

## DESIGN AND ACCESS STATEMENT

**Gooch Buildings  
Portpool Lane  
Camden  
London  
EC1N 7SE**

### **Replacement of Existing Windows and Curtain Walling**

**Prepared on behalf of  
Ronke Akingbade  
Team Manager Planned Works South  
London Borough of Camden  
33-35 Jamestown Road  
London,  
NW1 7DB**

**Job No: 26893  
Date: 22<sup>nd</sup> November 2016**



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**Prepared By: George Gardner**

Authorised for Issue: Digitally signed by Robert Ireland  
For and on behalf of Baily Garner LLP  
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-	22 <sup>nd</sup> November 2016.	Planning Application

# Design and Access Statement for Planning Permission

Window Replacement Works, Gooch Buildings, Portpool Lane, London EC1N 7SE

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### 1.0 Introduction

#### 1.1 Client

1.1.1 This Design and Access Statement has been prepared by Baily Garner LLP on behalf of the London Borough of Camden.

#### 1.2 General

1.2.1 This document forms part of the Planning application and separate Heritage Statement, produced by Donald Insall Associates, for the proposed replacement or refurbishment of the existing windows and communal doors.

1.2.2 Unlike the remaining 12 blocks which form the Bourne Estate (13 if we count the two separate Radcliff Buildings blocks), Gooch Buildings is not located within the Hatton Garden Conservation Area, nor is it historically listed. With this in mind, we have been advised by Rachael Parry, Conservation Officer at the London Borough of Camden, that a planning application only will be needed to cover the window replacement works and the re cladding of the communal staircase, along with associated repairs thereto.

1.2.3 Although the history of the Estate is covered to a much greater degree in the separate heritage statement that forms part of the main listed buildings elements of the Bourne Estate application, it is worth summarising in this document too.

1.2.4 The Bourne Estate is the third of the three key estates built by the London County Council. In Britain, the Bourne Estate is least known, but it has an international significance as the model for the much admired and highly influential public housing erected in Vienna immediately after the first world war.

1.2.5 The Estate was designed by the London County Council's Architects Department by E.H Parkes under W.E. Riley and began construction in 1905. The surrounding streets were laid out in the 17<sup>th</sup> Century on an intersecting grid pattern from north to south and east to west.

1.2.6 Bourne Estate was originally bounded at its southern edge by factories and industrial buildings that were damaged during the Second World War and subsequently demolished. A number of buildings on the Estate appear to have been named after former Bishops of Ely.

1.2.7 Gooch Buildings is of post war design, comprising a reinforced concrete frame with cavity external walls, a flat roof, timber casement windows to flats and steel-framed curtain walling enclosing the single communal staircase. The block is set over five storeys with communal balcony access at each floor level.

1.2.8 Gooch Buildings is located to the southwest of the estate on the former site of Thanksgiving Model Building.

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### 1.3 Requirements

- 1.3.1 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.3.2 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007).
- 1.3.3 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
  - 1.3.4 Section 2.0: Understanding the Context
  - 1.3.5 Section 3.0: Design (Use, Amount, Layout, Scale, Landscaping and Appearance)
  - 1.3.6 Section 4.0: Access (Generally, Inclusive Access and Parking)
  - 1.3.7 Section 5.0: Residents' Observations
  - 1.3.8 Section 6.0: Conclusions

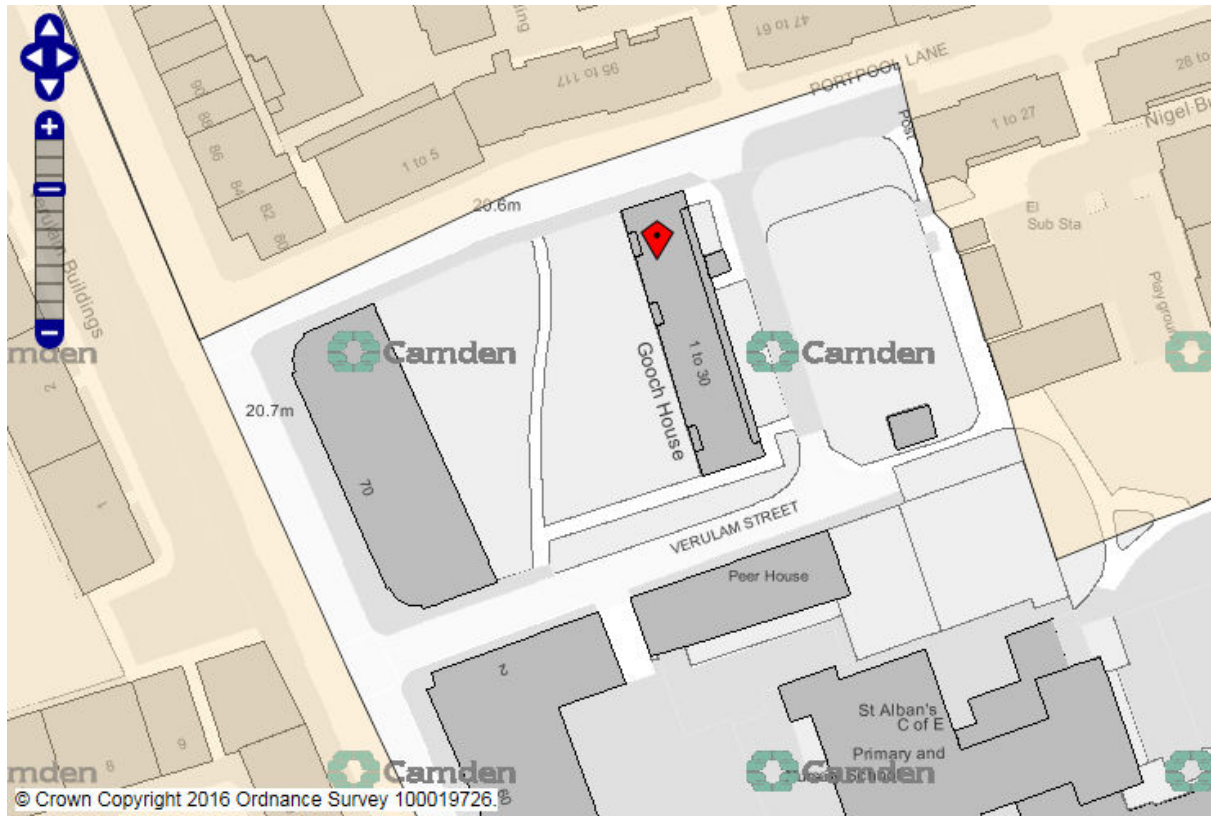
# Design and Access Statement for Planning Permission

## Window Replacement Works, Gooch Buildings, Portpool Lane, London EC1N 7SE

### 2.0 Understanding the Context

#### 2.1 The Context

2.1.1 The post-war Gooch Buildings is located within the London Borough of Camden, sitting literally just outside the Hatton Garden Conservation Area (see image below) in Portpool Lane, to the southwest of the Bourne Estate itself. Gooch Buildings is a residential block, constructed in the 1950's, with a single, enclosed, staircase providing access to the upper floor flats.



Above: Screenshot image taken from the LB Camden conservation area map, illustrating Gooch Buildings (red kite).

2.1.2 There is currently a new development being constructed by Higgins to the east of Gooch Buildings, which almost sets the precedent in terms of window frame materials outside of the conservation area, by utilising aluminium and timber composite materials, with the aluminium finish being dominant on the external face.

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2.1.3 The Proposed Works to the non-listed Gooch Buildings include:

- The replacement of existing single glazed timber-framed casement windows to private flats with new double glazed powder coated aluminium windows to match the existing openings and generally the existing profiles.
- The replacement of existing single glazed steel-framed curtain walling to communal staircase with new single glazed (this is an unheated space) powder coated aluminium curtain walling to match the existing profiles.
- At this stage, there is no intention to replace doors to private flats, so these will be security-enhanced through the provision of a "London Bar" to each door.
- Minor plaster repairs internally to make good where new windows are installed.
- External redecoration works and minor repairs to this block.

