

Window and door replacement

PROVOST COURT
ETON ROAD
LONDON
NW3 4SR

Planning Statement in support of the application for the replacement of windows and doors

10 February 2016

1. Background

Provost Court is a brick and rendered faced concrete framed building with and aluminium, PVC and timber windows and doors. An additional floor has been added more recently and the windows and doors at this top level are not due to be changed.

Provost Court lies on the north side of Eton Road to the west of the Eton Villas junction. Provost Court falls within the Eton Conservation Area designated on the 01/02/1988



Google Earth extract showing the site

The original doors and windows are a mix of timber folding doors to the balconies and aluminium sliding single glazed windows. Additional security bars and shutters have been added to some of the lower level windows and some original windows have been replaced with UPVC type.

In 2005 alterations to an existing approval to provide an additional floor with two flats was granted permission. The windows to the new top level are grey powder coated aluminium, they are to be retained and do not form part of this application.

Existing windows and doors

The original windows and doors are passed their design life and suffering from extensive and varied defects due largely to their age. There is missing or broken ironmongery and in many instances the windows are difficult to open due to either corrosion or lack of alignment and seals. In addition they are single glazed and the level of heat loss is contributing to a high level of running cost for the occupants



Provost Court Front elevation

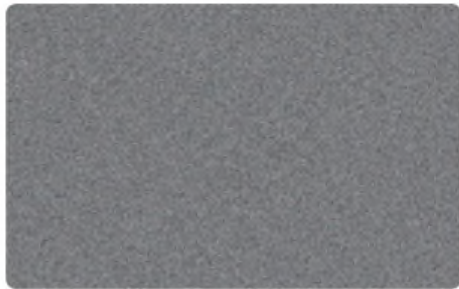


Provost Court – Existing entrance canopy

2. The Proposals

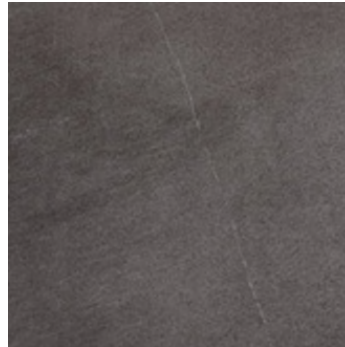
The windows and doors to the recently added 6th floor are not to be replaced. All other doors and windows are to be replaced with new high performance aluminium double glazed and thermally broken windows and doors. The new window and door arrangements and fenestration are to be similar to the existing utilising the Alitherm 700 top-swing reversible system, with a tilt and turn mechanism to the windows and Visoglide sliding doors to the balconies.

The new system is to be finished in Platinum Grey and is to include new matching cills and covers, similar to the appearance of the 6th floor system.



Platinum Grey

SEN016



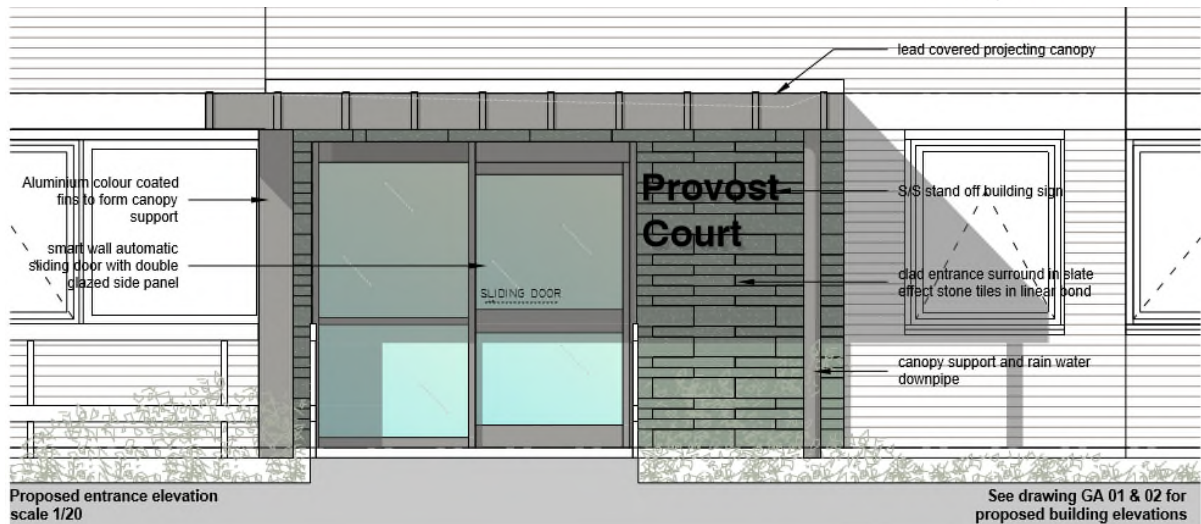
Proposed aluminium colour and cladding finish to entrance surround

