

**Fenestration Changes to 180 Albany Street  
Design Statement  
November 2014**

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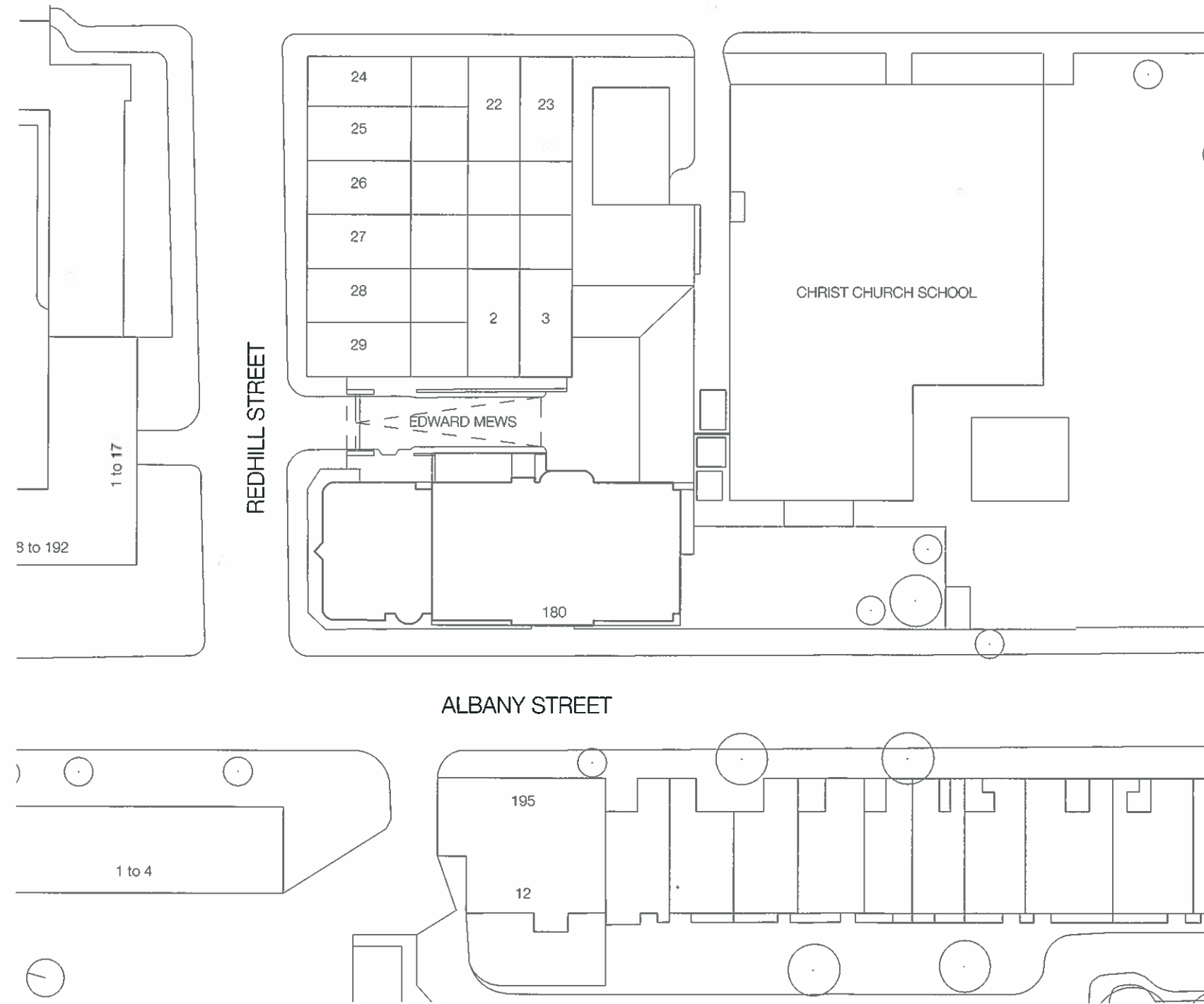
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## 180 Albany Street

### Summary of the proposal

The renovation of 180 Albany Street will involve the conversion and change of use of the building into 15 high quality residential apartments.

The design proposal includes the replacement of all of the existing windows, alterations to the size of the window openings, the replacement of the dormer windows to the third floor mansard level and the re-cladding of the top and sides of the mansard roof. These changes aim to improve the natural light and quality of space in the residential interiors, and to modernise the external appearance of the building. The refurbishment will also improve the environmental performance and energy efficiency of the building in line with current standards.