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### 3.0 Design

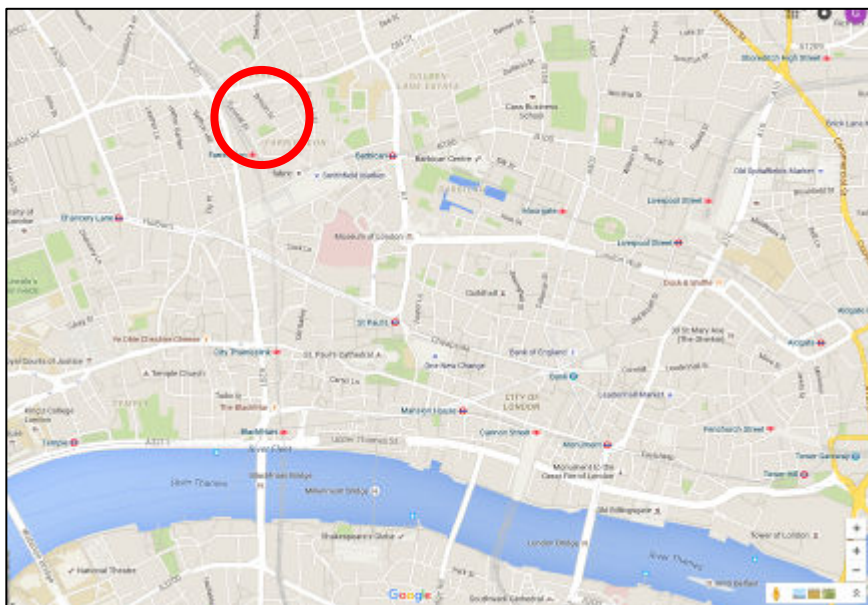
The scheme proposals have been designed with reference to the following processes:

#### 3.1 Use

3.1.1 Within the locality of Gooch Buildings is some office space and retail outlets, but the vast majority of building use within the immediate proximity of the block, and indeed within the subject block itself, is residential accommodation. The works proposed to the block have no effect on the use of the subject block, nor to adjacent buildings.

3.1.2 An assessment of the site's immediate and wider physical context has been reviewed, and meetings have been undertaken on site with the Borough's conservation officer, who has provided advice in respect of this application. We have noted previously in this report, that the building is solely used for residential accommodation. At Appendix B of this report, we have included a set of proposed window and curtain walling representative elevations and sections, illustrating the various styles and configurations used.

3.1.3 The Bourne Estate itself is bounded by Clerkenwell Road to the north, Gray's Inn Road to the west, Leather Lane to the east and Baldwins Gardens to the south. It is also bisected by Portpool Lane, which forms part of the estate itself.



Above: Location Plan



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Above: Local Area Plan

- 3.1.4 The estate's central location ensures that the transport links in the locality are varied, with the choice of many forms of public transport available. There are three underground stations within a few hundred metres of the estate, those being Chancery Lane, Holborn and Russell Square. In addition, there is Farringdon main line railway station in the vicinity of the blocks and Kings Cross St Pancras a little further away, taking passengers to and from the area.
- 3.1.5 To a number of the perimeter blocks on the estate, there are several commercial outlets at pavement level, mainly comprising of food and retail stores, although this does not apply to the Gooch Buildings block.
- 3.1.6 The existing orientation, position and layout of the building can be seen in the site location plan submitted with the corresponding planning application, and illustrated in the conservation area map in item 2.1 above. The above criteria does not change in respect of the proposed window and curtain wall replacement works.
- 3.2 **Amount**
- 3.2.1 The proposal will neither create additional buildings nor extend the existing.
- 3.3 **Layout**
- 3.3.1 The proposal will neither create additional buildings nor extend the existing. The relationship between the Gooch Buildings and adjacent properties is discussed in the section on "Appearance" below.
- 3.4 **Scale**
- 3.4.1 The proposal will neither create additional buildings nor extend the existing.
- 3.5 **Landscaping**
- 3.5.1 The landscaping will remain unchanged.



Above: Flood Risk Assessment Map

The Bourne Estate is located within a no flood zone, despite being located relatively near to the River Thames. The residual risk to the site is therefore very low.

### 3.6 Appearance

The works proposed are set out in item 2.1.3 above, but in the main are simply to replace the existing single glazed timber casement windows with new double glazed powder coated aluminum windows and to re-clad the communal staircase enclosure with a new single glazed curtain walling system. Gooch Buildings contains a mixture of timber single glazed pivot and side opening casements set into brick reveals. The communal stairs are clad with single glazed steel curtain walling.

3.6.1 The replacement windows will not match the existing in terms of materials, but will be more reflective of the new-build development adjacent the Gooch Buildings in terms of the aesthetic finish to the window frames. It is proposed that the window units in Gooch House will be finished in white (RAL 9016) and the curtain walling, also in white (BS 00 E 55 white). Essentially, this is an interchangeable colour, simply that the two elements (windows and curtain walling) use different specification criteria for the colours, i.e. RAL in one case and BS on the other.

3.6.2 As a result of the window refurbishment works, minor internal repairs are anticipated, as well as various external decorations to the block, including concrete repairs, brick repairs and brickwork cleaning.

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- 3.6.3 In the process of submitting this document, we did review the “Hatton Garden Conservation Area Statement”, but this is dated 5<sup>th</sup> August 1999, so is not reflective of the presence of the new build block, located adjacent to Gooch Buildings.
- 3.6.4 Although, as noted earlier in this report, Gooch Buildings is not sited within a conservation area, the north elevation on Portpool Lane is overlooked by buildings that are. We would normally look to the conservation area buildings as a point of reference in terms of installing new windows to the building adjacent, but in this case the new build development to the east of Gooch Buildings, again just outside of the conservation area, has aluminium-finished windows installed, albeit that they are of composite materials (timber framework with an aluminium external cladding). Thus, we feel that by proposing a powder coated aluminium finish to the curtain walling and windows at Gooch Buildings, we will not be introducing further material changes, such as PVC-u, for example. We feel that the choice of powder coated aluminium, will sit comfortably alongside the neighbouring new build development.
- 3.6.5 We propose that the replacement windows will be manufactured by Sapa Building Systems, using a combination of factory-finished Dualframe profiles as detailed in Appendix B. Note that the images at Appendix B are general images of the window (and curtain walling) systems proposed, so the planning drawings should be consulted to determine the actual details for the block. These units will all be thermally broken powder coated aluminium window systems, complete with safety glazing where necessary.
- 3.6.6 In terms of the layout and configuration for the proposed windows, the requirement for safe cleaning has been considered under BS 8213-1:2004 and it is proposed that the new windows be provided with opening restrictors, although this does not affect the layout itself. Narrow communal access walkways have dictated that the layout of windows facing onto these areas is a combination of inward opening and horizontal sliding units, as existing. This ensures that people on the communal walkways cannot be hurt by the casements opening onto the communal space, potentially causing an obstruction.
- 3.6.7 In respect of the curtain walling system enclosing the single staircase of the block, we propose that this will be fabricated by Sapa Building Systems, using their “Elegance 52ST” system. Again, a general representation of this system is attached at Appendix B, but the planning drawings should be consulted in respect of site-specific details. As the single staircase to the block is open to the air at each floor level, the curtain walling can be fabricated as single-glazed units, as there will be no thermal improvements required.
- 3.6.8 The location of the site almost dictates that high performance windows are a necessary requirement to the flats in order, primarily, to combat noise, but also air pollution from the surrounding area.
- 3.6.9 New windows will be to BS4873 “Specification for Aluminium Alloy Windows” and BS7950 “Specification for enhanced security performance of casement and tilt / turn windows in domestic applications” and be capable of withstanding the design wind loadings calculated in accordance with BS6399 Pt:2 1997 and imposed loads as defined in BS6399 Pt1:1996. Opening lights shall be no closer to FFL than 800mm and shall be guarded in accordance with BS6180 and BS6399:1
- 3.6.10 Glazing to the new windows will be hermetically sealed and be provided with colour match powder coated aluminum trickle ventilators.

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- 3.6.11 Side hung casements will have Securistyle Defender Egress / Easyclean hinges with a separate concealed over rideable restrictor device to limit opening to 100mm. Hinges shall allow 900 / 800 opening and incorporate a push button actuated sliding facility to allow internal cleaning of the opening light.
- 3.6.12 Reversible casements to be fitted with Bi part shoot bolt / espagnolette locking system, with guide blocks. Locking handle with key operated deadlocking and push button to open mechanism. Hinge bolts to be fitted to provide enhanced security. A powder coated ring pull will be fitted to head of windows of opening lights, where necessary, and poles will be provided.
- 3.6.13 The proposed windows will be installed in a like-for-like position as the current windows in their reveals.
- 3.6.14 The communal stair enclosure is to be re-clad with polyester powder coated aluminium Elegance 52 system, as manufactured by Sapa Building Systems Ltd.
- 3.6.15 Elegance 52 system uses framed profiles with a width of 52mm, allowing a slim sightline, whilst maintaining the necessary strength and inertia requirements. Weather performance, building connection, ease of fabrication and installation were the key factors that influenced the inclusion of the Elegance 52 system.
- 3.6.16 At this stage, it is not proposed to undertake the replacement of external doors to private flats. However, as part of the proposed scheme, we do intend to upgrade the security of each private external door to individual flats. We do not intend to undertake any changes to the configuration or design of the private doors themselves, simply to install a "London bar" to the existing locking mechanism. The London Bar will provide enhanced security to the existing external doors to flats, but will not aesthetically affect the doors externally, as the system is installed to the internal frame of the door. The system works by installing a white powder coated metal plate over the existing rim lock keep, to help protect it in the event of a force applied from the outside, because the force is spread across the whole locking stile side of the frame, not in the area of the lock keep, as existing.
- 3.6.17 It is scheduled that any damaged brickwork will be replaced with new bricks to match existing and will be pointed in cement:non hydraulic lime:sand at a mix of 1:1:6 to the profile, colour and texture of the existing. Any damaged pointing will also be raked out and replaced using a mix of 1:1:6 as detailed above. Some resin repairs are proposed where cracking has occurred, but this will be injected into the depth of the crack and pointed over in 1:1:6 cement:non hydraulic lime:sand, so the resin will not be seen.
- 3.6.18 Any render damage will be repaired using a cement:sand mix, complete with a "plastic" additive to allow for inevitable building movement. Internal plaster disturbed will be repaired using a lightweight gypsum plaster and skim. All disturbed areas will be decorated in colours to match existing at completion.
- 3.6.19 In respect of brickwork cleaning, it is intended to carry out trial samples to small areas of each element in order to determine the best methods of bringing back stained masonry work to match that of adjacent areas. It is not intended to carry out wholesale cleaning of the masonry work, but this will concentrate on areas that have been stained by calcites from overflows, for example, or where dirt cannot be washed off under normal weathering, such as under windows sills.