The entrance doors and canopy are also to be replaced as part of the building upgrade. The door system is to be the Smart Wall Auto Slide commercial entrance door system. The system is automatic and is to be controlled via resident's key fobs, the door entry system, and a push button on exit.



Proposed entrance canopy sketch

The proposed canopy design is to be more in keeping with the existing building. The new flat canopy is to be lead covered and the entrance surrounds clad in a slate effect tiles. The vertical supporting slats are to be grey powder coated to match the new windows.



Proposed entrance canopy elevation – see drwg GA03

3. Impact of the Proposed Design

The windows and doors are an important part of the existing buildings appearance and the current defective elements detract from the overall look of the building.

The existing entrance canopy is also dated and aesthetically out of keeping. The new entrance and the consistent appearance of the new windows and doors will improve the overall appearance of the building and its setting in the local area. In addition the proposed door and window finish has a 25 year guarantee which will help retain the appearance of the building well into the future. The product literature, the colour card and guarantee information is appended to this statement

The improved thermal performance will also improve the residence environment and reduce the buildings energy consumption.

4. Access

The entrance door is to be automated thus improving wheelchair access into the building. The remaining doors are to match the existing and will not alter current access arrangements

5. Conclusion

The replacement of the window and doors is simply to remove the old and damaged elements and replace with a new suitable system. This will provide a much needed upgrade in thermal performance, improved appearance and limit ongoing maintenance.

Appendix

- Smart Alitherm Series 700 system
- Smart Visoglide Plus aluminium sliding door system
- Smart Wall Auto Slide (commercial entrance door system) brochure
- Smart colour chart and guarantee

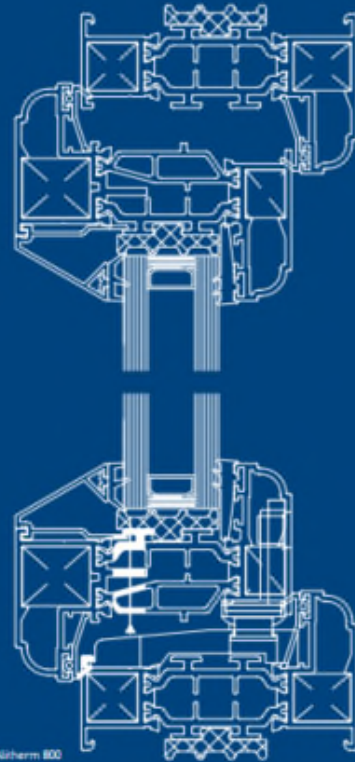


Alitherm Series

The Alitherm series of windows offer a range of high quality glazing solutions for side hung, top hung open out, top swing reversible and parallel opening casements, suitable for both the residential and commercial markets.

The series features products that achieve:

- Window Energy Rating A
- BRE Green Guide A
- U Values up to 1.2 W/m²K depending on system and glass unit
- Includes the Kitemarked systems Alitherm 600 & 800 with PAS 24: 2012 Security



Alitherm 800



Alitherm 700

Alitherm Parallel is an innovative solution for enhanced natural ventilation. The system allows for a balanced, effective airflow whilst maintaining security and safety. The system can also be either a side or top hung casement, or top swing reversible window.



