

Planning Statement

3 Arlington Road, Camden, NW1 7ER

Discharge of Condition 3 and 4 of Listed Building Consent 2010/1589/L

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CONTENTS

- 1.0 Introduction
- 2.0 Details of existing windows
- 3.0 Details of proposed replacement windows
- 4.0 Conclusions

APPENDICES

- 1.0 Observations of Surveyor on condition of existing windows

1.0 Introduction

1.1 This statement accompanies the application to discharge condition 3 and 4 attached to Listed Building Consent 2010/1589/L granted by way of appeal ref 2132302 upheld on the 15th December 2010

1.2 The conditions state;

“the location and details of any windows to be replaced shall be submitted to and approved in writing by the local planning authority. Such details shall include evidence of the appearance and condition of the existing windows and drawings of the proposed replacement windows showing elevations of a scale of 1:10, and sections through frames and window bars at a scale of 1:1.”

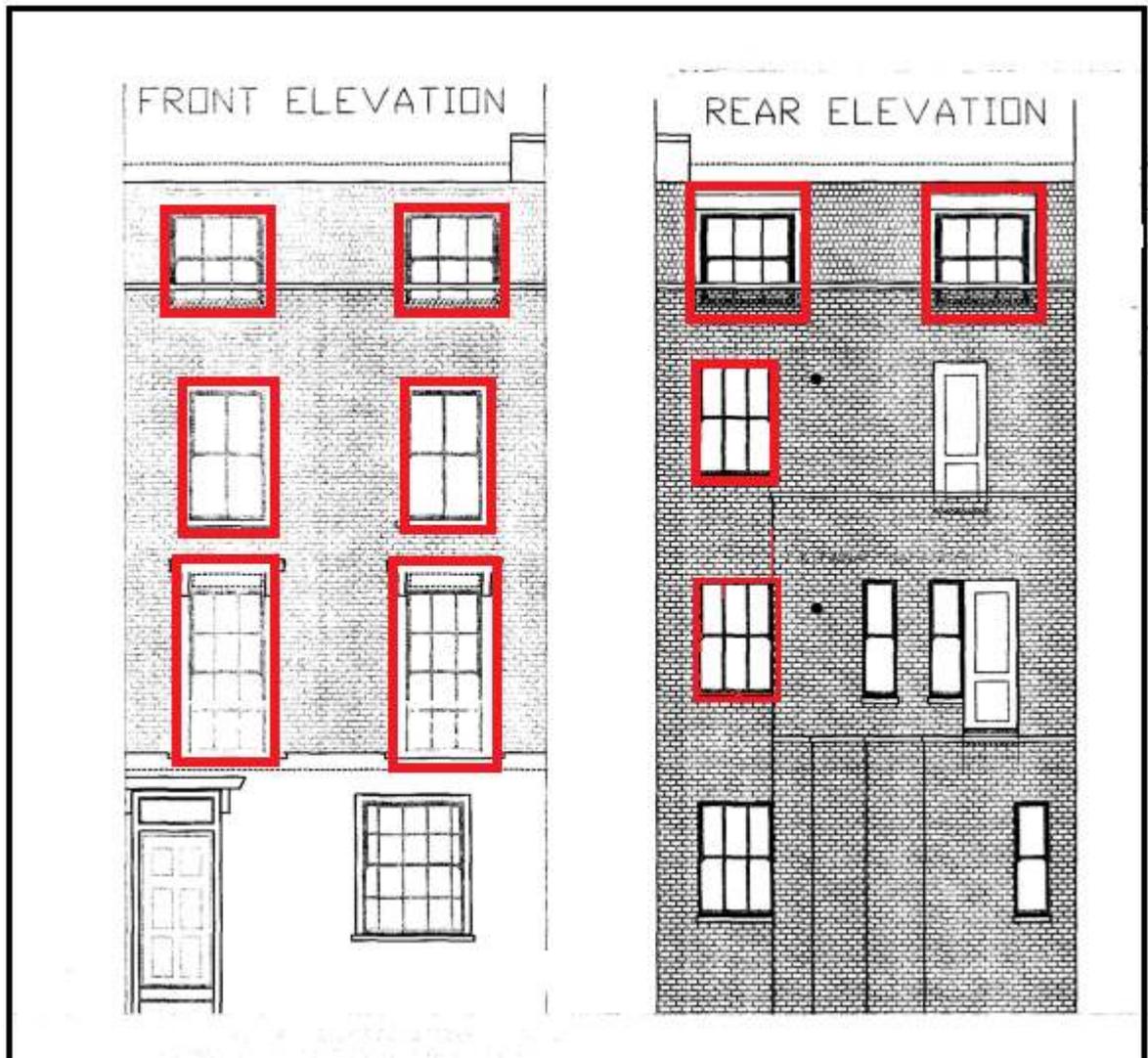
“Details of any secondary glazing shall be submitted to and approved in writing by the local planning authority. Such details shall include drawings showing elevations of the windows, both internal and external at a scale of 1:10, and sections through frames, including the original and replacement window at a scale of 1:1.”