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- 3.6.20 There is a small amount of concrete repair works to isolated areas. This will be attended to using a proprietary repair system to match the profile of the existing and will be painted upon completion as part of the estate-wide redecoration works.

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### 4.0 Access

#### 4.1 Generally

4.1.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

4.1.2 Access to and around the buildings remains as existing and will not be altered during the proposed works. There is currently no lift access to the upper floors of the development.

#### 4.2 Inclusive Access

4.2.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

#### 4.3 Parking

4.3.1 The proposed works will not affect the existing arrangements and therefore do not form part of this application.

#### 4.4 Conclusion

4.4.1 This application is to cover the replacement of windows to the front, side and rear elevations, and curtain walling to the rear elevation, to generally match the existing styles in double glazed, or single glazed as in the case of the curtain walling, high performance aluminium.

### 5.0 Residents' Observations

As part of this submission, we have incorporated some text from the residents. This has been put together by one of Camden's Project Managers, who is very familiar with the Estate and many of its residents and has been inserted verbatim. Note that this text covers the whole of the Bourne Estate and is not specific to the Gooch Buildings.

*The structural elements to the blocks within the Bourne Estate have become increasingly difficult to maintain in recent years, due mainly to the large costs in dealing wholesale with all 13 blocks on the estate and, in more recent years, the lack of funding to tackle all of the required work. The condition of the timber windows has been of particular concern.*

*More recently, now that funding has been allocated, Capital repair contracts have been suspended whilst efforts have been made to satisfy planning regulations on obtaining planning consent for double glazed timber windows.*

*Regular meetings with the Estate Tenants and Residents Association have been held with Officers and local Ward Councillors in the past 4 years, and the residents' feedback has been overwhelmingly in support of the existing single glazed windows to be replaced with double glazed units. The TA (Tenants' Association) Chair, Beryl Allen (who has been the chair for approximately 30 years) has reported in meetings that the TA first raised the issue of double glazing in the late 1980's. The reasons behind the residents' prioritising double glazing has been threefold: firstly a number of OAP's have found it difficult to heat their homes - due to the costs of running their heating systems. (Individual boiler systems are fitted in the flats and tenants pay for the amount of fuel used). They have consistently claimed that the windows are draughty and do not retain heat in the rooms. There are also a large number of residents living on the estate that are on low incomes or unemployed, and this has also contributed to the difficulties in heating their home sufficiently.*

*Another issue that has been the cause for complaints is noise. Many of the blocks are situated on very busy commercial roads and, given the location, considerable noise is generated from restaurants and deliveries especially to the market in Leather Lane and Clerkenwell Road. Lastly, the condition of the timbers to many of the windows is poor. In many cases windows cannot be opened properly where rotten and this has all contributed to the residents' dissatisfaction with the existing windows and their overwhelming support to have them replaced.*

*I have attended a number of TRA meetings in the past 3 years, and during this period all the representatives have constantly campaigned to have the windows replaced. Officers have been sympathetic to the views expressed as it has become increasingly difficult trying to maintain the current windows and where replacements of rotten sashes has increased in recent times, the difficulties in erecting scaffolding in such a constricted site have become increasingly difficult to overcome.*

Thus we submit this document as part of the overall package of proposals for the replacement of windows and other works as set out in this report for the Authority to review.

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### 6.0 Conclusions

- 6.1.1 Gooch Buildings is one of thirteen blocks forming part of the Bourne Estate
- 6.1.2 Gooch Buildings, built circa 1950, is the only building on the Estate which is not listed and falls just outside the 'Hatton Garden' conservation area.
- 6.1.3 The design team has undertaken a detailed analysis of the site's immediate and wider context as shown earlier in this document. The design team have also worked closely with the London Borough of Camden representatives, both in the conservation department and in the works delivery programme. As noted in the section above, London Borough of Camden representatives have held meetings with residents on a number of occasions, and the proposal for the window replacement works dates back to the late 1980's.
- 6.1.4 The aims for the proposed works to Gooch Buildings:  
  
Our proposals seek to replace the existing windows and re-clad the communal staircase to extend the life of the building elements.
- 6.1.5 The proposed works will greatly assist in preserving the fabric and will enhance the appearance of the building.



### 7.0 Bibliography

Design and Access Statements information sheet for Listed Buildings, Camden Council.

Design and Access Statements - How to write, read and use them – CABE.

Planning Policy Statement 5: Planning for the Historic Environment, Communities and Local Government.

# Appendix A

## Photographic Schedule

# Design and Access Statement for Planning Permission

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Plate 1: East elevation of the Gooch Building block illustrating the enclosed communal staircase

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Plate 2: West Elevation of the Gooch Buildings illustrating the timber casement windows

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## Window Replacement Works, Gooch Buildings, Portpool Lane, London EC1N 7SE

