

**36 DOWNSHIRE HILL, LONDON NW3 1NU.** (Ref no 2016/0129/P and 2016/0558/L)

**ADDENDUM TO DESIGN & ACCESS and HERITAGE STATEMENT**

The following addendum is to the DESIGN & ACCESS STATEMENT with planning and listed building application for the replacement of four top floor (4th storey) windows of 36 Downshire Hill, London NW3 1NU.

**Addendum;-**

**W2-03, W2-05 and W2-06**

There are serious reasons for replacing the windows W2-03, W2-05 and W2-6 as follows:-

- These windows in the front and back children's bedrooms are low to the floor and as such are very dangerous offering no protection to guard against children falling outwards; - especially relevant in a family house with young children.
- The windows cannot be safely adjusted to provide adequate ventilation in habitable bedrooms.
- The glass used is unsuitable and nowadays unacceptable for glazed openings at low level.
- The windows are poorly fitting and sometimes allow water ingress in conditions of driving rain. Equally they are draughty in window conditions.

When judged against the above criteria these windows would not be acceptable under current Building Regulations and Health and Safety Legislation. The importance of safety cannot be overstated.

In addition we consider that these windows are not original but later replacements possibly later than the suggested 1920s alterations when the roof was raised to its current height. The joinery detail is "heavy" and typical of the mid -20 C. It lacks the refinement of the original early 19C joinery.

Survey of the windows suggests that the window frames appear to be fitted into subframes which are either remnants of previous box frames or framing used to adjust the size of the opening for the casement frames so they align with the sash windows on the first floor and below. The introduction of so obviously different windows from W2-04 which appears original (in detail it matches the windows on the lower floors) in the same room further suggests they are non-original.

In construction the proposed new joinery will match the detailing of the existing windows at W2-04. Measured survey of the existing window W2-04 is included.

Apart from resolving issues of Health and Safety the change will improve the external appearance in that it will facilitate the removal of external guard bars on the windows of the front elevation and extend the window pattern typical of the ground and first floors.

It is also proposed to replace the lower sash of W2-04 and its glass. Although recently repaired this sash is structurally weak and requires reglazing with toughened glass because it too is low to the floor and does not provide adequate protection against falling outwards.

W2-05 and W2-06 have also been surveyed and recorded.

**W2-01 and W2-07;-**

Consent is also being sought for the replacement of the casement windows in the top floor of the 1920s extension; W2 01 and W2-07. Both windows are in semi dormer positions characterised by oversailing rainwater gutters that are the dominant visual feature. The vertical meeting styles of these windows introduces a discordant note at odds with the generally horizontal emphasis in the fenestration, soffit and fascia.

W2 01 and W2-07 are similar in appearance but different in that W2 01 opens out and W2-07 opens in. Neither window is wind and weathertight. Despite recent complete refurbishment and repair with draught seals they are draughty and permit water ingress in some weather conditions. This is particularly relevant to window W2-07 that opens inwards. Weather penetration also occurs because the window timbers have shrunk increasing the gaps between frames and casements so they are now poorly fitting. The original design, detailing and size of the window components does not permit modification to improve the performance to a reasonably acceptable standard

The fabric of these windows in the 1920s extension and their design and role in the elevation are accepted as not contributing to the special interest of the building, and existing and proposed elevations shown in Drawings 00-101 and 01-101 demonstrate that changing the windows to sashes does not affect the appearance or the character of the listed building.

The proposed windows W2-01 and W2-07 will have horns on the upper and lower sashes typical of late C19 onwards to match the other sash windows in the extension. In this respect they differ from the window in the original house which do not have horns.

**Window Glass;**

It is proposed to glaze all the windows with Pilkington Optiwhite low iron float glass. This glass can be toughened which is an important consideration for glazed openings in close proximity to floor level. More importantly being low iron it is extra-clear, and practically colourless and the green cast evident in other late C19 and C20 glasses is not present. All other windows in this house and adjacent houses have been extensively reglazed with few of the original glass panes remaining and so it is considered that the use of a modern high quality glass will not affect the appearance of the building of the conservation area.

GHK Architects

October 4 2016