

39 Swinton Street, WC1X 9NT

Proposed Double Glazing Installation at
39 Swinton Street, London WC1X 9NT

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Concept, Proposal and Justification:

The existing property at 39 Swinton Street, London WC1X 9NT is a late Georgian era house that has been converted into 4 no. flats: a lower ground level flat with rear extension, a ground level flat, a first floor flat and a two level flat on the second and third floors. The flat conversion occurred in the early 1980s and involved extensive alteration that included the replacement of all of the window boxes and their sliding sash frames. The existing sliding sash frames are all single glazed. The sliding sash frames look to be fair copies of the previous windows, although no original windows have been left for direct comparison in the property or in the neighbouring terraced houses that look to have been reworked at the same time contemporary to the 1980's.

The proposal consists of replacing the existing single glazing with specially made thin double glazed units that would involve swapping over all the sliding sash window frames inclusive of glazing, but retain all the existing window boxes. The reason for the proposal is threefold: 1) the increase to the thermal performance of the windows in the house to enhance the sustainable aspects of the building fabric; 2) the increase to the acoustic separation of the habitation from the noise of the streets, particularly busy and vehicle filled Swinton Street, part of the congestion charging route and a red route; and 3) the rehabilitation of the existing window shutters. At first floor level, double glazing will allow for the removal of the applied secondary glazing that makes the existing shutters unusable.

Technical Description of the Proposal

Remake the timber sliding sash window frames as per existing to hold double glazed units. All double glazed units shall be made up as 3mm Optiwhite float glass(outer pane)+ 3.9mm air gap created by warm edge white spacer interlayer bar with inert gas fill +3mm Optiwhite float glass(inside pane); the overall thickness of the double glazed units shall be 9.9mm. The internal quirk detail as found in the original frames shall be replicated precisely as the original. Dimensionally the frames and mullion shall be copied from the original windows with no added thickness to any member. The new double glazed units shall be held in their respective frames via putty from the outside as exists now with the single glazing.

Elden Croy Architect