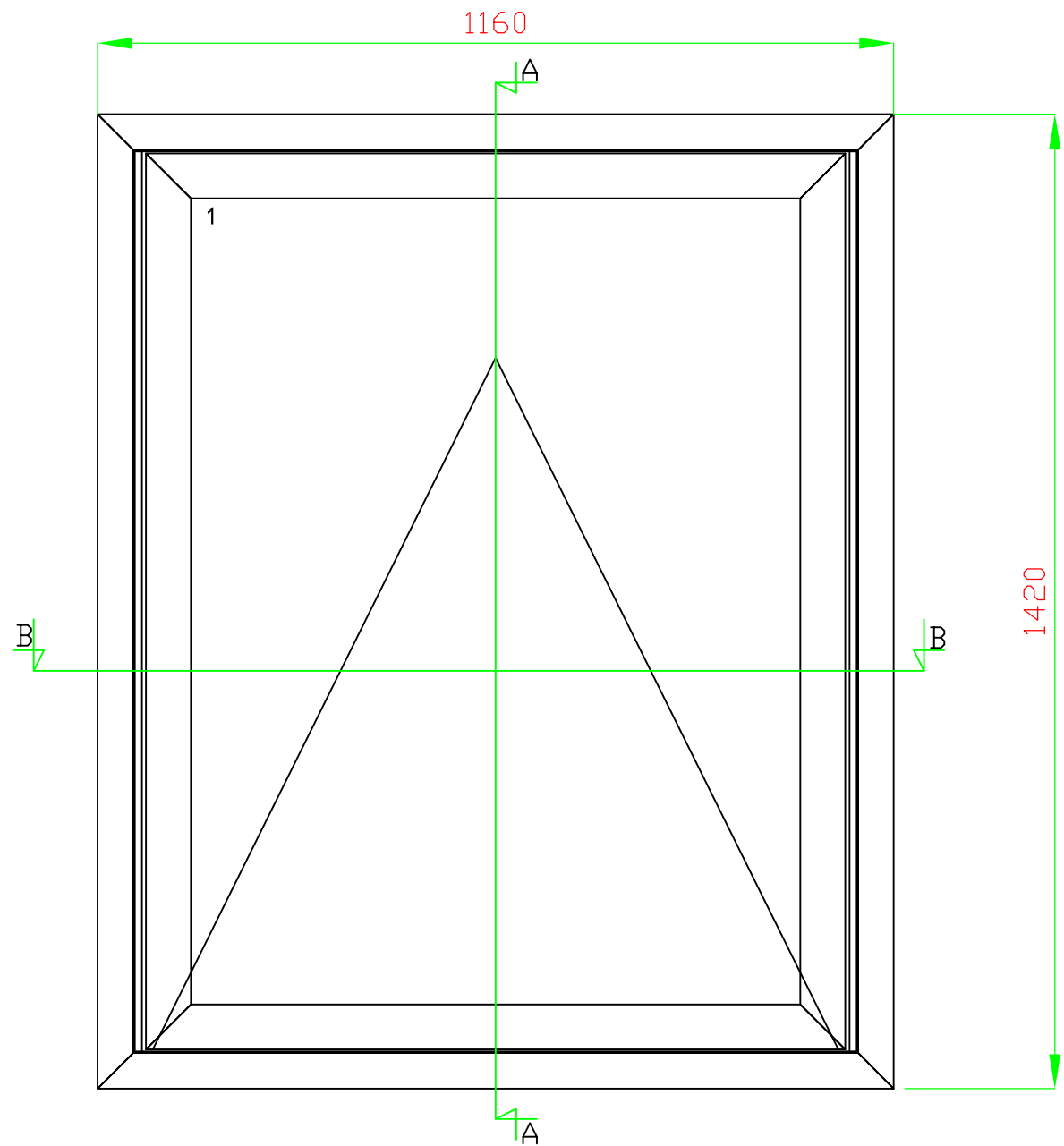
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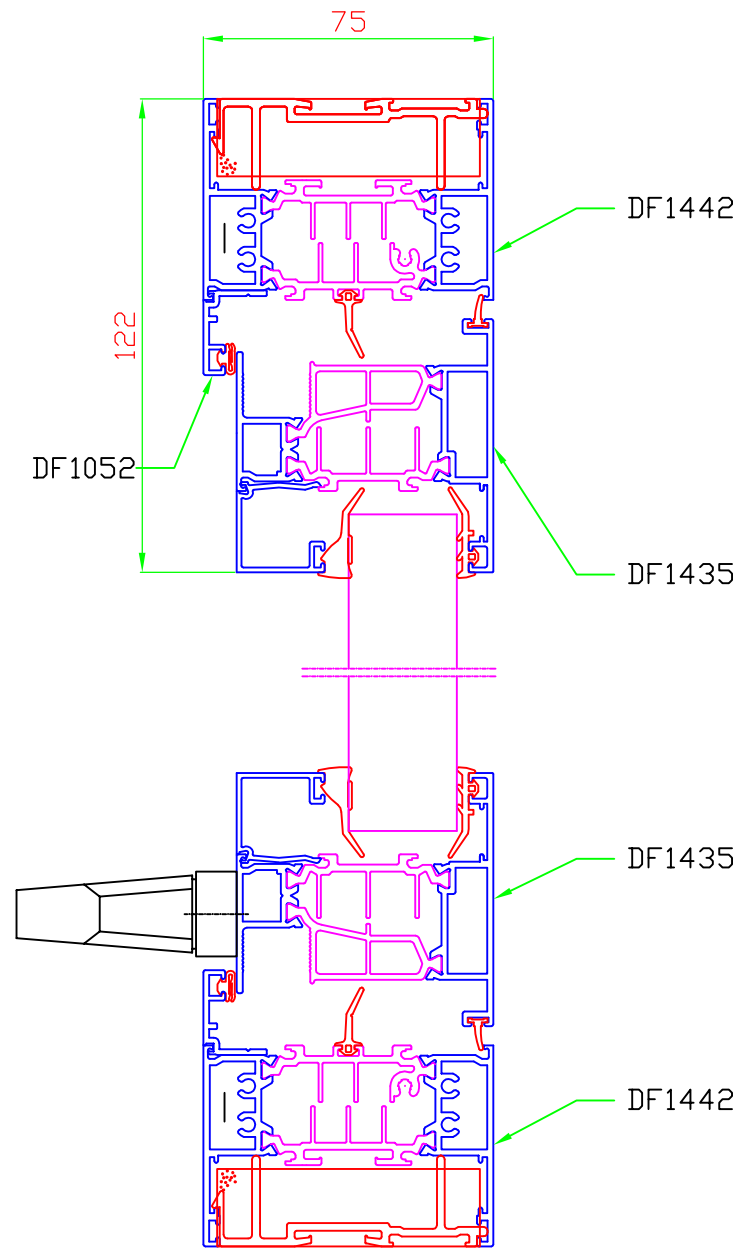
Plate 3: North (Portpool Lane) Elevation of the Gooch Buildings (note that the south elevation is inaccessible owing to the development adjacent at the time of this application being completed)

# Appendix B

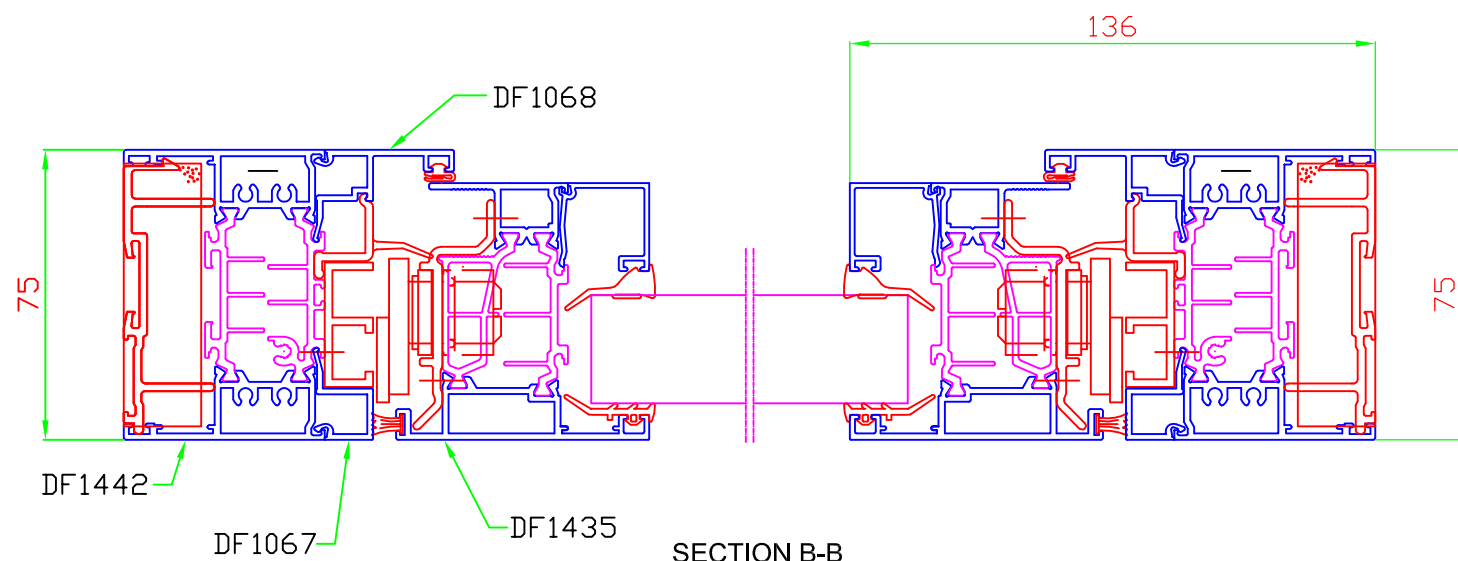
## Proposed Window and Curtain Wall Configurations



