DOUBLE GLAZING TO 15 SWINTON STREET LONDON
WC1X 9NL FOR LORA AND GEORGE NIKOLOVA

DESIGN AND ACCESS STATEMENT

1. DESIGN PROCESS:

This statement describes the proposal to install double glazing to all sliding sash windows on both facades and a set of double doors on the rear facade of the above property.

The building is a Victorian Grade II listed four storied terraced house located on Swinton Street, which is a one-way route on the busy traffic gyratory system around Kings Cross Station area. Constant high levels of noise and vehicle exhaust pollution exist along Swinton Street.

The property was recently renovated internally to a high standard but the exterior was only redecorated. No improvements to the the building envelope were undertaken. The new owners Lora and George Nikolova are very keen to enhance the acoustic and thermal performance of the building by installing double glazing to all windows and rear ground floor double doors. The only openings not to be included in the proposed upgrade are the front door fanlight and two small casement windows on the rear facade.

Constant traffic noise and exhaust pollution along Swinton Street is so severe that the owners have to keep the front sash windows and internal solid timber hinged shutters permanently closed. The rear of the building is less problematic, but traffic noise is audible when windows and doors are open.

There are twelve hardwood sash windows (W1 to W12) and one set of double doors (D1) in the two facades (as illustrated on drawings 1 and 2). Except for double doors D1 and sash window D7, they are the original windows, which incorporate traditional elegant vertical and horizontal glazing bars. All the windows have single clear glazing 4mm thick, probably replaced and slightly thickened several times since the building was erected. All sliding sash frames are 48mm thick in hardwood with traditional mouldings and painted white. Frame widths vary from 32 mm to 48mm to 70mm depending on whether they are top, side or bottom rails. Glazing bars are 23mm thick hardwood with traditional mouldings to match the frames and painted white. Glass is sealed with putty externally (as illustrated on drawing 3).

The proposal is to install 12mm thick double glazing to all sash windows and the opening double doors (not the fixed door fanlights nor the semi-circular front door fanlight and two small rear windows). The new double glazed sealed panes incorporate a 4mm thick clear glass outer sheet, 4mm cavity filled with Krypton gas and a 4mm thick Low E inner glass sheet. They are manufactured by The Original Glass Company, who are specialists in conservation glazing and accepted by numerous local authorities.The sash sliding frames would be replaced in hardwood to exactly match the existing frame profiles, except that the rebates are deepened by 4mm to accommodate the double glazed units, still providing a 12mm deep putty seal (as illustrated on drawing 3). The width of all sash frames and glazing bars remains as existing. All units are painted white, also as existing.

2. AMOUNT OF DEVELOPMENT:

The building floor area is unaltered.

3. USE:

The building use remains as residential.

4. LAYOUT:

The layout is unaltered.

5. SCALE:

The sash windows and door remain unaltered in size, except for the glass panes which are setback from the front of the frames and glazing bars by 12mm instead of 16mm (a difference of 4mm).

6. APPEARANCE:

As described in 1. Design Process and 5. Scale above, as illustrated on drawings 1, 2 and 3 and site photographs 1 to 6.

7. LANDSCAPING:

Not applicable.

8. ACCESS:

Access remains as existing with three steps from the street to the front door, an internal stair to all floor levels and direct access from the lower ground floor to the rear terrace. There is an additional external steel stair from street level down to the lower ground floor.

Michael Lowe
Architect

15 December 2014