

Planning statement in support of the application for replacement windows.

29th January 2018

1. Background

Gilling Court
Belsize Grove
London
NW3 4XD



Figure 1 Google Earth extract showing the site

Gilling Court is a purpose-built mansion block consisting of 104 flats and lies within the Belsize Conservation Area. The block was constructed in 1932-33 in an Art Deco style with walls of red brick and stucco render. The original windows are steel Crittall, however, some have already been replaced with PVCu, aluminium and steel units.



Figure 2 Image showing the front right-hand elevation

There are three different sizes of existing windows all of which are approximately 1.5m in height with widths consist of approximately 0.56m (small), 1.01m (medium) and 1.46m (large). The remaining existing steel windows are approximately 84 years

old and many are delaminating and some evidence of corrosion as well as difficult to operate, draughty and thermally inefficient.

2. Proposals

The application is for the renewal of some or all of the existing windows with Smart Alitherm Heritage Windows. These windows were selected as they were specifically designed, and have been implemented, to be used in buildings which are listed or within conservation areas due to their aesthetics and similarities to the original steel windows and we understand anything less would be resisted against. Aluminium windows meet relevant local planning guidance and exceed the performance of their steel counter parts.



Figure 3 Example of an existing 'large' window



Figure 4 Proposed windows (library image, design will match existing)

The replacement aluminium windows are designed to be a close reflection of the original steel windows. There will be no new or altered window sizes, the result should be a close in appearance to the original, or in some cases an improved appearance over previous PVCu replacements.

3. Impact of the Proposed Design

The windows are an important part of the building's appearance and the tired appearance of the existing windows have a negative effect on the building. Their design will protect and

enhance the building's appearance in the local historic context as well as improving the comfort of the residents.

4. Relevant Guidance

Belsize Conservation Area Design Guide

The Belsize Conservation Area Design Guide does not cover steel windows, so therefore this cannot be referred to.

Camden Planning Guidance DESIGN guide- July 2015

The following bullet pointed paragraphs are taken from the above design guide regarding windows. Justification for each point has been typed in below.

- Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.
- In conservation areas original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.
 - Alitherm Heritage windows were designed to meet the requirements of refurbishment and renewal projects, particularly in sensitive planning areas. Alitherm Heritage windows feature both slim profiles and sight lines that are associated with traditional steel windows. A number of London boroughs including Camden have approved these windows in their conservation areas.
 - The replacement windows will match the style and opening method of the originals.
- Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible, see also CPG3 Sustainability (Sustainable use of materials chapter), which gives guidance on the use of sustainable materials).
 - Because aluminium does not rust or rot, window frames provide great longevity and can last indefinitely. This also means that the aluminium windows have the longest life span of any window framing material, with typical replacement periods of 40 years- compares to a typical 35-year replacement period for steel. [Source: BRE British Research Establishment]

- Reference should be made to the Building Research Establishment's (BRE) Green Guide to Specification when sourcing replacement window frames.
 - Alitherm Heritage windows achieved a BRE Green Guide score of A while powder coated galvanised hot rolled steel double glazed windows achieved a lower rating of B.
- Where windows are replaced they should have the lowest 'U-value' feasible
 - Alitherm Heritage windows achieve a U value of 1.5 while new Crittall replacements achieved a slightly higher value of 1.6.

5. Conclusion

The proposed works are to simply remove some or all of the old damaged windows and replace with a new suitable system meeting current regulations. The appearance of the building will be greatly enhanced as well as reducing ongoing maintenance. This will have a positive impact not only to Gilling Court but also to the Belsize Conservation Area.