

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 secondary glazing to all sliding sash windows on both facades and also a set of double doors on the lower ground floor 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 the Kings Cross. 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 building envelope were undertaken. The new owners Lora and George Nikolova are very anxious to enhance the thermal and acoustic performance of the building by installing secondary glazing to all windows and the rear lower 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 windows 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.

The proposal is to install secondary double glazing to the inner reveals of all sash windows and lower ground floor double doors (as illustrated by half full size details on drawing 4). The secondary glazing is installed in an extruded aluminium frame with side hung openings the same size as the fixed frame. This arrangement has three advantages:

- i). There are no intermediate glazing bars
- ii) The whole window has a clean simple appearance with glazing on one plane
- ii). The insides of the sash and secondary windows can be easily cleaned

The proposed secondary glazing is manufactured by ALUMIL in Europe to a high performance standard. The fixed and opening glazing frame box sections measures 72 x 75mm overall. It is located and fixed within each window inner reveal, but not to the existing sash window frames. It does not project beyond the sash window frame and is therefore not visible from the outside. Because the frame has a square profile it will appear to be a part of the sash window when viewed from the inside. The extruded aluminium

frame is finished in a gloss white powder coating to match the gloss white painted sash windows. The hinges and small simple handles of each opening section are also finished in gloss white and unobtrusive.

Each secondary window incorporates sealed clear double glazing with two skins of 4mm thick glass and a 14mm gas filled cavity. The fixed and opening frames have double seals. This specification provides for a very high thermal and acoustic performance without compromising the integrity and appearance of the existing sash windows.

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.

6. APPEARANCE:

As described in 1. above and as illustrated on drawings 1, 2 and 4.

7. LANDSCAPING:

Not applicable.

8. ACCESS:

Access remains as existing with three steps from the street up 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 (Amended 19 March 2015)