Application

Commercial applications, suitable for multi-storey

Features

- Alitherm 700 is ideal for insertion into curtain wall facades in both low and high rise commercial buildings
- The system is suitable for use as either replacement windows in existing buildings, or for installation into new builds
- Alitherm 700 incorporates internally beaded vents suitable for either cockspur or shoot-bolt locking.
- The system is also suitable for use with chain-operators, operated either individually or as part of an integrated automated solution for building climate control



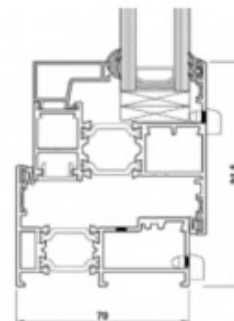
Technical Performance

Finish	Single or dual colour, marine quality polyester powder coat as standard
U Value	1.6W/m ² K using correct sealed unit 1.3W/m ² K using triple glazed unit of correct sealed unit
Air	Class 4, 600Pa
Water	Class 9A, 600Pa
Wind	Class E, 2400Pa
Security	BS 7950 (Casement and Parallels) PAS24:2012 (Reversible)

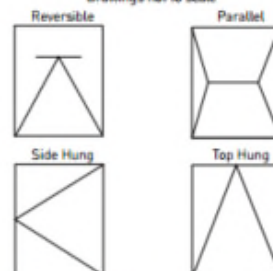
Dimensions

Frame Depth	70mm
Glass	28mm double or triple glazed units
PL Max o/a Width	2000mm
PL Max o/a Height	3000mm
SH Max o/a Width	838mm
SH Max o/a Height	1729mm
TH Max o/a Width	1729mm
TH Max o/a Height	2000mm
Rev Max o/a Width	1500mm
Rev Max o/a Height	1558mm

*Parallel windows over 1500mm wide or weighing over 100kg should be motorised operation only



Drawings not to scale



Smart Systems Limited

Arnolds Way | Yatton | Bristol | North Somerset | BS49 4QN | UK
T +44 (0) 1934 876 100 | F +44 (0) 1934 835 169 |
W www.smartsystems.co.uk | E sales@smartsystems.co.uk
IMS100ALS.201410

The images, drawings and data shown in this brochure are for illustrative purposes only and are not binding in detail, colour or specification. We reserve the right to make changes to the product specification as technical developments dictate and without prior notice. We recommend that the user ensures that they are satisfied the product meets their requirements prior to purchase. ©Smart Systems Ltd 2014

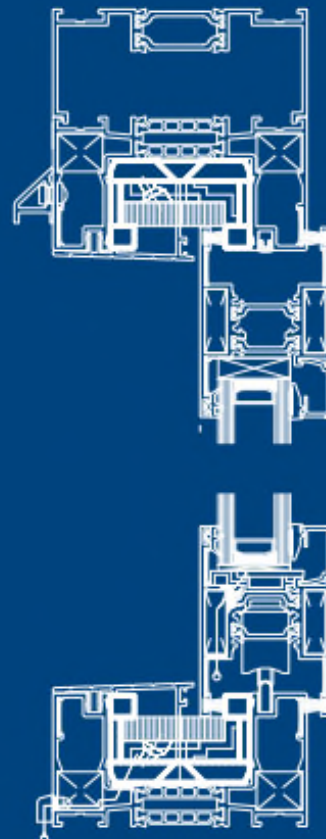


smart
architectural aluminium

Visoglide Plus

Visoglide Plus offers the same contemporary styling and robust performance associated with the system whilst delivering superior thermal performance.

- U Value 1.6 W/m²K
 - Air Class 3, 600Pa
 - Water Class 7a, 300Pa
 - Wind Class AE, 2400Pa
 - Colour matched accessories now available
- Speak with your supplier for details



Visoglide Plus

This adaptable system is suitable for use as either sliding commercial entrances where large opening apertures are required, or as dynamic residential sliding doors that maximise light and give stunning unimpeded views.

