

Caulfield Court, Baynes Street, London NW1 0TZ

WINDOW REPLACEMENT

DESIGN AND ACCESS STATEMENT

DESIGN

The existing windows are timber, generally with side-hung open-out casements and fixed lights. The windows are stained, colour: dark brown. Ground floor living rooms have glazed inward-opening doors, gloss painted bright blue

It is proposed to replace all existing windows with new PVC-u windows, colour : White, with double-glazed sealed units. The window configurations have been amended to provide for ease of ventilation and cleaning. Opening casements are outward opening, side and top-hung, with fixed lights. Casements will be hung on projecting friction stays which allow each side of the glass to be cleaned from inside the room.

Controllable trickle vents are incorporated at the heads of all window frames to provide background ventilation.

Thermal performance of the new windows will be a significant improvement compared to existing.

Accessible windows will be lockable and glazed to comply with Secured by Design standards.

On south and east elevations (facing garden and St. Pancras Way) there are spandrel panels in vertical strips between narrow windows, with tongue-and-grooved timber cladding, stained Dark Brown. This is unsightly, with weathered appearance and missing boards. It is proposed to replace the cladding with tongue and groove fibre-cement panels fixed vertically, 150mm wide, pre-finished, colour: Grey.

ACCESS

Access to the buildings is unaffected by installation of new windows. Opening of windows will be easier than existing, with all window handles at accessible heights.