

39 Swinton Street, WC1X 9NT

Importantly the white interlayer shall be made 5mm max wide from the outside edge of each double glazed unit 'pane' and shall be made to align with the frames and mullions throughout to look part of the timber framework. With the use of iron free Optiwhite glass in 3mm, the double glazed units as normally discernable will be invisible from outside and from inside. It is proposed that the newly made timber frames also be fitted with edge brush seals to reduce air infiltration and to conserve further energy.

Visual Impact of Proposed Double Glazing:

The double glazed units as describe above will be indistinguishable from the extant single glazing. The overall effect of the glazing as seen from the street shall be improved where existing secondary glazing is removed at first floor level where at present a reflection can be seen behind the window glazing. The first floor shutter may now also be brought back into usage.

The owner of 39 Swinton Street is willing to have a few double glazed units made up and installed temporarily within the existing frames for inspection and comparison in order to verify its suitability.

Archaeological Considerations:

The proposal involves replacing the sliding sash window frames only and leaving the window boxes (1980s age) intact so that surrounding joinery and shutters are not disturbed. All the existing sliding sash window frames and mullions are from the 1980s. All building fabric proposed to be replaced is very recent in age.

Relevant National Planning Policy:

Planning Policy Statement 5: Planning for the Historic Environment

It is relevant and important to some of the following excerpts from the above document when taking this Listed Building consent into consideration:

*Under paragraph no. 7-

“ -recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long tem.”

*HE 1.1 (opportunities to mitigate climate change)

Elden Croy Architect

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London Borough of Camden Unitary Development Plan Excerpt Relevant to this Application:

Relevant LB of Camden Policies:

SD6 amenity for occupier and neighbours-

The heavy and constant traffic on Swinton Street has affected the street frontage and front rooms of 39 Swinton Street via excessive noise and vibration. The installation of double glazing is a way to mitigate this problem.

SD9 resources and energy and UDP 1.63-

The installation of double glazing will save energy usage and in so doing help the Council to reduce greenhouse gases.

UDP 3.59-

The installation of double glazing shall help to keep the existing residential property at 39 Swinton Street in use. The removal of the existing secondary glazing at first floor level shall allow the reinstated use of the existing timber shutters within the building and as can then also be seen again from the street.

Conclusion:

The proposal to replace existing single glazing with specially thin double glazing at 39 Swinton Street will not visually depreciate the building at 39 Swinton Street and will significantly increase energy efficiency, reduce condensation, improve acoustic separation and allow the renewed use of window shuttering. As a result the housing at this address shall be much more user friendly and shall be less likely to degrade over time. Importantly the existing single glazing and window frames that are proposed to be replaced were installed in the 1980's and definitely are not original building fabric. The building owner wishes to upgrade the property and keep it going into the 21st Century much as many historical buildings are being sensitively upgraded throughout Europe and in order to aid in carbon reduction and sustainability.

Elden Croy Architect