Site plan, 1:500 scale



## 180 Albany Street

### The existing building



View from Albany Street of existing west and south elevations

The property is located in a predominantly residential area on the east side of Regent's Park, a seven minute walk from Great Portland Street underground station and close to several other main line and underground transport connections. The site falls within the Regent's Park Conservation Area.

The existing building is a red brick commercial office building dating from the 1980s that forms part of a larger mixed-use development around Edward Mews. The building is arranged over five levels that include a basement car park and four floors of office space above. The top floor is a mansard construction, set back from the eaves. The roof is clad in fibre cement tiles, with lead coverings to the dormer windows. The adjoining building at 1 Edward Mews, is a residential apartment building, and there are ten terraced houses to the rear of the site, on Edward Mews and Redhill Street. To the south of the site is Christ Church primary school.

The building is solidly built, with high ceilings (3m, following refurbishment). It has a structural concrete frame and uninsulated masonry cavity outer walls, while the mansard storey has a steel frame and timber construction.

The current arrangement of window openings was designed to serve the large, open-plan, artificially lit office spaces. The window sills are 1100mm from finished floor level, which is higher than would be desirable for residential use, and the windows are relatively small in size.

The existing windows are inward opening, white colour, aluminium casement windows that are designed as false sash windows, with a horizontal glazing bar in the centre, although they are actually hinged at the side.

The building has a strong and dated appearance and is recognised as having a negative impact on the character of the Regent's Park Conservation Area. The arched openings and triangular windows at ground floor level, the arched pediment at the centre of the main elevation to Albany Street, and the small, arched dormer windows of the mansard storey, are elements that particularly contribute to the dated external appearance of the building. In addition, the existing main entrance on Albany Street is dark and uninviting.





180 Albany Street and Christ Church School



View looking north along Albany Street



View looking south east along Albany Street with adjoining residential building in the foreground



View of Edward Mews with 180 Albany Street to the left of the image





Detail view of windows in street elevation



Detail view of existing street elevation and building entrance





Existing West Elevation to Albany Street, scale 1:200



Proposed West Elevation to Albany Street, scale 1:200

## 180 Albany Street

### The design proposal

The design proposal includes the replacement of all of the existing windows, alterations to the size of the window openings, the replacement of the dormer windows to the third floor mansard level, the re-cladding of the top and sides of the mansard roof, and other alterations to the external walls at ground and third floor levels. These changes are intended to increase the amount of natural light in the residential interiors and improve the quality of space, and also to modernise and improve the external appearance of the building.

### New fenestration

The proposed new windows will be made in a high quality composite window system, with the frames and sashes constructed from solid oak, faced externally in a high quality painted (powder-coated) aluminium.

This system combines the benefits of having solid hardwood timber frames visible from the interior of the building, with the durability of a powder-coated metal finish externally. The proposed composite windows will require very little maintenance and will ensure that the building weathers well and continues to look good, even if some of the units are later sold to occupiers who carry out no maintenance work. Timber windows (either painted or unfinished) would not be suitable in this context.

The subdivision of the windows as a series of tall glazed bands of fixed and opening lights is intended to bring more elegant, vertical proportions to the façades. In the interiors, the vertical pattern will relate with the linear pattern of ceiling coffers that are present in the existing building.

On the west elevation, where the majority of the living rooms will be located, enlarged window openings will be created from pairs of the existing windows. The window sills will be dropped to bring more light into the rooms and to improve the proportions of the elevation. The inward-opening casements will have glass balustrades integrated externally into the window frames.

The small triangular windows to either side of the main entrance will be replaced with flat, inward-opening casement windows and the sills of these windows will be raised, to increase privacy.





Existing South Elevation to Christ Church school, scale 1:200



Existing East Elevation to Edward Mews, scale 1:200



Proposed South Elevation to Christ Church School, scale 1:200



Proposed East Elevation to Edward Mews, scale 1:200





At roof level on the west elevation, the arched pediment to the parapet wall will be removed and the coping to the parapet wall will be replaced with a new, cast stone coping. The brick roundel will be infilled with brick to match the existing.

On the east façade towards Edward Mews, where the majority of the bedrooms will be located, the sills of the windows to the first and second floors will be dropped by approximately 500mm but the windows will not be widened. The windows will be replaced with inward opening 'tilt and turn' composite windows that will have restricted opening and no external balustrades.

The base of the four bay windows on the ground floor on the east facade will be built up in brick and the sills will be raised, to give more privacy to the interiors. The new composite windows to the existing bays will have a simpler design. The front panels will be fixed glazing and the smaller side panels will be inward opening casements.

