

# DRAFT



**2011/1047/P & 2011/1048/L**

**DOUBLE GLAZING STATEMENT\_ 07 June 2011**

**9, The Grove, Highgate.**

## INTRODUCTION

This report is intended to support the above planning and listed building applications to clarify the intention with regard to the windows and the proposed double glazing.

## Front Elevation

The front elevation currently consists of a mixture of window types including:

2 single-glazed original sash windows to study and the master bathroom\_ labelled WG.1 and W1.1 on the Front elevation on the following page.

2 double-glazed modern sash windows to the kitchen and first floor bathroom\_ labelled WG.3 and W1.3 on the following page.

The remaining windows are all modern single glazed installed during the work carried out in 2000-2001.

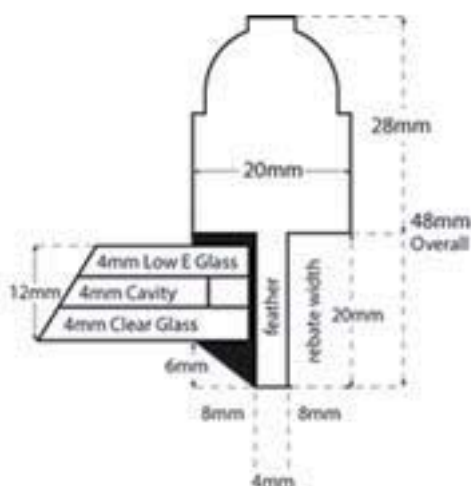
## PROPOSALS

We intend to replace all modern windows to the front elevation with tripartite timber sash windows to match the original window details (WG.1 and W1.1) but incorporating 'Slimlite' double glazed panels. The original windows will be retained.

Slimlite DGUs are 12mm thick overall made up from 4mm lo E glass 4 mm cavity of inert gas and 4mm clear glass. This will sit comfortably and elegantly within the original detail. See below image.

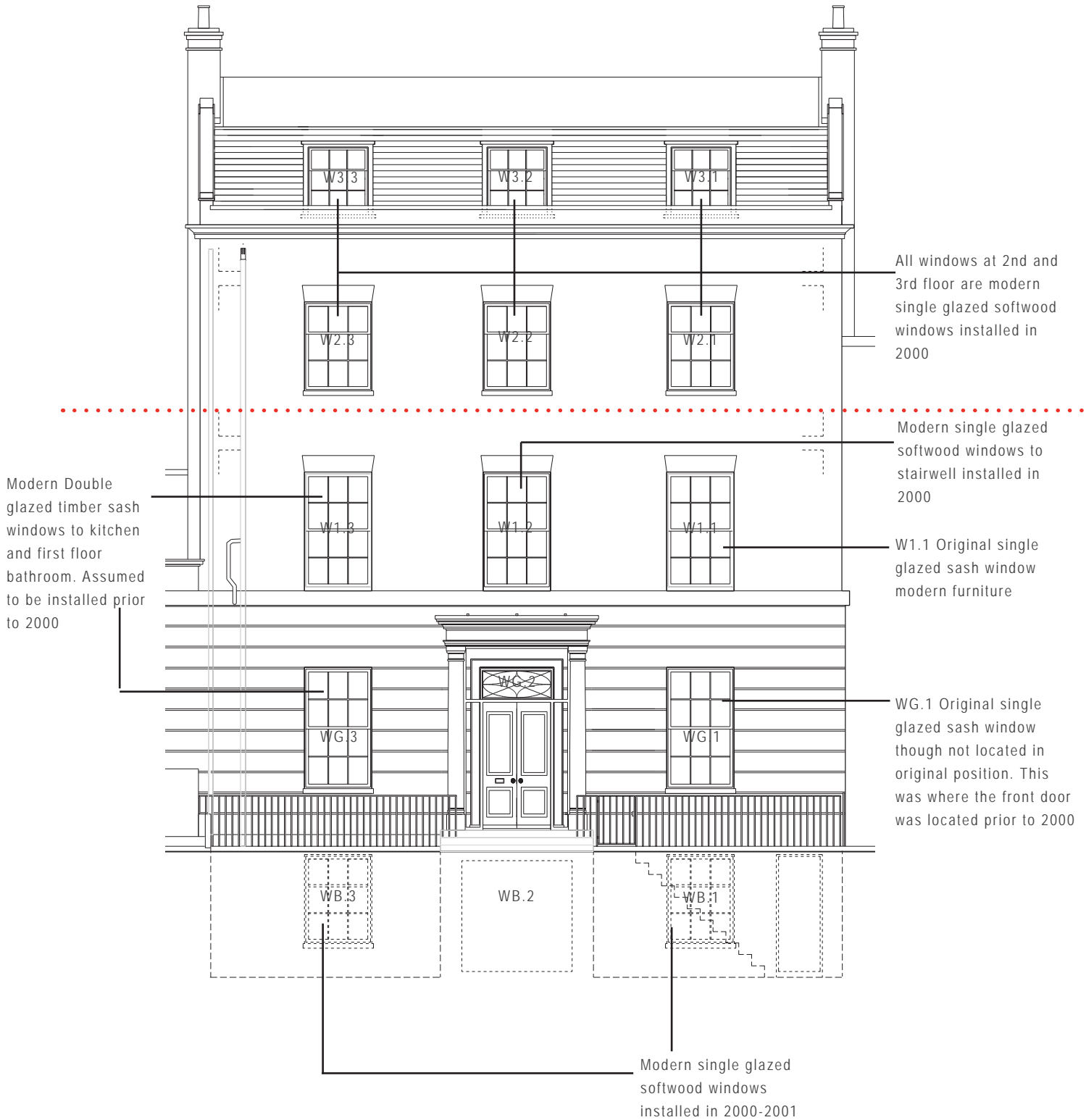
We intend to carry out repair work to the front and rear elevations which would include, repointing the deteriorated areas of brickwork using lime mortar colour matched to the existing. We also intend to tint the modern brickwork of the top level of the house to colour match with the original brickwork of the lower level.