1.3 This report is therefore structured accordingly to address each requirement of the conditions in turn;

- 1) Location, appearance and condition of windows to be replaced
- 2) Details of replacement windows
- 3) Details of secondary glazing

2.0 Details of existing windows

2.1 This application seeks to replace those windows highlighted in red on the elevations below;



2.2 I understand that these windows are to be replaced because of their poor condition, which is resulting in heat loss and inadequate sound insulation. These consequences are detrimental to the sustainability of the building and the amenity of the occupants. Photos are provided below of the poor condition of some of the windows. The condition of these windows is reflective of many others;





- 2.3 The applicant has sought independent advice from a company that specialise in replacement traditional timber windows, and I understand that a survey was carried out of the property by a Joinery Surveyor in May 2009. Paragraphs 2.4 to 2.6 provide extracts from the Surveyors summary observations and comments. The original copy of this summary is provided in Appendix 1 of this report.
- 2.4 The surveyor describes the condition of the current windows as a “mixture of old and poor quality replacements that have been badly installed and maintained...wet rot and timber fibre degeneration are plainly evident...black mould and internal wet rot are clearly visible on all of the windows.”
- 2.5 Importantly he notes that “previous attempts at renovation are now pulling away from the repaired areas creating gaps for further water ingress. Painting over the weaknesses has only exacerbated the deterioration of the timber as excess moisture has been trapped with the paint cover.”
- 2.6 The surveyor comments upon the limited potential to repair as “installing more resins and timber implants to a timber window over 100 years old actually accelerates its deterioration....(it is therefore) not a practice we undertake as it is not possible to provide any reasonable guarantee of long term success. Any

restoration work will most likely be needed every 2-3 years just to maintain an ever deteriorating window frame.”

- 2.7 The replacement of the windows will enable the building to be significantly more heat efficient, sound insulated, and the presence of harmful mould and rot can be adequately eliminated on a long term basis.
- 2.8 I understand that the Council have already seen the poor condition of the windows at the recent appeal hearing which involved a site visit.

3.0 Details of replacement windows

- 3.1 The proposed replacement windows are to be of the same style and design as those existing, i.e. they are to be like for like. Therefore the drawings provided are based upon a detailed site survey of each window. This application seeks to carefully replace the existing frames, of which several are not original, with new windows using materials sympathetic to the historical fabric of the building. It is intended that through the careful replacement of these windows that the building may be sensitively restored so that its long term attractiveness to prospective occupiers is ensured, and its important townscape value is maintained for years to come.
- 3.2 In total 10 windows are to be replaced, and these comprise of 4 different types of window. As per discussions with Mr Wito, details of each type of window accompany this application.
- 3.3 Each replacement window shall be secondary glazed. A survey has been carried out of each window type, and an appropriate method of secondary glazing has been devised for each one. The glazing shall make no change to the external appearance of the property.