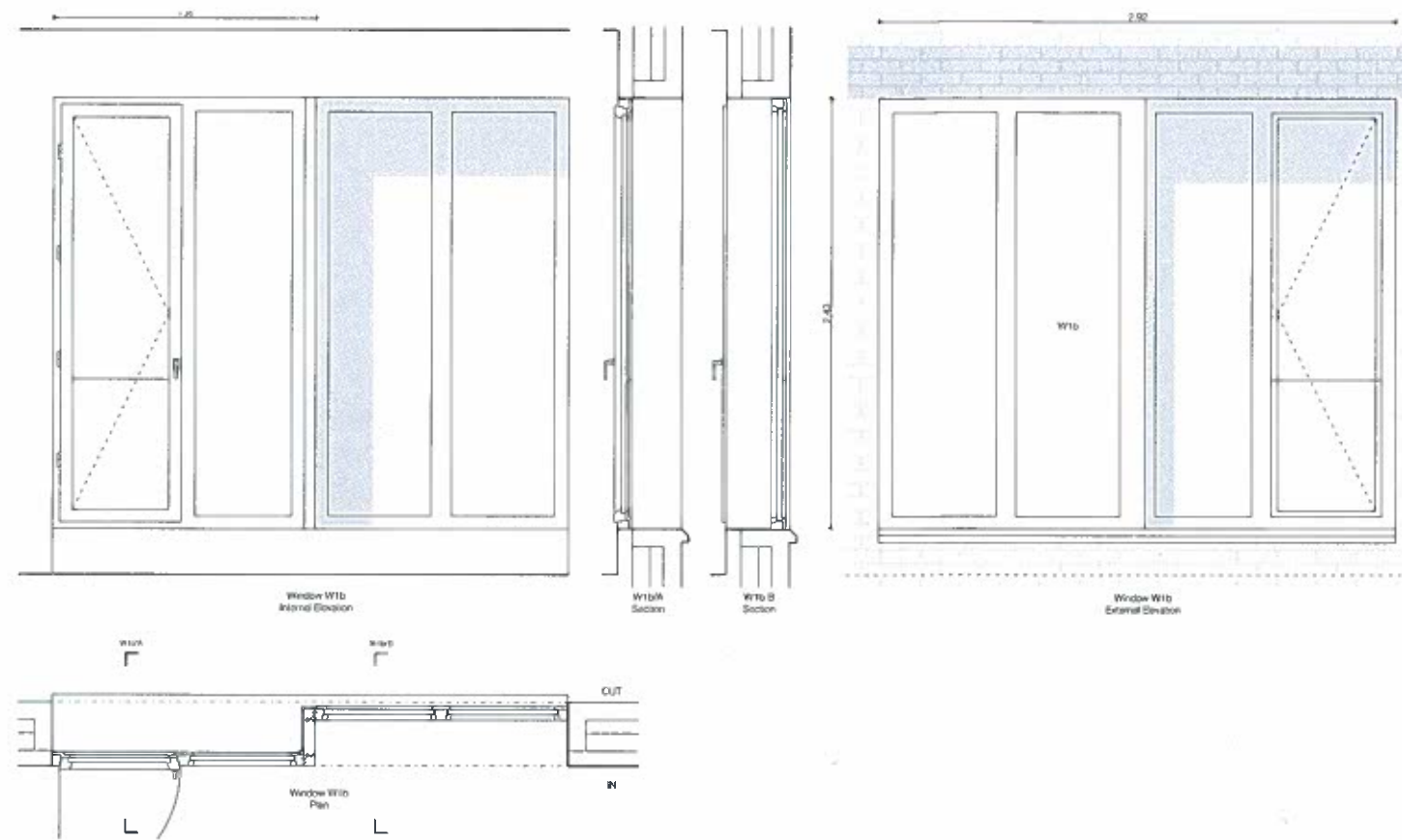
The south elevation towards Christ Church school is a prominent elevation facing Albany Street and the windows on this side predominantly serve living rooms. The proposed windows in the south facade therefore have a similar design to the windows on the west façade.

To avoid increasing the overlooking of the school, some of the panels will be obscure glazed, with only two clear-glazed panels remaining in each window. The left hand windows on the south elevation incorporate solid panels over an existing structural column, and the upper right hand windows incorporate horizontal solid panels. These solid panels will be faced in powder-coated aluminium in a similar colour and tone to the window frames.