Visoglide Plus profiles have been designed to improve both strength and weather resistance. All main sections feature an extended polyamide thermal break that allows Visoglide Plus to achieve a U Value of 1.6 W/m²K when installed with a suitable sealed unit.

Visoglide Plus doors are available in both single and dual colour in wide choice of standard and non-standard finishes including Smart's unique Sensations range of textured colours.

The system is also suitable for use with auto slide opening mechanisms*.



Technical Performance

U Value	1.6 W/m ² K (When using a 1.0 W/m ² K centre pane)
Air	Class 3, 600Pa
Water	Class 7a, 300Pa
Wind	Class AE, 2400Pa
Glass	up to 38mm
Dual Colour	Yes
Security	Multipoint locking

Dimensions

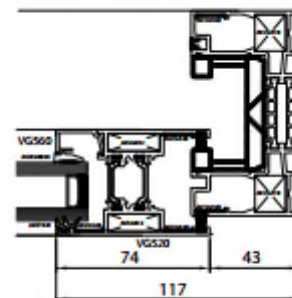
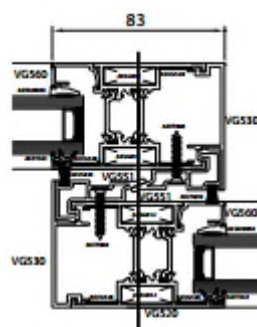
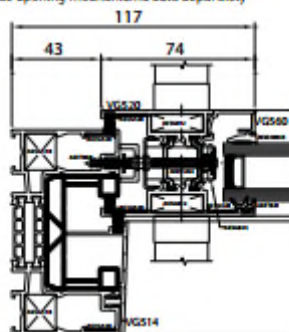
Frame Width	53mm
Frame Depth	100mm
Max Sash Weight	80kg
Glass	38mm double or triple glazed sealed units

U Value 1.6 W/m ² K	Air 600Pa	Water 300Pa	Wind 2400Pa
-----------------------------------	--------------	----------------	----------------

Design Limitations

Max Sash Weight	200kg
Max Sash Height	2500mm
Max Sash Width	Within above limitations

*Auto slide opening mechanisms sold separately



Smart Systems Limited

Arnolds Way | Yatton | Bristol | North Somerset | BS49 4QN | UK
T +44 (0) 1934 876 100 | F +44 (0) 1934 835 169 |
W www.smartsystems.co.uk | E sales@smartsystems.co.uk
IMS129VGP.201410

The images, drawings and data shown in this brochure are for illustrative purposes only and are not binding in detail, colour or specification. We reserve the right to make changes to the product specification as technical developments dictate and without prior notice. We recommend that the user ensures that they are satisfied the product meets their requirements prior to purchase. ©Smart Systems Ltd 2014

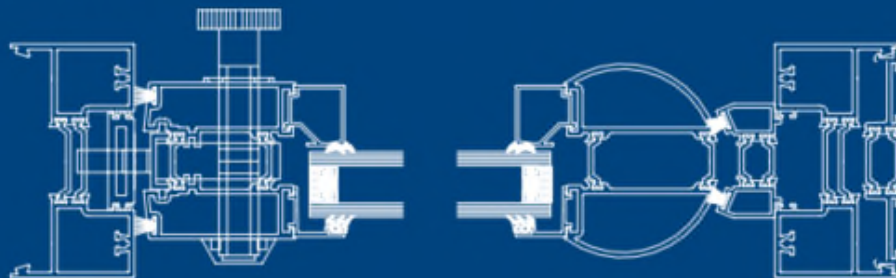


smart
architectural aluminium

Smart Wall

Smart Wall is a thermal shop front screen and door system suitable for all types of ground floor treatment where enhanced thermal performance is required. The system is ideal for use in schools, colleges and other educational buildings.

