

PLANNING DESIGN & ACCESS STATEMENT

FLAT 57

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 Crittall steel framed single glazed windows with Crittall steel framed double glazed windows, white painted finish, within the existing joinery subframes:

- Living room bay
- Dining room French doors and windows
- Kitchen
- WC
- Bathroom

CONTEXT

The original single glazed windows are in poor condition beyond repair and being single glazed and without weatherseals are highly energy inefficient and do not maintain comfort conditions internally.

Many of the windows in the building have been replaced, mostly emulating the style and original pattern of glazing bars, but in a variety of materials including aluminium and, predominantly, upvc. More recently Flat 63 has reinstated double glazed Crittall steel framed windows, thereby matching as closely as possible to the original windows (planning approvals 2023/1326/P & 2023/5106/P).

DESIGN

Current regulations and standards no longer allow reinstatement of original Crittall W20 single glazed windows, however the proposed replacement will be as close as possible to the original Crittall style and profiles, but double glazed and weatherstripped to improve energy performance and comfort.

“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

PLANNING HISTORY

2017 to date

<i>reference</i>	<i>description</i>	<i>approved</i>
2023/5106/P	Replacement of uPVC-framed windows with Crittall steel-frame double-glazed windows	06/02/2024
2023/3550/P	Replacement of single glazed Crittall windows with double glazed aluminium windows on front and rear elevations	24/10/2023
2023/1049/P	Replacement of single glazed Crittall and double glazed aluminium and uPVC windows with double glazed aluminium windows on north east, north west and south west elevations at 3rd floor level.	30/05/2023
2023/1326P	Replacement of pvc French doors and side windows with Crittall steel doors and windows	14/07/2023
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

ACCESS

No change to access arising from these proposals

TREES

No trees would be affected by these proposals.