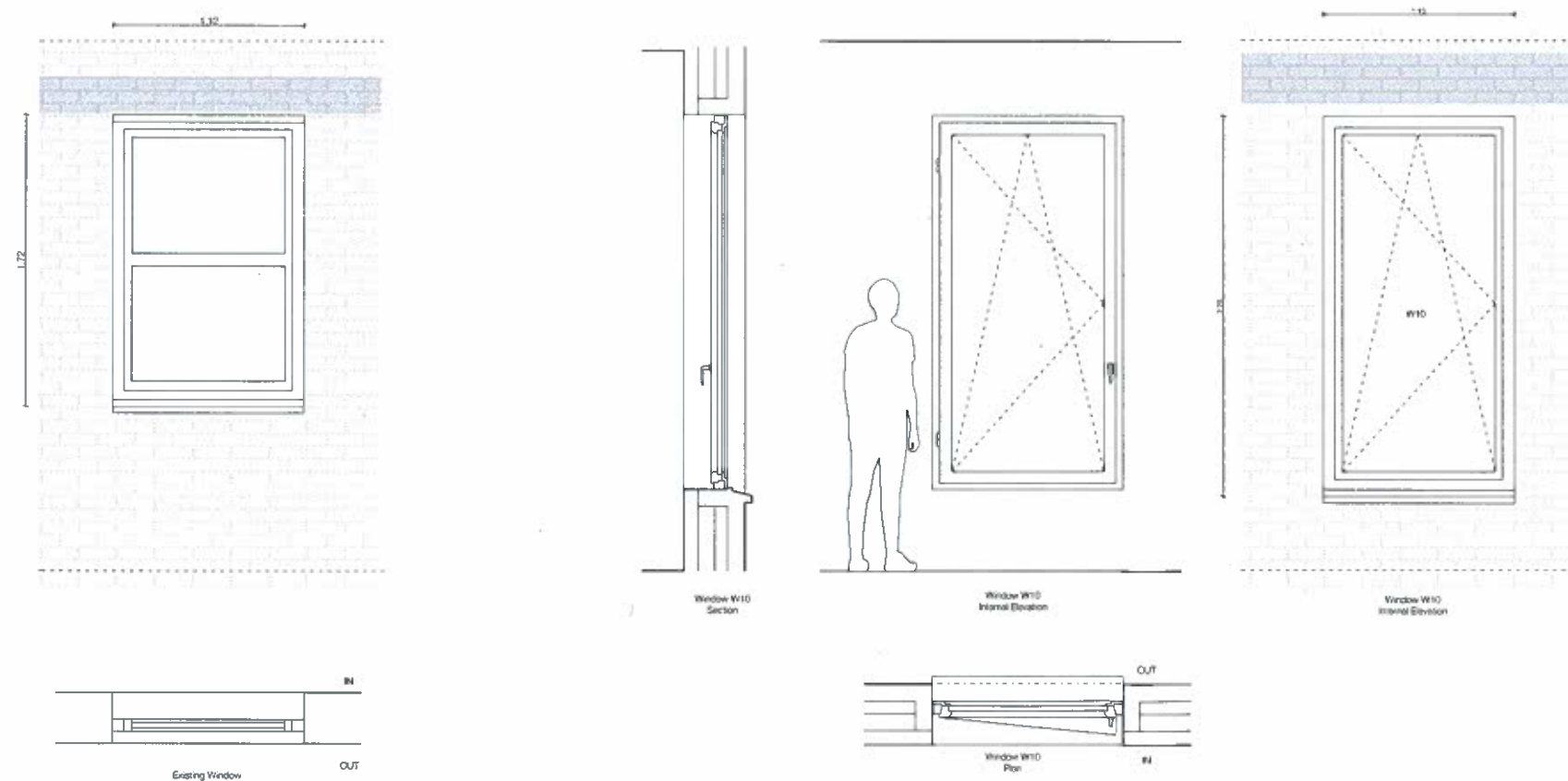
Proposed elevations, scale 1:200, showing existing openings overlaid in red line. Clockwise from top: West Elevation, East Elevation, South Elevation.