**External Elevation**



**SECTION A-A**



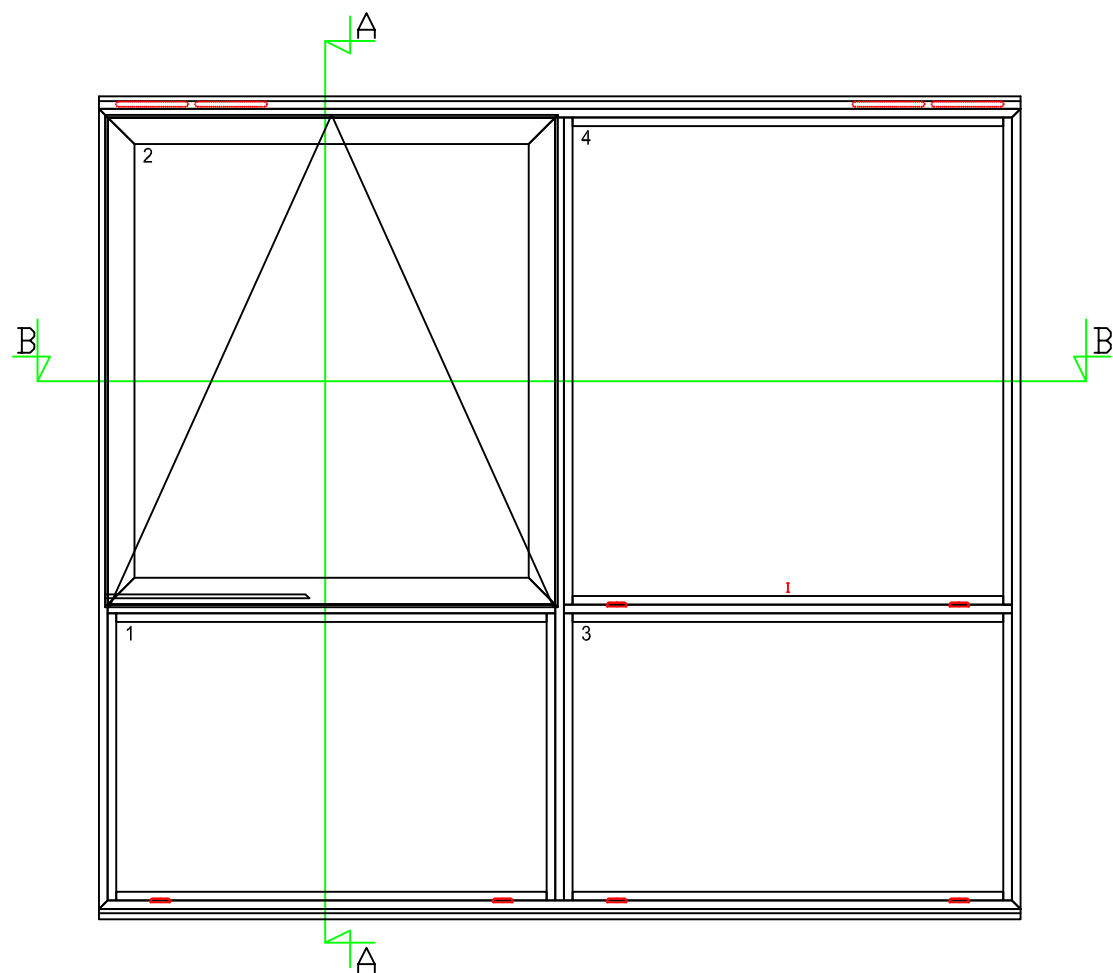
**SECTION B-B**

**Notes.**

System:  
 Dualframe 75Si Reversible window  
 Outer frame = DF1442  
 Vent profile = DF1435  
 Horizontal adapter profile = DF1052  
 Vertical adapter profiles = DF1067 & DF1068

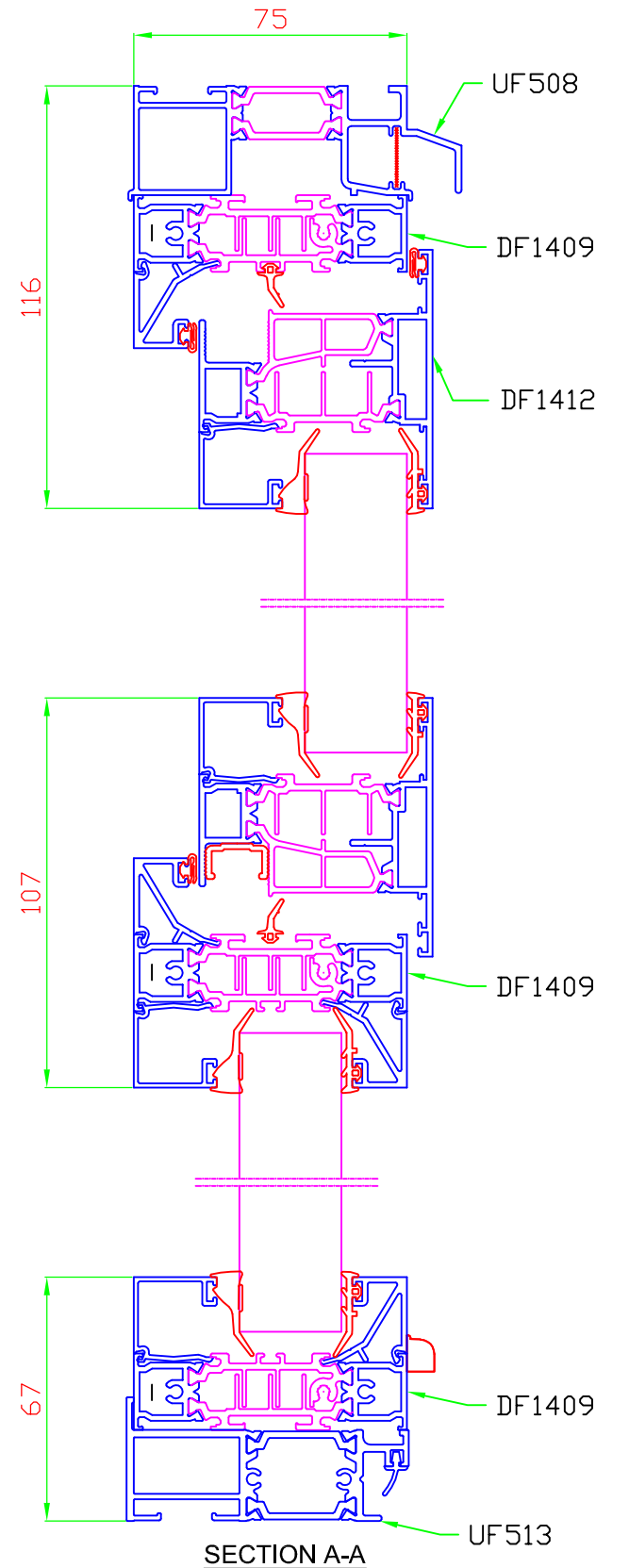
For Further information contact:  
 Sapa Building System on  
 01684 853500

ISSUE	DATE	DESCRIPTION OF REVISION	CHECKED
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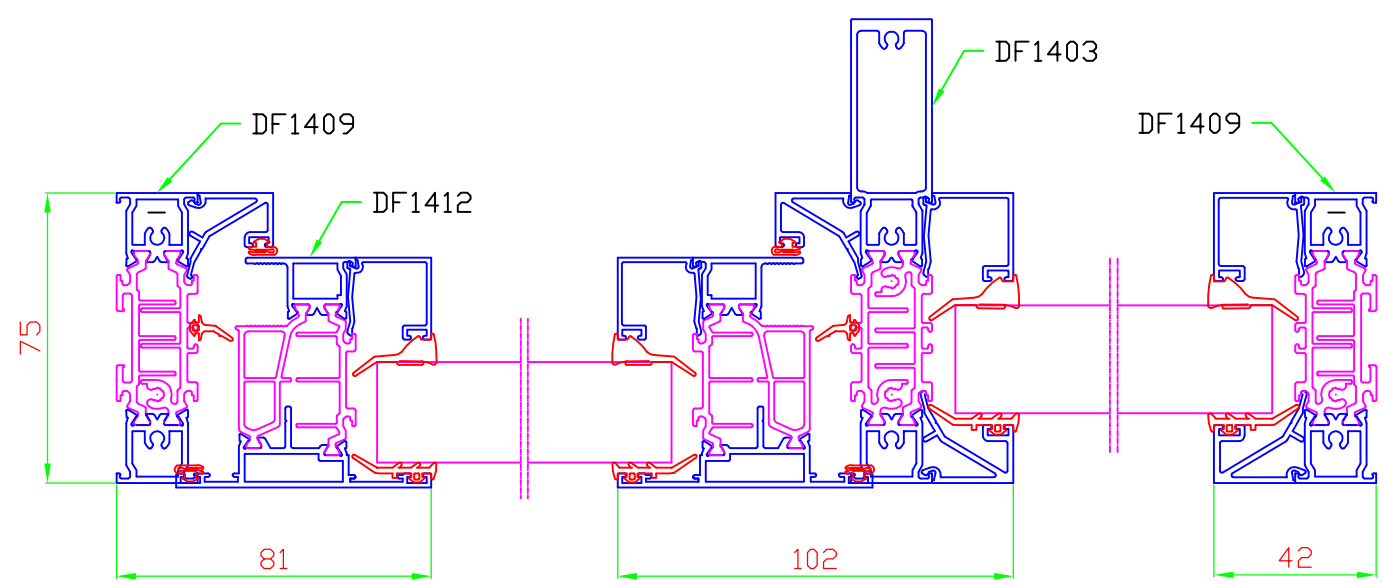


**External Elevation**

**Notes.**  
 System:  
 Dualframe 75Si casement window  
 Outer frame = DF1409  
 Vent profile = DF1412  
 Mullion = DF1403  
 Transom = DF1409  
 Sill = UF513  
 Trickle vent profile = UF508  
  
