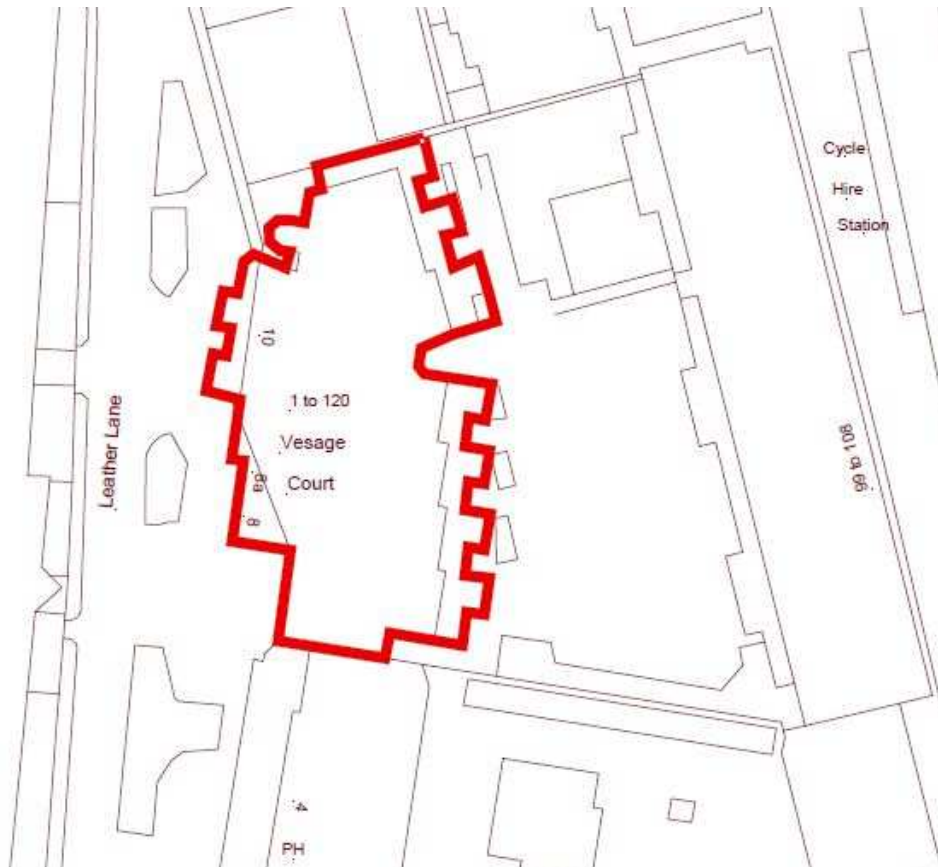


22/08/2018

## GDS1100 – Vesage Court, London, EC1N 7RE Design & Access Statement

### 1.0 The Site

Vesage Court is part of the Gamages estate close to the Hatton Garden area of Camden, London, constructed in the 1970s. The building comprises 194no. dwellings over 14no. storeys, and is located within in a Conservation Area.



### 2.0 The Purpose

The proposed works are to replace the exterior elevation existing degrading single glazed aluminium residential windows and rear balcony doors to the block. This will improve thermal performance, reduce noise pollution and improve security for residents.

### 3.0 Existing Installations

The existing residential windows and rear balcony doors to the block are based on two simple designs:

- Double horizontal sliding sash designs for the bedroom and lounge
- Fully glazed door with mid rail



Balcony windows and door



Bedroom windows

However, as the windows have aged, some units have become more difficult to open than others, as they begin to come to the end of their economic life.

Furthermore, whilst the lounge windows are able to be cleaned from the external balconies, the cleaning of the bedroom windows is somewhat more precarious. It would appear that to clean the external face of these windows, one of the double units would have to be opened fully in order to reach outside to clean the external face. This would require a reach of approximately 800mm horizontally, and a chair or steps to reach vertically up to a 2.2m height from floor level. As the window would be fully open, this provides a wide opening of approximately 1m<sup>2</sup> which does not therefore provide a suitable cleaning method and creates a risk of falling.