Plan, internal and external elevation of proposed window type 1b to living rooms on west elevation

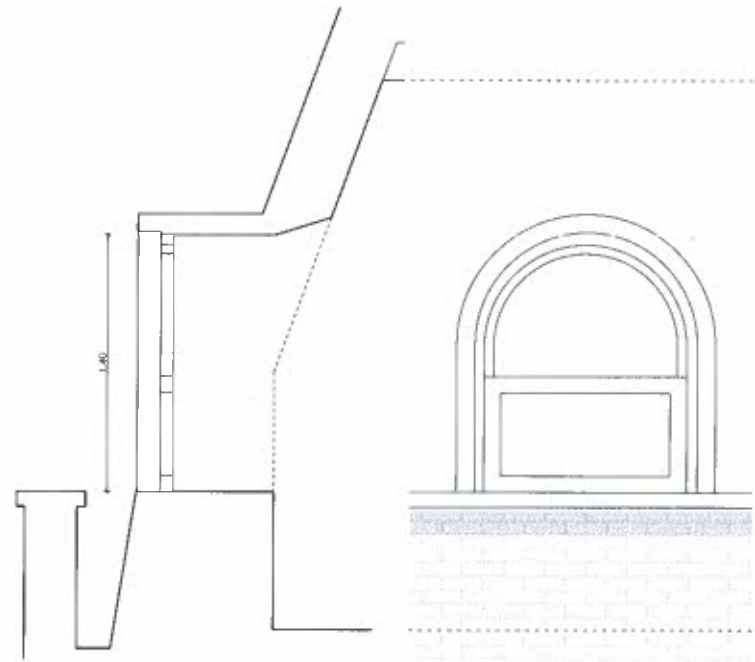
The subtle differences in the window design around the building will bring an appropriate level of variety to the elevations. The larger windows on the west and south elevations also step in plan, from the outer to the inner surface of the external wall. In the interior of the apartments this stepped design will create an alternating series of deep window reveals and window ledges, which will add variety and interest to the interiors. In the street, the stepped arrangement is intended to create rhythm and relief in the façade, and to help to help make sense of its stepping form, as well as breaking up the bulky mass of the building.



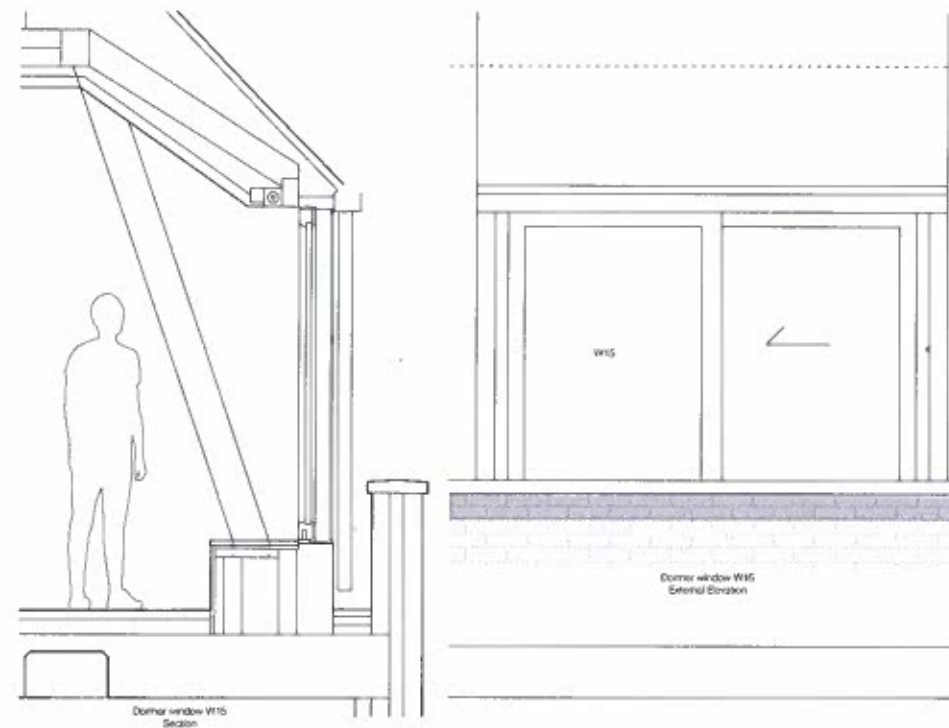
Plan and external elevation of existing window

Plan, internal and external elevation of proposed window type 10 to bedrooms on east elevation