 For Further information contact:  
 Sapa Building System on  
 01684 853500

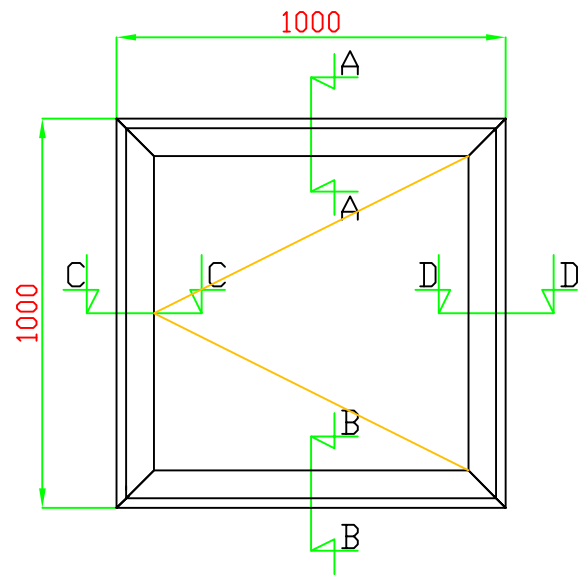


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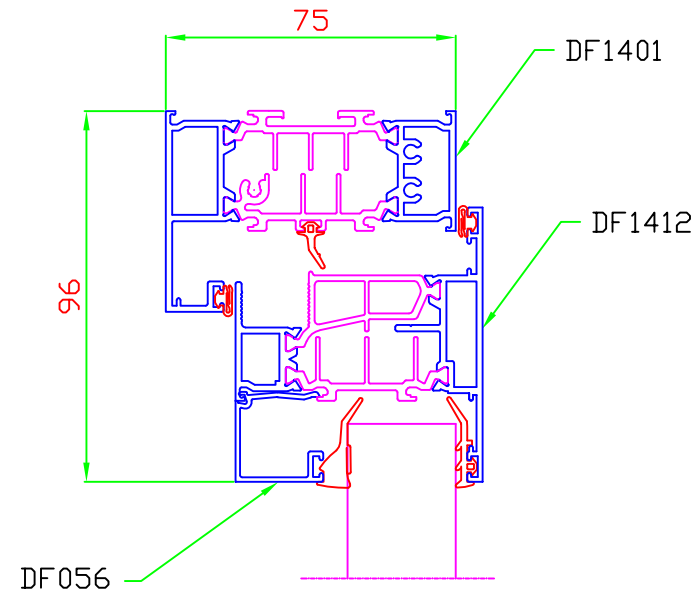


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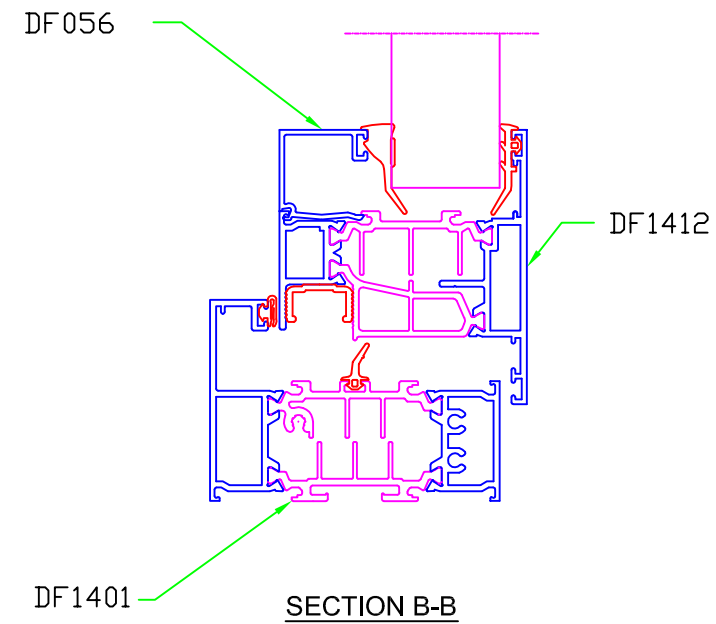




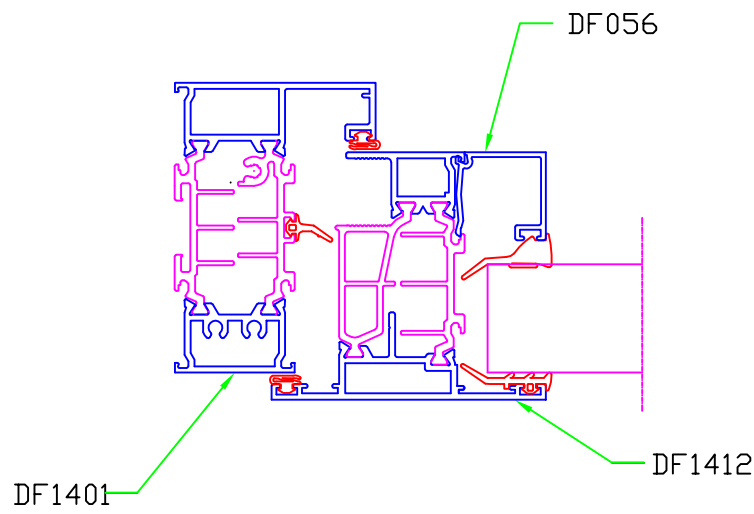
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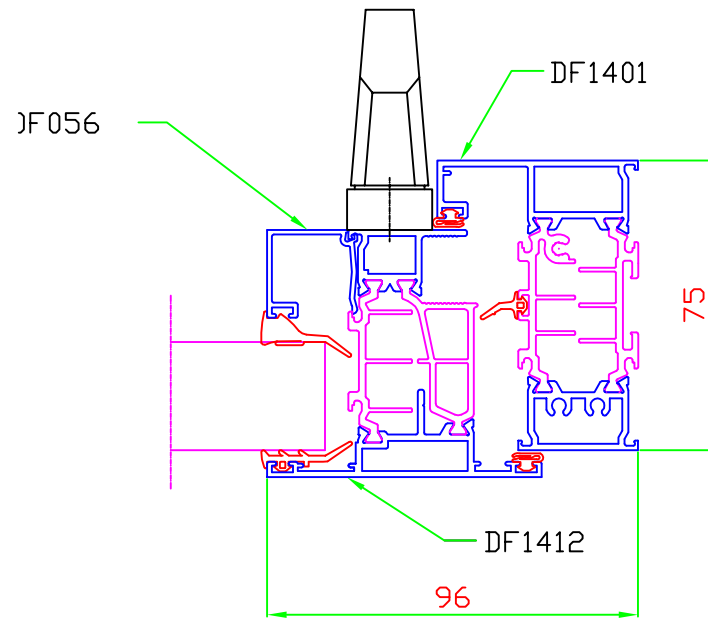
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

