80 Hillfield Court
Belsize Avenue
London NW3 4BE

The Hillfield Court

Hillfield Court, constructed in 1934, is a six-storey art deco mansion block comprising 114 flats arranged around a shared courtyard. The building is situated in the Belsize Park Conservation Area but is not listed as a structure of significant historical value. While the overall form and layout of the building have been maintained, many original Crittall windows have been replaced over time with either uPVC or aluminium frame alternatives, which differ from the original in thickness and style.

The northeast elevation, facing the internal courtyard, is not visible from Belsize Avenue, whereas the southwest elevation, partially visible from Belsize Avenue.

Proposal

The proposal involves replacing one window on the front southwest elevation and two windows on the rear northeast elevation. The replacements will consist of double-glazed aluminium windows designed to closely match the original Crittall windows while providing enhanced energy efficiency. The replacement aluminium frames will be thinner than uPVC alternatives, ensuring consistency with the building's design and the conservation area's character.

This proposal aligns with previous alterations within the building, where over half of the original Crittall windows have been replaced. The new windows will improve the building's thermal efficiency and contribute positively to its environmental performance without compromising its appearance.

Location

The property at 80 Hillfield Court is well-served by amenities in Belsize Park, Belsize Village, South End Green, and Hampstead. The affected windows are on the ground floor of a six-storey art deco building located within the Belsize Park Conservation Area (Camden). The location benefits from a PTAL rating of 4, indicating good accessibility to public transport.

Intended Use of the Proposed Development

The property's use as a residential building will remain unchanged.

Layout of the Proposed Development

The replacement of windows will not alter the property's layout or its impact on conservation.

Scale of the Proposed Development

The replacement windows will retain the same dimensions as the existing ones, with no changes to the building's footprint or structural design.

Private/Public Spaces

No changes to the landscaping or external spaces of the property are proposed. The conservation area will remain unaffected.

Appearance of the Proposed Development

The new windows will replicate the design of the original Crittall windows, featuring a white finish to ensure consistency with the building's existing style. The proposed design aligns with the existing aesthetic and character of Hillfield Court.

Design with Regards to Local Context

The proposed aluminium windows, *Alitherm Heritage 47* by Smart Systems, are slimline and emulate the Crittall style. Specifications include:
- Slimline aluminium sections.
- Outward opening design.
- White gloss PPC finish.
- Internal glass beading for opening lights.
- External glass beading for fixed lights.
- Reverse espagnolette locking with push-to-release handles.
- Easy-clean egress hinges and friction hinges.
- Double glazing with low iron/soft coat annealed glass for energy efficiency.

Precedents

Several previous applications for window replacements within Hillfield Court have been approved, reflecting the building's history of alterations. Examples included in the following table:

Material	Flat Number	Application Ref.	Decision	Decision Date
Aluminium	Flat 73	2013/2878/P	Granted	18/07/2013
Aluminium	Flat 101	2023/1049/P	Granted	19/07/2013
UPVC	Flat 46	2017/4698/P	Granted	04/10/2017
Aluminium	Flat 24	2021/1395/P	Granted	18/05/2021
Aluminium	Flat 38	2022/0281/P	Granted	28/06/2022
Aluminium	Flat 62	2022/2738/P	Granted	07/11/2022
Aluminium	Flat 59	2023/3550/P	Granted	30/01/2024
Aluminium	Flat 65	2024/2505/P	Granted	07/08/2024

Proposed Access to the Site

The proposed works will not impact accessibility to or within Hillfield Court.

Front Elevation - Southwest Facing

Rear Elevation - Northeast Facing