Section and external elevation of existing dormer to mansard roof



Section and external elevation of proposed dormer to mansard roof

### Mansard roof

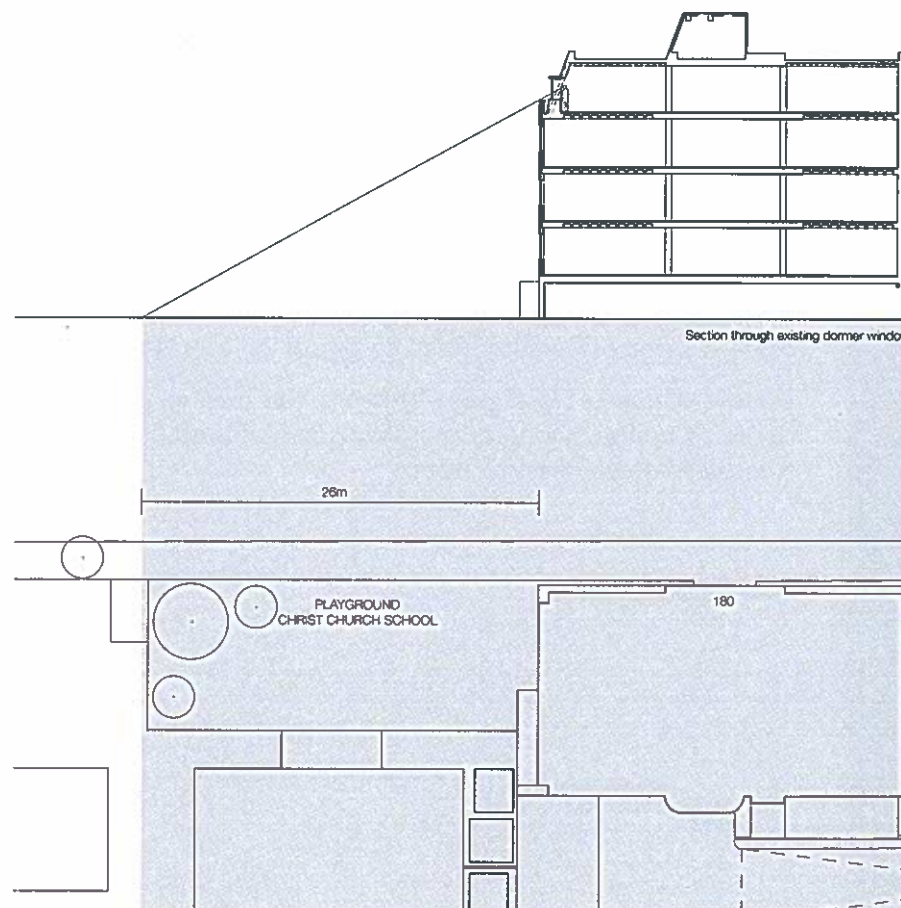
The existing fibre cement slate mansard roof covering will be replaced with new, dark grey colour fibre cement slates (Marley Eternit Thrutone) with dark grey colour metal flashings and copings. The flat roof above the mansard (not visible) is currently covered in a polymeric single ply roofing membrane. The existing roof will be insulated and over-clad in a similar type of single ply membrane.

It is proposed that the existing small, arched dormer windows will be replaced with a simpler arrangement of four larger dormer windows with a rectilinear design. The eaves line of the dormer windows will match the top edge line of the existing dormer windows.

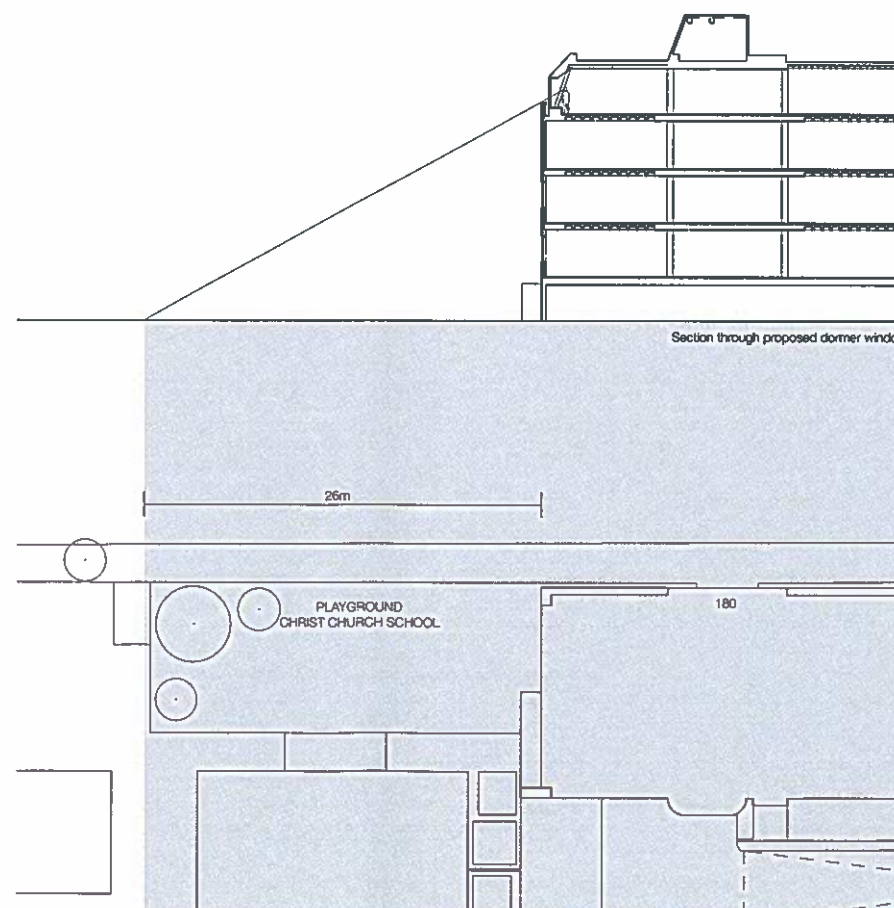
The proposed design of the new dormer windows does not increase the visible area of the school playground. The external parapet wall currently obscures approximately the first 26m of the playground, and this will remain the case in the new design. Therefore no obscure glazing is proposed at third floor level.