See appendix for photos



Section detail from slimlite web

FRONT ELEVATION



## **REAR ELEVATION**

The rear elevation currently consists of a mixture of window types largely reflecting the changes which have occurred to the rear of the house. There is a variety of single glazed and double glazed windows which have been upgraded/ repaired as the need has arisen.

## **PROPOSALS**

In general we intend to replace all modern windows with like for like slim double glazed units. Proposals as follows:

### **WB.4 basement doors.**

Existing doors were installed in 2001 with details differing considerably from the original window above. They will be more visible with the proposed sunken garden. We propose to replace existing french doors and windows with new double glazed doors to match the details of WG.4.

### **WG.4 Living room doors.**

Original window frames with modern timber french doors likely to have been installed when the terrace was raised to this level and the rear extension built, circa 1954. This was originally only a window with radiator beneath. The existing floor boards show the holes for pipework. The Flank sashes have been blocked and are no longer operational. All are single glazed.

We propose to replace the french doors with double glazed doors to match the details of W1.4 french doors which are believed to be original. Flanking windows will be replaced with double glazed sashes to match original details. Sashes will be reinstated. All original frames will be retained glazed panels will be replaced and weights upgraded as necessary.

### **WG.5 Breakfast room windows**

No change intended as these windows and doors are double glazed.

### **W1.4 Master bedroom window**

Existing french doors appear original as are the surrounding frames. The flanking sash windows are modern. All are single glazed.

We propose to retain the original door and frames but replace the flanking sashes and fan with double glazed panels to match existing details. Details to be approved as condition of consent.

