FLAXMAN COURT, FLAXMAN TERRACE, LONDON, WC1H 9AR.

Replacement of all windows – Design and Access Statement.

May 2015 Ref. 0415/422-ST01

Flaxman Court is an early 20th centuty, 6 storey building being purpose built as flats.

The windows as existing are a combination of original vertical sliding box-sash, having a “6 over 6” configuration, original timber framed vertical pivot windows (all sited above entrance doors), original Crittall steel framed windows (originally serving larders), with bottom-hung inward opening lights and replacement vertical sliding sash windows, with natural anodised aluminium frames.

The box sash windows are a combination of 2 styles – approximately 2/3 are fitted from inside, with the weight boxes concealed and the remainder are fitted from outside, with the weight boxes exposed (see accompanying photographs).

The steel framed windows have been modified, having been fitted with painted plywood infills to either the lower or upper lights to accommodate boiler flues and/or extract grilles and to the rear elevations have been replaced with aluminium framed (see accompanying photograph).

All windows are single glazed and white painted, with the timber windows displaying evidence of decay.

It is proposed to replace all windows with units as manufactured in timber by Messrs. Arden Windows Limited.

All existing vertical box-sash windows are to be replaced with Arden Windows ref. AW Kinward vertical sliding box-sash windows, which also have an inward tilt facility to enable cleaning to take place with greater ease. Weight box configuration is to be as existing.

Refer Arden Windows generic drawing “AW Kinward”.

All existing aluminium framed windows to be replaced with AW Kinward type windows as above, again having glazing bars set in a “6 over 6” configuration and with concealed weight boxes.

All existing vertical pivot windows are to be replaced with Arden Windows ref. Pivot 2013 vertical pivot windows, configured exactly as per existing. See Arden Windows generic drawing “pivot 2013”.

All existing steel framed windows are to be replaced with Arden Windows ref. Warwick type windows. Refer Arden Windows generic drawing “Warwick direct glazed”. Since these windows no longer serve larders, it is proposed for the windows to be of a direct glazed, fixed light type, having a central horizontal glazing bar.

To accommodate the existing boiler flues/extract grilles, it is proposed to glaze either the lower or upper section (whichever applicable) with an insulated composite solid panel, faced both sides with a white Trespa panel.

All windows are to be painted white – see paint specification – note 7, drawing 0415/422-01.

All glazing to be double glazed units – see glazing specification - note 5, drawing 0415/422-01.

All existing stone cills, ironwork and brickwork to remain unaffected.

Any disturbed internal finishes to be made good.