

94 HAVERSTOCK HILL.

Application to clear Planning Conditions
Application Ref: 2016/3225/L
Condition 05: Windows and Doors

Ref: 2016_03_PC05_Wind

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94 HAVERSTOCK HILL

Application to Clear Planning Condition 05: Windows and Doors

This information is prepared to satisfy the requirement to satisfy condition No.05 of listed building consent reference 2016/3225/L. All existing window repairs and reinstatement and other works covered by these approvals are set out below, together with details of the new window proposed to the roof extension. Additional support drawings are referenced in the information below.

Existing windows:

- Refer to drawing 2014_03_45 and 46 for window designation locations, and 2014_03_47, 51, 52 and 53 for the window and door schedule and associated details.
- None of the existing windows, from initial inspection, require replacement.
- External joinery has been inspected, and most have been found to be in reasonable condition. Generally all windows are sound and will only require full preparation for subsequent repainting, glazing re-pinned and new putty applied, and ironmongery replaced, as detailed in Ironmongery document, windows eased, weights and sash cords replaced where necessary.
- Two windows are exceptions. Window W3 has a section of rotten L/H jamb, for a vertical length of approximately 300mm above the window cill. The localised area of the window cill in the bottom L/H corner is also showing signs of deterioration. Cut out and replace the defective jamb, to match existing. Replace the window cill. W5 has a rotten cill. Cut out and replace to match existing.
- Generally all windows are experiencing issues with water ingress to the base of the existing cills, which do not have drips. Extensive sealant repairs and sealant over coating of the timber displays evidence of localised attempts to prevent moisture ingress at the base of the cills.
- Remedial work is proposed by planting a new 38mm external drip profile onto the existing and replacement cills, to help displace the water away from the vulnerable junction with the adjacent structure.

New Windows:

- New windows to the dormers on the west elevation mansard are to be Mumford and Wood spring sash conservation windows, subdivided into 4 window panes.
- Refer to detail window drawing 2014_03_51 for window detail sections of all elements.
- Window ironmongery of same style and finish as existing windows.
- Photograph of typical window (12 pane in this instance)



New Double Doors:

- New front and rear elevation double doors to be Mumford and Wood balcony style double doors.
- Refer to detail door drawing 2014_03_52 for door sections of all elements.
- Door ironmongery as detailed in Ironmongery document.
- Photograph of typical door style (note fanlight not applicable to current installation)



New Rooflights

- Velux conservation style Rooflights with recessed installation where located in slate mansard roof, and standard installation in lead roof covering.
- Refer to detail drawing 2014_03_53 for rooflight sections of all elements.



New External communal Entrance Door

- New communal entrance door leaf to be Reproduction Victorian door, style 1917, as supplied by The London Door Company. Sized to fit into existing opening.
- Photograph of door style below.



Internal Doors:

- Internal doors to be smooth white 4 panelled doors as supplied by Howdens.
- All internal doors, including flat entrance doors to be of this style, sized for openings as detailed on door schedule drawing, 2014_03_47, and fire rated where required by building regulations.
- Door ironmongery as detailed in Ironmongery document, with subsidiary ironmongery matched to style.

