings of this period.

Within the building there is a staircase providing access to and from the front and rear of the building as well as a lift providing access from the main reception area to the apartment.

Common corridors are wide and will serve as the main route to bring the materials into the building for installation, providing a safe route.

Circulation (Internal)

The corridors within the apartment, because of the nature of the building (a mansion block), still comply with accessibility requirements within current building regulations.

Note:

Installation of windows: The installation will be carried out both from within the apartment and an external scaffolding that we have been advised will be required only for a week to minimise the impact on the terrace of the property below.

Design:

Building fabric:

The windows in this apartment have not been repaired or replaced for, at least, fifty years. Overtime, the single glazed crittal windows have become inefficient and as a result there have been some leaks but also uncomfortable temperatures inside this North-east, south-west double aspect property.

The upgrading of the building fabric is something that our client felt important when looking to refurbish the interior of their home and after some thorough research, we concluded that the strategy we are presenting here was the most appropriate response.

Windows

The window replacement will be limited to those within the brick facade (see the secondary glazing section below for information related to the stacks).

(front elevation/ South West)

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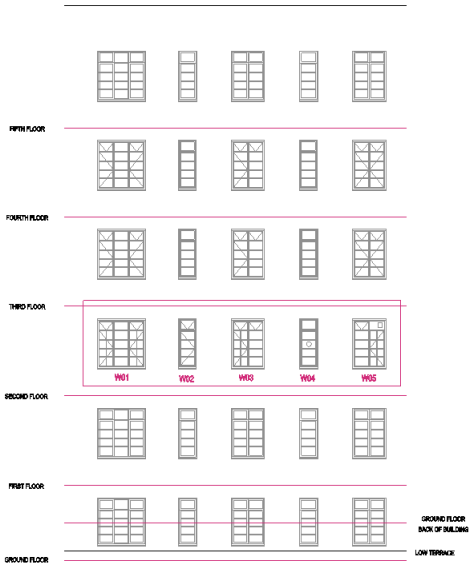
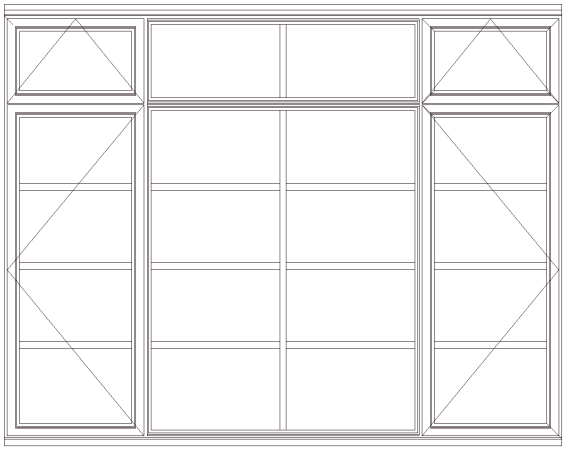


(rear elevation/ North East)

For the upgrade, we have chosen the Heritage 47 by Smart Systems. This is a system already used by others within the building because the slimline aluminium sections replicate the Crittal style windows. The windows' specification will include:

- Slimline aluminium sections to match Crittal style windows.
- Outward opening
- PPC to a white gloss finish (to match the other apartments)
- Internal glass beading: opening lights
- External glass beading: fixed lights
- Reverse espagnolette locking.
- Push to release key locking handles: white
- Easy clean egress hinges: side hung
- Friction hinges: top hung
- Obscure glass: Stippolyte (W02 and W03)
- 25mm flat astragal Georgian bars with duplex spacer bars.
- Double glazed with 4mm low iron/ soft coat annealed glass (or toughened where required)
- Centre pane U value of 1.2W/m²K.



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(Typical window by Smart Systems)

Precedents

We have looked at the planning records and these are the cases within the building that have applied for planning and received a permission for other than crittal windows.

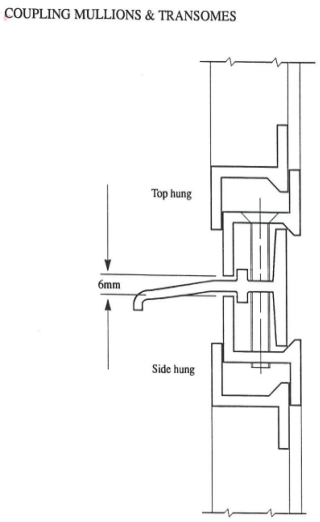
- (upvc) Apartment 106 app 2012/1098/P allowed on appeal 31/10/2012.
- (aluminium) Apartment 73 app 2013/2878/P Granted 18/07/2013
- (aluminium) Apartment 101 app 2023/1049/P Granted 19/07/2013
- (upvc) Apartment 46 app 2017/4698/P Upvc windows Granted 04/10/2017.
- (aluminium) Apartment 24 app 2021/1395/P Granted 18/05/2021.
- (aluminium) Apartment 38 app 2022/0281/P granted 28.06.2022
- (aluminium) Apartment 62 app 2022/2738/P granted 07.11.2022

Crittal stacks

<u>Research leading to the decision to introduce secondary glazing.</u>

During the design process we spoke with Crittal experts to better understand what the set up was around the window bays on the stack. Our aim was to evaluate whether the windows could be replaced individually without putting the stack at risk.

We learned that the stack bay was built as a series of frames stacked on the top of each other interconnected by coupling bar horizontally and round corner posts vertically. The spandrel and window panels were then inside alternating frames.



In order to replace the window panel from the window frame, the coupling bar has to be accessed from above and below (i.e. from behind the spandrels) and so the spandrel panels would need to be removed first.

Because of the age of the stack, some damage would likely occur when removing the rigid panels from within the frame. The damage could be, for example, a deformation of the coupling bar or the frames around the spandrel, which would need to be replaced with new shaped to fit spandrel panels.

Further to the above, the crittal model used in the bays (which differs from each other as shown on the photos and elevations) has been discontinued. We were told that only one of the new systems could be considered in the context of the existing set up: The one with the lowest performance. This system would not be able to address cold bridges or meet current o-value targets which would make the replacement an unnecessary expense.

With this in mind and having also evaluated the risks and impact that this work may end up having on the properties above and below our clients, we decided not to replace the windows in the stack.

Secondary glazing:

The next stage was looking at how to improve the acoustic and thermal performance of the windows and this is when we decided to introduce secondary glazing.

Having looked at different options, we focused on heritage ranges with profiles that would work best from the aesthetic point of view and the usability.

Hinged casements on the returns: Series 45 slimline by Selectaglaze

(Illustrative image by Selectaglaze)

Horizontal sliding on the front: Series 10 slimline by Selectaglaze

(Illustrative image by Selectaglaze)

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