### Alterations to the building entrance

The existing arched opening around the main entrance will be enlarged and new glazed hardwood entrance doors will be installed. The walls and soffit of the entrance porch will be re-clad in a lighter colour material. The building signs either side of the building entrance will be replaced.



Section and plan showing in grey the area obscured by parapet wall with current window design



Section and plan showing in grey the area obscured by parapet wall with proposed window design





Detail of proposed west elevation

### Proposed materials

Windows at ground, first and second floor levels: composite windows with painted (powder coated) aluminium-faced solid oak frames and sashes. Some window types incorporate narrow solid sections which will be faced externally in powder-coated aluminium panels. External face of the windows to be brown in colour, with different tones to the frames of the fixed and opening casements.

Windows at third floor (mansard roof) level: sliding doors with fixed glazed panels made in the same composite window system of aluminium faced solid oak frames and sashes. External face of the windows to be light grey / brown in colour.

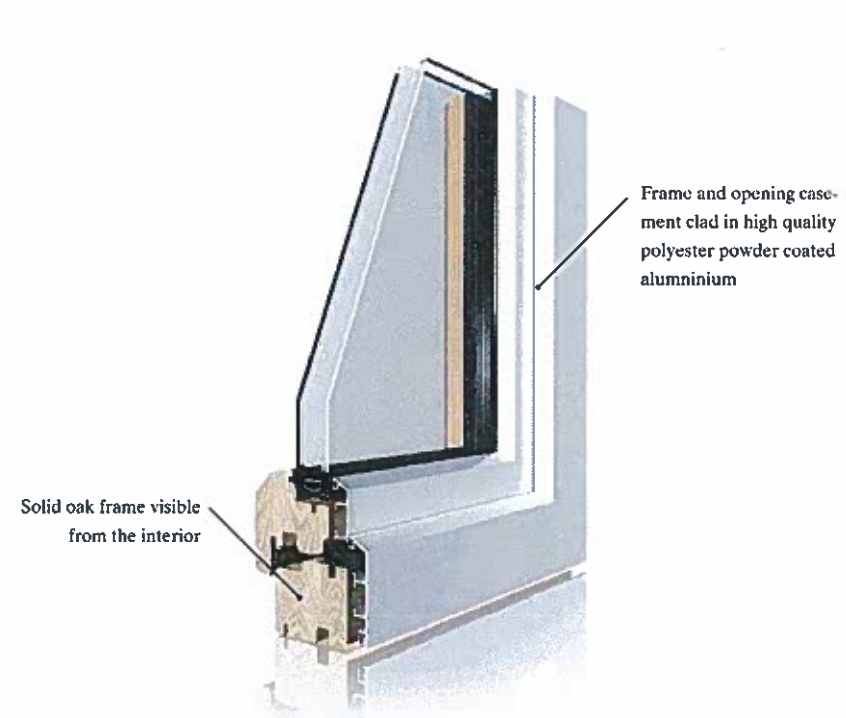
Entrance door: Glazed hardwood entrance doors and fixed glazed side panels.

Roof: Marley Eternit Thrutone dark grey fibre cement slates to sloping mansard sides and dormers. Dark grey metal flashing and coping elements to roof. Polymeric single ply membrane covering to flat roof of mansard storey (not visible) to be replaced with similar product.

