

August 2014

DESIGN AND ACCESS STATEMENT

Flats 24 and 53

Romney Court, 141 Haverstock Hill, LONDON NW3:

**Repairs to existing timber window frames
and incorporation of new aluminium horizontal sliding units into existing
timber frames**

1 Existing Building:

Romney Court was constructed in 1962/63. The building is 5 storeys with the majority of units being studio flats, eight 1 bedroom flats and one 2 bedroom flat. The building is set back from Haverstock Hill with private parking between the building and the street.

2 Design:

- 2.01 The existing windows are framed in hardwood which is painted dark brown. The small sections of the windows are single glazed. The two large openings are single glazed with horizontal frameless sliding 5mm glass set in grooves in the cills and transoms. This is a very draughty and inefficient thermal solution. Many of the leaseholders have installed internal secondary glazing systems to improve the thermal performance of the windows. This causes considerable condensation on the inner face of the external glazing which then causes rot in the hardwood cills. Several windows need immediate repair or replacement due to the above.
- 2.02 The proposal is to find a system which will allow for repair of the windows as and when required by the individual leaseholders to a standard pattern to maintain the integrity of the appearance of the building.
- 2.03 Main frames:
The proposal is to maintain the existing timber frames with only the cill being replaced with a new aluminium cill unit and part repair of the existing timber frame where required eg: the bottom of the central vertical mullions.
The intention is for the appearance and importance of the existing timber frame to remain dominant.
- 2.04 Details fixed units:
The existing single glazed fixed lights will be replaced with double glazed fixed units in the same openings - fixed from the inside and therefore no alteration to the existing external appearance.
- 2.05 New horizontal sliding units:
The two main opening sections of the windows will be replaced with aluminium horizontal sliding window units with 2 sections in each.
The existing transoms will be rebated to take the head sections and the bottom sections set on the new aluminium cill or on the transom in the smaller section from the ground to 4th floor as per the details 1 and 2.
After considerable research, the aluminium window system proposed represents the best economical solution to achieve the smallest sections possible.
- 2.06 Colours:
The existing timber frames are painted dark brown.
The new aluminium cills will be anodised dark brown to match.
The new horizontal sliding units and frames will be anodised dark grey to enable the main timber frames to remain the dominant visual element.

3 Amenity of Neighbours:

This will not be affected by the proposal.

4 Access:

Access to the building and individual flats will remain as it is at present.

5 Waste Collection and Storage:

As existing.

6 Heritage Statement:

Romney Court is in the Belsize Conservation Area.

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