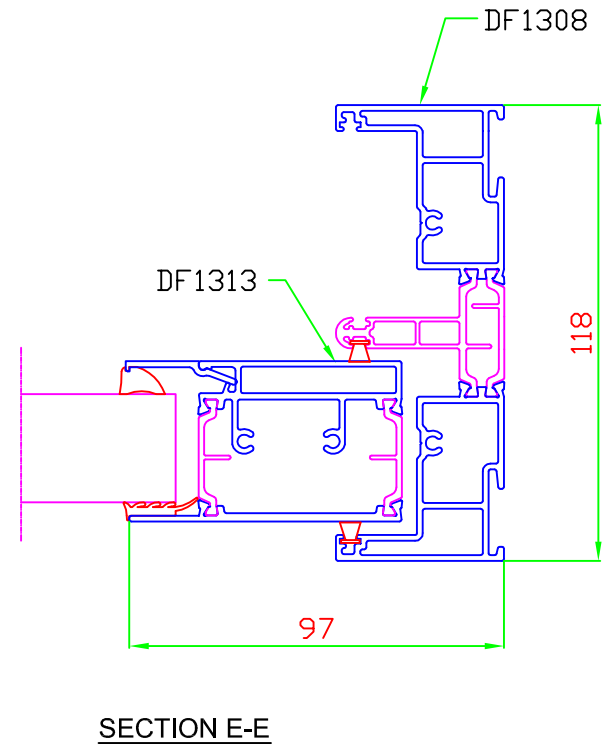
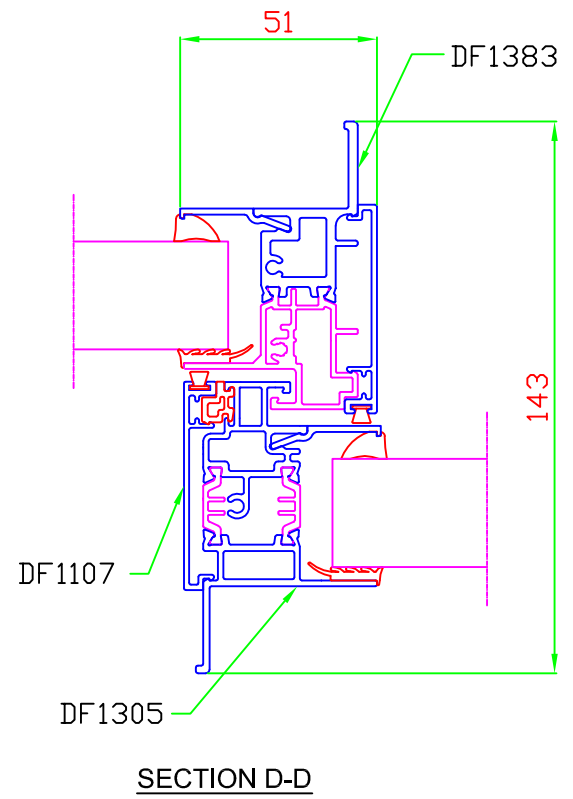
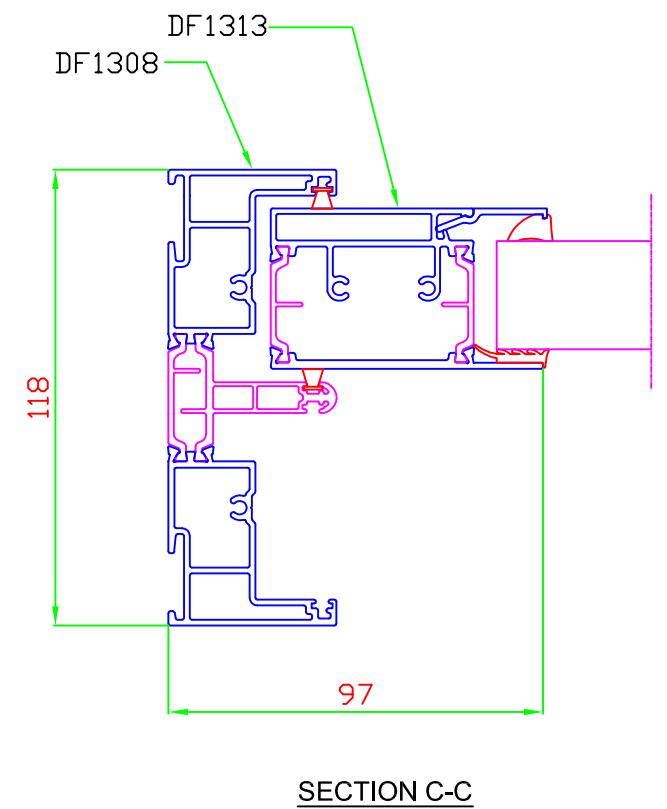
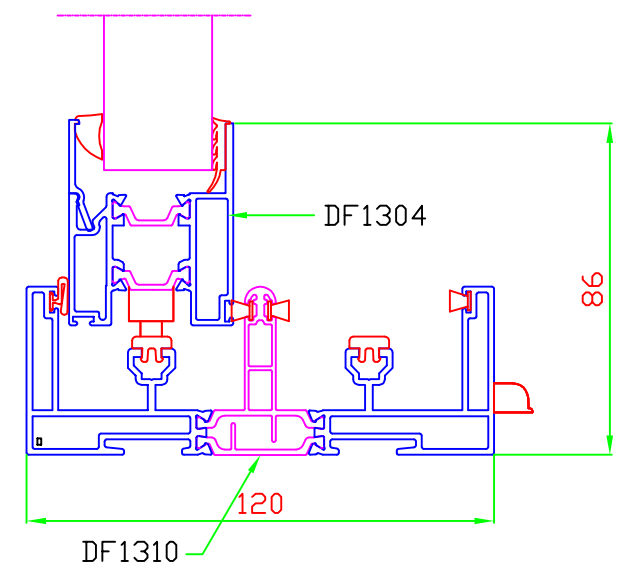
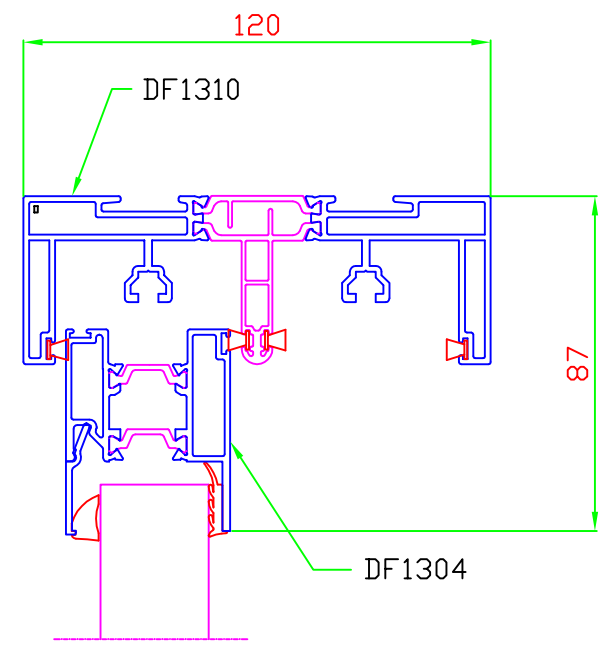
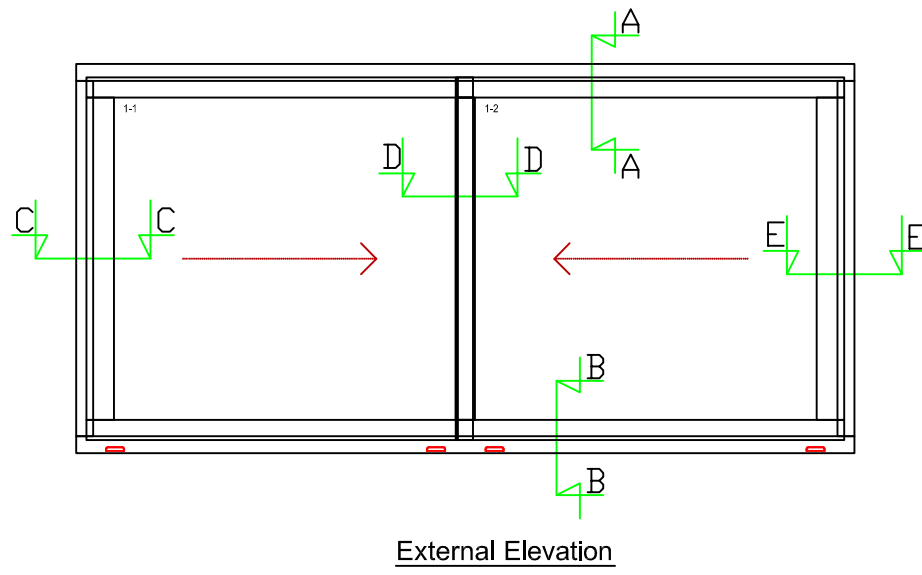
Notes.

System:  
 Dualframe 75Si casement window  
 Outer frame = DF1401  
 Vent profile = DF1412  
 Transom = N/A  
 Sill = N/A

For Further information contact:  
 Sapa Building System on  
 01684 853500

ISSUE	DATE	DESCRIPTION OF REVISION
1	21/01/2013	Issued for Information Purposes

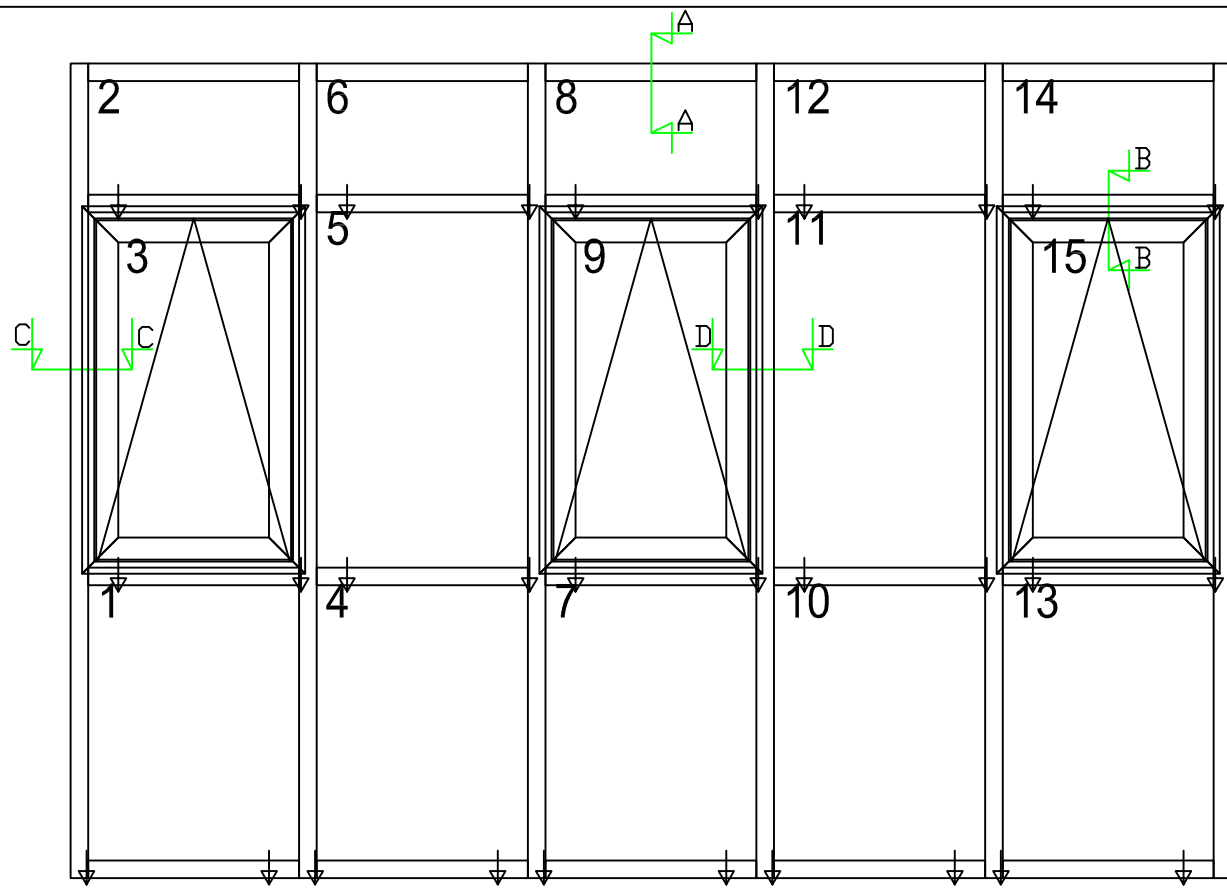
CHECKED	DRAWN: I.K
	SCALE: 1:20 & 1:2 @ A3
	DRAWING NO: DF75Si-029