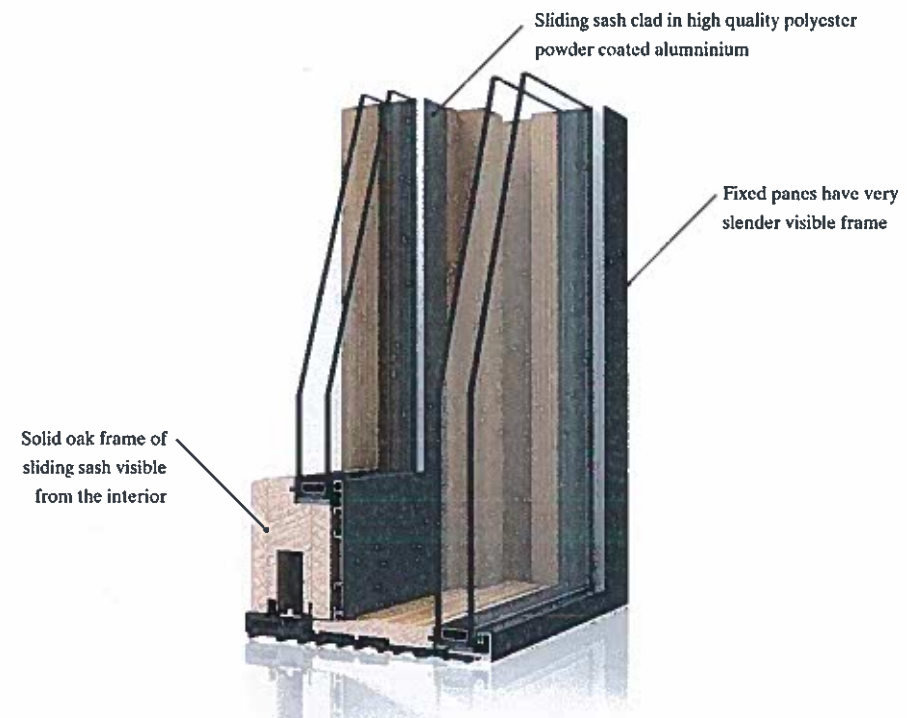
Walls: New brickwork to be made from bricks removed from the building and from other matching bricks. Buff colour cast stone copings to top of wall at ground and third floor levels.

Rainwater goods: Light grey / brown colour painted (powder coated) aluminium gutters and down pipes at third floor level. Concealed downpipes elsewhere.





Sectional drawing of composite oak / aluminium windows proposed for ground, first and second floors



Sectional drawing of composite oak / aluminium sliding doors proposed for third floor



Reference image for composite oak / aluminium windows (windows only, not reveal detail)



Reference image for composite oak / aluminium sliding doors at third floor (mansard roof) level



Reference image for Marley Eternit Thrutone slates proposed for mansard roof and dormer windows





View of 180 Albany Street from the south





View from the south showing proposed alterations, with obscure glazed panes highlighted in grey





View of 180 Albany Street from the south





View from the south showing proposed alterations



## 180 Albany Street Drawings

Number	Title	Scale
L02/01	Existing Ground Floor Plan	1:100 at A3
L02/02	Existing First Floor Plan	1:100 at A3
L02/03	Existing Second Floor Plan	1:100 at A3
L02/04	Existing Third Floor Plan	1:100 at A3
L02/05	Existing Roof Plan Level 1	1:100 at A3
L02/06	Existing Roof Plan Level 2	1:100 at A3
L/04/02	Existing Section CC	1:100 at A3
L/05/00	Existing External Elevation West	1:100 at A3
L/05/01	Existing External Elevation South	1:100 at A3
L/05/02	Existing External Elevation East	1:100 at A3
L12/01	Proposed Ground Floor Plan	1:100 at A3
L12/02	Proposed First Floor Plan	1:100 at A3
L12/03	Proposed Second Floor Plan	1:100 at A3
L12/04	Proposed Third Floor Plan	1:100 at A3
L12/05	Proposed Roof Plan Level 1	1:100 at A3
L12/06	Proposed Roof Plan Level 2	1:100 at A3
L/14/02	Proposed Section CC	1:100 at A3
L/15/00	Proposed External Elevation West	1:100 at A3
L/15/01	Proposed External Elevation South	1:100 at A3
L/15/02	Proposed External Elevation East	1:100 at A3
SK/15/00	Proposed West Elevation overlay	1:100 at A3
SK/15/01	Proposed South Elevation overlay	1:100 at A3
SK/15/02	Proposed East Elevation overlay	1:100 at A3