4.0 Conclusions

- 4.1 The application seeks replace some of the existing windows at the property. These windows are to be replaced due to their poor condition, and many of these windows are not original. All replacements are to match existing, i.e. like for like. All replacement windows are to be secondary glazed. This shall improve the amenity of the occupants without affecting the external appearance of the building.
- 4.2 A survey carried out in 2009 provides details of the poor condition of many of the existing windows, which are suffering from both dry/wet rot and prolonged poor maintenance.
- 4.3 We respectfully ask that the application be granted, and conditions 3 and 4 of permission 2010/1589/L be discharged.

APPENDIX 1

Observations of Surveyor on condition of existing windows



8th May 2009

Dear Stephen

Re: 3 Arlington Road, NW1 – Window Refurbishment

Further to my visit to the above address, please find enclosed observations, considerations and proposals together with costs for the work to be undertaken.

A deposit of 25% is required with any order, 25% on full joinery survey and the balance is payable to our fitters on the day of completion. Installation time is approximately ten to twelve weeks from final survey date. If summer installation is required, please contact us as soon as possible as we are now scheduling July 2009 installations.

Please accept my sincere apologies for the delay in forwarding this information.

Thank you for your enquiry; we would welcome the opportunity to complete the work to your entire satisfaction. If we can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Des Ward
Joinery Surveyor
07968 969 325
tradwinco@hotmail.co.uk

OBSERVATIONS & CONSIDERATIONS

The current windows are a mixture of old and poor quality replacements that have been badly installed and maintained. All the back elevation windows are west facing and open to the harsh weathering effects of the summer sun, the windows to flats 1, 3, 5 bear testament to this.

Wet rot and timber fibre degeneration are plainly evident to most of the windows to both front and back elevations mainly to the lower outer frame sections, sashes and external wood sills.

Previous attempts at renovation are now pulling away from the repaired areas creating gaps for further water ingress. Painting over the weaknesses has only exacerbated the deterioration of the timber as excess moisture has been trapped with the paint cover (see renovation redecoration sheet).

Renovation, consisting of removing wet rot and degenerated timber fibre and replacing it with filler or timber, is prone to problems particularly in a South or West facing aspect. The different materials expand and contract at different rates; this continuous cycle breaks down the boundaries between the different materials encouraging further water ingress and eventual wet rot problems.

It comes to a point when installing more resins and timber implants to a timber window over 100 years old actually accelerates its deterioration as more potential boundary weaknesses are created. The situation arises that every 2-3 years the exercise has to be repeated; good money chasing bad comes to mind.

Renovation and redecoration carried out by splicing in timber implants and fillers to degenerated timber window sections is not a practice that we undertake as it is not possible to provide any reasonable guarantee of long-term success even though considerable time and money are normally required to carry out the work. For this reasons, where wet rot and degenerated timber are prominent I have recommended either the section in question or the whole window to be replaced.

In all cases the paint cover is badly compromised with large areas of bare timber exposed full on to all the elements. If you wish to retain some of these windows they will need to be renovated and redecorated as soon as possible (see Renovation & Redecoration sheet encl.)

Added to the above there is also the problem of excessive internal condensation brought about by the combination of small self contained sleeping areas and kitchens being in close proximity. The moisture generated by this combination during sleep, cooking etc. against a large backdrop of single glazing and substantial draught gaps, has encouraged internal wet rot and mould on the glazing bars and bottom sash rails as the airborne moisture condenses out on the glazing. Black mould and internal wet rot are clearly visible on all of the windows.

Obviously, installing windows with double glazing to counter the latter problem raises a dilemma as your property is, I believe Grade II listed. I am however aware of many of these buildings where the owners have had double glazing installed contrary to Grade II listed building compliance. These windows are usually installed with 14 mm glazing that is not so obtrusive, to the back elevation, or high on a 2nd or 3rd floor, I suppose 'out of sight, out of mind' is the philosophy.

Many of our customers have firm held views regarding heating bills, wasted energy, the effect it has on the environment, condensation issues etc. to justify their actions, particularly as the windows they have had installed at considerable cost mirror the original design. Many have added that the inherited windows are not even the originals and the replacement copies they have had installed are a better and more realistic alternative even with double glazing. Nevertheless, Grade II listed compliance is in place.