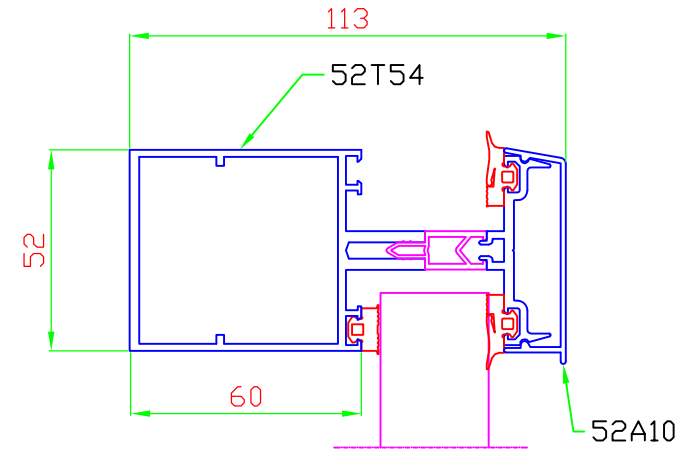
Notes.

System:  
 Dualslide HS Sliding window  
 Outer frame = DF1310/ DF1308  
 Vent profile = DF1304, DF1305,  
 DF1313 & DF1383  
 Interlock = DF1107  
 Sill = N/A

For Further information contact:  
 Sapa Building System on  
 01684 853500



External Elevation



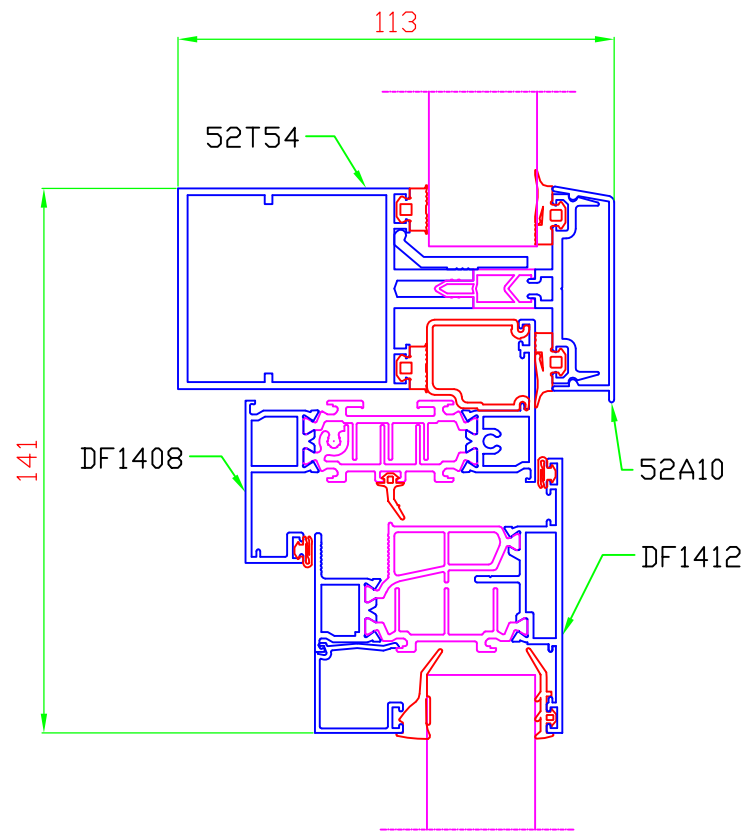
SECTION A-A

Notes.

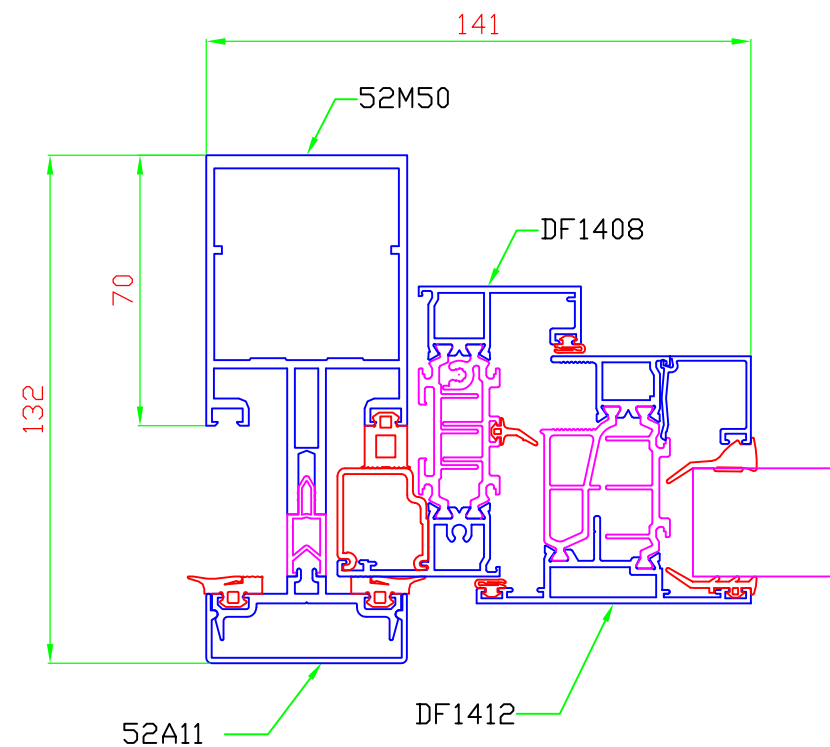
System:  
Elegance 52 ST Curtain wall  
Mullion = 52M50  
Mullion Face Cap = 52A11  
Transom = 52T54  
Transom Face Cap= 52A10

DF75Si Casement Window  
Outer frame = DF1408  
Vent profile = DF1412

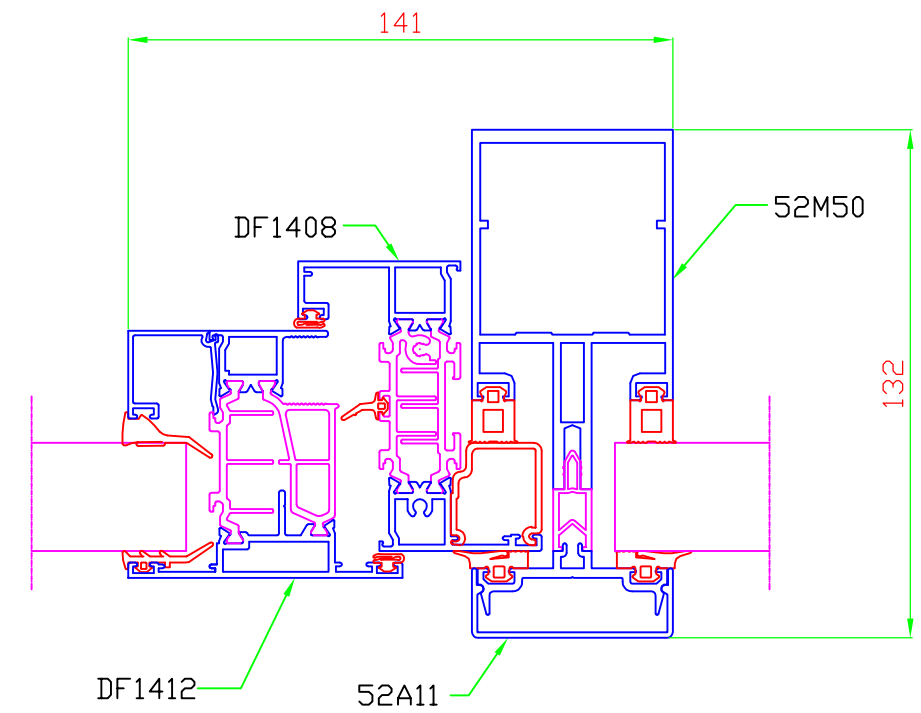
For Further information contact:  
Sapa Building System on  
01684 853500



SECTION B-B



SECTION C-C



SECTION D-D