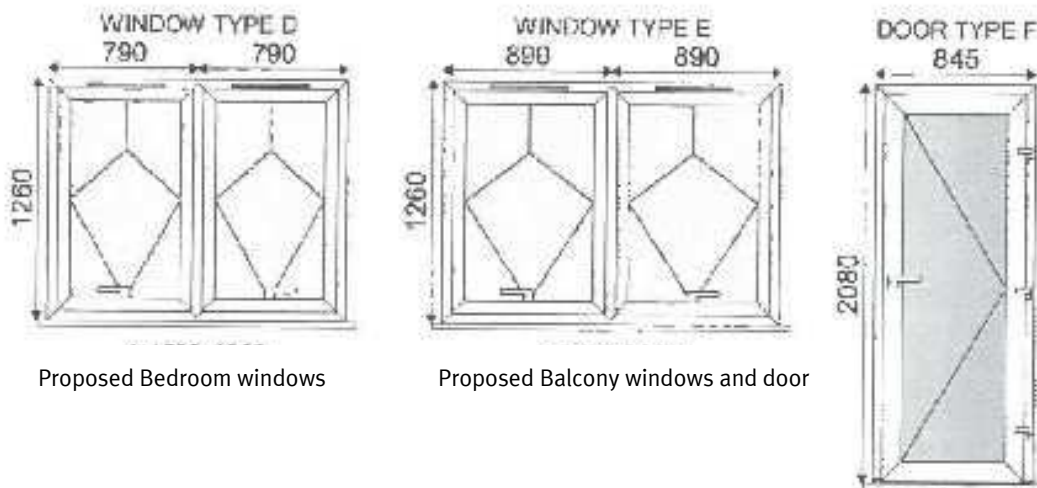
With this in mind, our intention is to increase the functionality of the windows, whilst eliminating, reducing or managing risk of falling through the window as required under the CDM Regulations 2015.

## 5.0 Design

Future proposals for replacements will have to take into account the adjacent blocks within the Gamages estate, due to all buildings comprising identical horizontal sliding aluminium windows.

Both Jeygrove Court and Greville Street have recently been subject of approved planning applications for new aluminium double glazed windows (Refs: 2016/5538/P & 2016/5537/P respectively), based on a side-hung opening casement design. However, our review of the suitability of these proposals have concluded that the side-hung option would not be relevant for all windows openings across the three blocks, and the issue of cleaning would remain.

Therefore, for Vesage Court we propose the ALUK 58BW ST/58BD double glazed aluminium system, due to minimal sightlines and ability to mimic existing designs.



Proposed Bedroom windows

Proposed Balcony windows and door

Aluminium mid-rail to be inserted into final design – Please refer to Planning Drawings

Features of these systems include:

- Windows certified under the Secured By Design scheme
- Tested to PAS 24
- 10 year system warranty, including finish and hardware
- ALUK estimate a 50-60 year lifespan of their profile, based on normal ageing conditions
- Trickle ventilation
- Internally or externally glazed
- Available in a range of single or dual colour and anodised finishes
- Doors with multi-point locking mechanism, and mid-rail design
- Door low threshold option for Part M Building Regulations

A Top-Swing Reversible (TSR) window is proposed, which allows the user to reverse the window vertically and lock it into to position to enable cleaning of the external face. This will



therefore negate the risk of falling through the window whilst cleaning the bedroom windows. The reversible option comprises multiple locking points throughout the turning process to ensure a controlled action, whilst the window reverses externally to the reveal, without the window falling inwards to affect internal blinds and curtains.

Other considerations, such as adaptations for residents with restricted mobility, will be reviewed on a flat-by-flat basis by the installing contractor. This might include for Teleflex gearing to windows, or low level mobility thresholds for wheelchair users.

In terms of egress in the event of an emergency, the balcony door would be used rather than the associated side windows. For the bedroom windows, it has been confirmed that due to the size of the windows and the opening action of the Top-Swing Reversible design, a minimum 0.33m<sup>2</sup> opening area for means of escape could still be maintained, therefore not making the current situation worse.

All new windows should be installed by a FENSA registered contractor to ensure installation in accordance with Building Regulations.

## **6.0 Access**

The proposals will be inserted into existing openings, therefore no new openings are to be formed.

All existing access into, and out of, the building are not to be affected by the proposals.

The access doors out on to the balcony will be PAS 24 compliant for security, whilst matching original designs aesthetically.

No communal windows, doors or flat front entrance doors are to be replaced as part of this proposal.

## **11.0 Conclusion**

The aim of this proposal is to provide functional windows which safeguard residents, designed in keeping with other blocks within the estate. We hope that the proposals enclosed demonstrate consideration for an estate-wide uniform approach to necessary refurbishment and replacement works.