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REPLACEMENT WINDOWS, 20-56 MILLMANSTREET, LONDON WC1N 3EW

INTRODUCTION

20-56 Millman Street is believed to have been built during the 1960s and the exterior has at some stage been clad with rectangular terracotta tiles. The property retains its original metal framed sliding windows which have exceeded their design life-span, and horizontally sliding windows are in any case an inherently unsatisfactory design.

Camden Council are required to refurbish their housing stock in order to comply with the government's Decent Homes Standard, and one aspect of meeting the standard is to increase the thermal comfort level within a property by installing double-glazed replacement windows.

PROPOSED DESIGN

Aluminium-framed double-glazed windows a white powder-coated finish are the preferred option to replace the existing windows for the following reasons:

1) Aluminium-framed windows will be largely maintenance-free, thus saving the Housing Department and leaseholders from the expense of regular cyclical redecoration including scaffolding.

2) The use of aluminium is in line with Sustainable Construction policy and although not as environment-friendly as timber, aluminium products usually contain a recycled content and are likely to be recycled at the end of their lifespan.

3) Although it is true that modern steel-framed double-glazed windows are available which are similar in appearance to the existing windows, these are a specialised product and the cost would place an intolerable burden on both the housing department and leaseholders.

LAYOUT

No changes are proposed to the external layout, orientation etc.

SCALE

Details of the dimensions are shown on the drawings.

LANDSCAPING

No changes are proposed to any landscaping.

APPEARANCE

No changes are proposed to the exterior fabric of the property other than the replacement of the windows.

USE

No change of use is proposed.

ACCESS

No changes to the existing access are proposed.

PHOTOGRAPHS

Existing front elevation

Existing rear elevation