- U Value 1.8 W/m²K for Smart Wall Doors
- U Value 1.4W/m²K for Smart Wall Screens
- LPS 1175 Level 2; Enhanced Security Performance
- BS EN 1627 Level 3; Enhanced Security Performance
- BS 6375 Part 1: 2009 Weather rated, anti-finger trap doors
- PAS 24:2012 Security rated doors



WINDOW
CLADDING

CIA B



Smart Wall

Smart Wall has recently been successfully tested to LPS 1175 level 2 and BS EN 1627 Level 3 for enhanced security performance making the door one of the best performing fully thermally broken screen and entrance doors available in the UK. Screen work is either beaded or pocket glazed. Smart Wall doors are weather rated to BS 6375 and are available with anti-finger trap door sections and drainable low thresholds. All profiles feature polyamide barriers to maximise thermal performance and can be internally or externally glazed. Unlike non-thermal alternatives, Smart Wall is available in dual colour from an extensive range of standard and non-standard finishes. Smart Wall complies with the latest requirements of Document L for thermal transmittance.



Application

- Thermally broken, heavy duty doors & screens
- 30kg Dynamic impact test
- 6kN Static load test
- Security grade 6 locking mechanism
- Locking bolt withstands 10kN side load
- Polyamide thermal break
- Achieves U value 1.8W/m²K
- Internally beaded sash
- Anti-finger trap
- Thermally broken low threshold

Features

- Swing, hinged & automatic commercial entrance doors and ground floor treatment
- Fully rebated swing door with anti-finger trap

Finish

Polyester powder coat to marine quality as standard

Technical Performance

U Value	1.8 W/m ² K for Smart Wall Doors U Value 1.4W/m ² K for Smart Wall Screens	
	Rebated Door	Screen Work
Air	Class 2, 300Pa	Class 4, 600Pa
Water	Class 7a, 150Pa	Class 9a, 600Pa
Wind	Class A5, 2000Pa	Class A4, 1600Pa

Document L Compliant

Dimensions

Frame Width	53mm
Frame Depth	100mm
Max Sash Height	2500mm
Max Sash Width	1150mm
Max Sash Weight	80kg

Smart Systems Limited

Arnolds Way | Yatton | Bristol | North Somerset | BS49 4QN | UK
T +44 (0) 1934 876 100 | F +44 (0) 1934 835 169 |
W www.smartssystemsltd.co.uk | E sales@smartssystemsltd.co.uk
IMS1305MW.201410

Glass

24-32mm double or triple glazed sealed units

Test Certification

LPS 1175 Level 2	Enhanced Security Performance
BS EN 1627 Level 3	Enhanced Security Performance
PAS 24: 2012	Security Performance
BS 6375 Part 1: 2009	Weather Performance

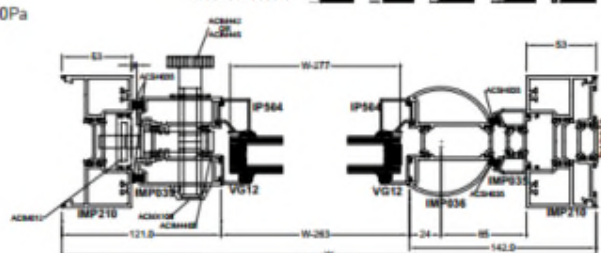


Rebated Door

U Value 1.8W/m ² K	Document L ✓	Air 30Pa	Water 150Pa	Wind 2000Pa
----------------------------------	-----------------	-------------	----------------	----------------

Screen Work

U Value 1.4W/m ² K	Document L ✓	Air 60Pa	Water 600Pa	Wind 1600Pa
----------------------------------	-----------------	-------------	----------------	----------------



The images, drawings and data shown in this brochure are for illustrative purposes only and are not binding in detail, colour or specification. We reserve the right to make changes to the product specification as technical developments dictate and without prior notice. We recommend that the user ensures that they are satisfied the product meets their requirements prior to purchase. ©Smart Systems Ltd 2014



Maintenance & Care

1. Cleaning and Maintenance

(a) In areas within the direct influence zones of salt water, industrial chemical plants, blast furnaces or other aggressive emission sources, the window should be cleaned at least every three months. In relatively cleaner environments, every six months should be sufficient.

