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PROJECT NO: 1511
PROJECT NAME: 119 HAVERSTOCK HILL – WINDOW REPLACEMENT
DOCUMENT NO. 1511 – 0520 NO REV.

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119 HAVERSTOCK HILL – APARTMENT BLOCK WINDOW REPLACEMENT TO PART NE AND SW FACADES

DESIGN AND ACCESS STATEMENT

This statement should be read alongside item 1511-0550: Photographs 1 and item 1511-0560: Photographs 2

INTRODUCTION

1. 119 Haverstock Hill is the site of a 5 – storey block of flats in the Belsize Park Conservation Area.
2. The block has two long facades, facing NE and SW, both of which contain large format aluminium horizontal sliding windows with hardwood timber cills. Level 3 on the NE façade also contains 4 no. fixed glazed white painted steel clerestory (effectively L4) windows with similar cills.

PROPOSAL.

The proposed works involve the following:

- the replacement of 34 no. existing single glazed, uncoated, natural aluminium, horizontal sliding window units with new double glazed, matt white, pp coated aluminium, side hung casement window units.
- the replacement of 4 no. existing single obscure glazed, white painted steel, fixed clerestory windows, with new double obscure glazed, matt white, pp coated aluminium fixed lights.
- the proposed new window frames will be of “Slimline” sections, close in width to those of the existing windows. The elevational geometry will match that of the existing, with casements where there were sliders
- the proposed windows are in four elevational formats, types A, B, C and D as will be evident from the drawings. Type C occurs only on the Level 3 NE façade, type B occurs at the NW end of both the NE and SW facades, and type A occurs on levels Ground to 3 on the NE and SW facades. Type D are the clerestory windows on the NE façade at h/l L3, which is effectively L4.
- the existing brown colour painted hw cills will be replaced by pp coated aluminium cills in matching brown.
- the bulk of the work takes place off a prepared scaffold system.

PRINCIPLES

Window replacement is required as the majority of the frames leak badly. The freeholder has been advised that many are beyond repair. A strict like-for-like replacement is proving difficult to achieve for reasons outlined below.

After extensive research, we have found that like-for-like affordable slimline sliders are not available in today's market. The requirements of insulation and double-glazing require larger metal section widths, and the horizontal slider systems now available tend to be adapted from much wider framed sliding door systems. By comparison, casements are more useful in that they can direct the breeze whereas sliders offer nothing in that regard. By using a slimline casement system the current window section widths can be replaced by frame widths of similar range, and the windows' elevational geometries can be matched. The sliders are 90% in number of the windows earmarked for replacement. The double-glazing will save energy and make for a regulated and more pleasant temperature within each apartment.

Colour

We have proposed a matt white finish (RAL 9010) to the new frames, as the need to replace these windows provides an opportunity to unify window frame colour throughout the building. The proposed white matches the colour of the following windows that are remaining as is:

- all the windows on the NW facing side façade
- the L4 SW facing bathroom windows
- the L3 SE facing terrace door and window frames

It also matches the existing high level L3 NE facing clerestory windows also due for replacement.

After the proposed replacement is complete, all the window frames will be white, and all the cills will be dark brown.

The dark oxidized grey we see today on the current frames was not, of course, the original grey, which would have been a light grey unprotected natural aluminium colour. In situ on the facade, and in good light, the aluminium frames look white.

We understand that the original aluminium was chosen for cost reasons. Painted steel was the material preferred but funds ran out as we believe the contractor went into liquidation towards the end of the project. We understand that the cheaper less robust aluminium frames were imported from France.

MATERIALS AND SUSTAINABILITY

The works will follow the best sustainability practice. Natural materials will be used wherever possible, and where appropriate, be obtained from renewable sources.

ACCESS - the access to the building will remain unchanged.