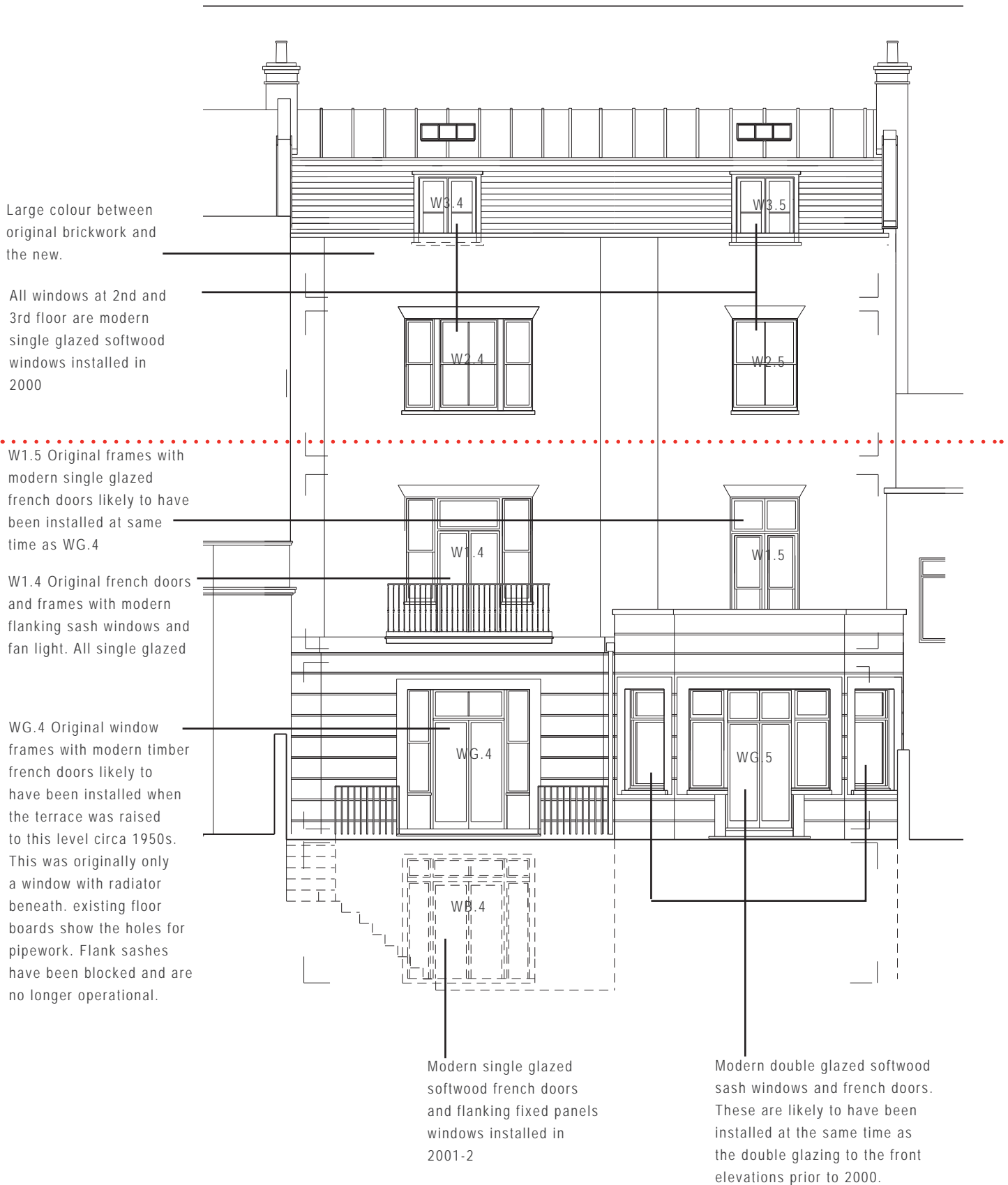
### **W1.5 Dressing room window**

Existing french doors are modern and likely to have been installed with the doors in the living room when the rear extension was built and terrace raised, circa 1954. We intend to replace these doors with double glazed french doors to match the original doors to master bedroom.

All windows at second (sash) and third floor (casement) are modern and single glazed. We propose to replace these with double glazed panels to match existing arrangement.

**See appendix for photos**

REAR ELEVATION





WINDOW WG.1\_ Original single glazed to front



WINDOW WG.1\_ Original single glazed to front



WINDOW WG.1\_ Original single glazed to front study



WINDOW WG.3 \_Modern double glazed to front kitchen



WINDOW WG5- Rear modern double glazed



WINDOW WG5- Rear modern double glazed



WINDOW WG5- Rear modern double glazed



WINDOW WG5- Rear modern double glazed



WINDOW WG4- Rear single glazed. Original frame and Modern door, modern blocked sashes



WINDOW WG.4- Rear single glazed. Original frame and Modern door, modern blocked sashes



WINDOW WG.4- Rear single glazed Blocked sashes



WINDOW WG.4- Frame cut when door was installed





WINDOW WB.4- Rear modern single glazed french doors 2001.



WINDOW W1.2- Front single glazed modern stair well windows



WINDOW W1.4- Rear single glazed. Original frame and original door door, modern flanking fixed panels



WINDOW W1.4- Rear single glazed. Original frame and original door door, modern flanking fixed panels



WINDOW WG.4- Rear single glazed. Original frame and original door door, modern flanking fixed panels



WINDOW W1.4- Rear single glazed. Original frame and original door door, modern flanking fixed panels



WINDOW W1.5 - Rear modern single glazed french doors 2001. Original frames.



WINDOW W1.5 - Rear modern single glazed french doors 2001. Original frames.



WINDOW W1.5 - Rear modern single glazed french doors 2001. Original frames.



WINDOW W1.5 - Rear modern single glazed french doors 2001. Original frames.



WINDOW W1.1- Front original single glazed sashes



WINDOW W1.3- Front modern double glazed sash



WINDOW W1.1- Front original single glazed sashes



WINDOW W1.3- Front modern double glazed sash



WINDOW W2.4- Rear modern single glazed from 2000



WINDOW W3.4- Rear modern single glazed casement window to dormer from 2000



WINDOW W2.4- Rear modern single glazed from 2000



WINDOW W3.3- Front modern single glazed sash dormer