In carrying out regular maintenance outside, the internal surfaces are frequently neglected. After a period of time, grime and deposits from tobacco smoke, coal and oil fires etc can discolour the inside window frame and it is recommended that these should be cleaned at least once a year.

(b) Procedure

(i) Wash down with clean warm water containing non-alkaline liquid detergent (in a concentration that can be handled safely with bare hands) using non-abrasive cloth, sponge or soft bristle brush. This will remove grime, grease, and any excess chalking. All ridges, grooves, joints and drainage channels where salt or other deposits can collect should be well washed out, thus preventing corrosion sites from occurring.

(ii) Rinse thoroughly with clean water.

(iii) Dry using a soft cloth or leather.

(c) Where a reduction in gloss is observed, chalking is evident or excessive staining has occurred, an approved renovating cream may be carefully applied with a non-abrasive cloth.

Note: T-Cut or similar automotive point restorer may be used provided it is not too abrasive.

Care must be taken not to abrade sharp corners at sections or beads too heavily where the paint film is normally thinner. It should be noted that this operation should not be carried out too frequently.

Polish with a soft cloth to restore gloss and maintain colour uniformity.

(d) For extra protection a wash polish can be applied once or twice a year again polishing with a soft cloth to restore gloss.

2. Repair

(a) Blisters and corrosion sites may originate from areas where mechanical damage or scratches have penetrated the paint coating through to the aluminium, or from cut bar or butt ends, mitres, drill holes or drainage slots, where the aluminium is unprotected.

(b) Procedure:

(i) Use fine grade 120-360 grit abrasive paper to remove corrosion products and any non-adherent paint.

(ii) Wipe with white spirit or approved cleaning solvent.

(iii) Ensure surface is absolutely dry before

applying a thin priming coat. Allow 20-30 minutes to "Flash Off" using a fine brush.

(iv) With a fine brush, touch in the damaged and primed area with an air drying paint.

It should be recognised that the air drying paint will not possess the same weathering properties as the powder coating, but nevertheless will give a reasonable amount of protection. Their use should of course be confined only to small areas of damage.

3. Points to Bear in Mind When Specifying Organic Coated Aluminium

(a) No powder coated paint coating, whether polyester or acrylic (or indeed if the substrate is PVC-U) is "Maintenance free". Especially when installing in coastal districts or areas with high industrial pollution, advice should be given at the time of installation regarding the frequency and nature of cleaning maintenance needed.

(b) Modern powder coated finishes that we apply to architectural aluminium are practically identical to the types used on motor vehicles and therefore require a similar degree of care and attention which people typically lavish on their car bodywork. The frequency of cleaning relates directly to the decorative standard which the householder wishes to maintain and also the particular environment where the units are situated.

(c) All points "Chalk" to some extent in service and a reduction in gloss level will occur. The original finish can be easily restored using the procedure in 1c.

4. Replacement of Broken Glass

Windows and doors can be re-glazed and the gasket and weather-stripping replaced using materials supplied. Any damage to the gasket or beads may necessitate replacement to retain the weather performance of the product. (Refer to Supplier)

5. Replacement of Damaged Components

If damage occurs, the furniture and fittings can be readily replaced by releasing the fixing screws and changing the fitting. (Refer to Supplier).

6. Window Hardware and Maintenance

The friction stays and locking mechanisms should be lubricated periodically to minimise wear and to ensure smooth operation. Care should be taken to avoid applying lubricant to the friction pads, as this will impair their braking action. The resistance of the pads can be adjusted, if necessary, with the brass screws provided in each pad.

7. Doors Hardware and Maintenance

Hinges and locking mechanisms should be lubricated periodically to minimise wear and tear to ensure smooth operations.

Quality assurance and guarantee