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HERITAGE STATEMENT

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**Windows' Replacement for St. Anargyre House, Gordon House Road,
London NW5 1LN**

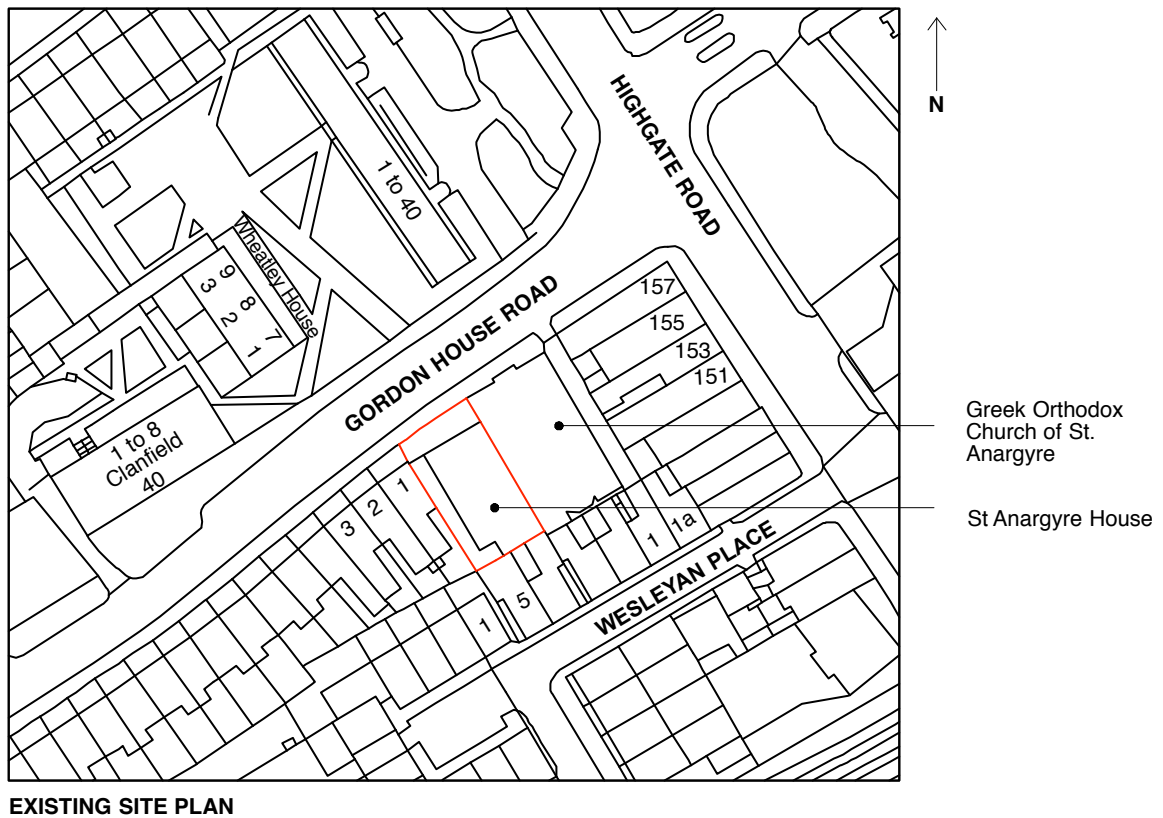


St. Anargyre House viewed from Gordon House Road

GLA Architecture and Design Ltd.

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EXISTING SITE PLAN

Building’s Description & Location

St. Anargyre House is a three-storey building in the borough of Camden and is within the Dartmouth Park Conservation Area. It is located next to the Greek Orthodox Church of St. Anargyre, which the church owns and maintains St. Anargyre House. St. Anargyre church was built in the 1880s and has been serving the Greek Orthodox community since 1967. St Anargyre House consists of a ground floor community hall, as well as a short term stay hostel and the warden’s flat on the upper levels, as per planning permission ref. 8700117 dated 7th July 1988.

St. Anargyre House is built in Yellow London Stock bricks with some red brick banding, it has a paved front courtyard and a grey slated roof.

Its arched windows are single glazed and wooden framed painted white and its cills are wooden painted white too. Both windows and cills require maintenance.

Design Proposal

Some of the existing white painted, wooden framed windows and cills are in poor condition and need continuous maintenance. The church cannot afford the maintenance of these windows, hence the required replacement with low maintenance, high quality windows.

The proposal aims to replace the existing façade’s first and second floors’ arched single glazed wooden framed windows and their wooden cills with high quality white UPVC timber effect window frames and cills. These would match the existing windows’ design and will hugely benefit the church in saving money on costly maintenance, i.e. having to paint and repair the windows, scaffolding for the works and parking permits for lorries, on a very busy road.

The use of high quality white timber effect UPVC allows the view of St. Anargyre House from Gordon House Road will not be affected, in regards to the timber windows being replaced. The replacement windows will also be fitted with glass balustrades on the internal side, acting as a safety measure for occupants under Building Regulations, as well as the installation of travel restrictors to the opening windows. Our proposal aims to preserve the character and appearance of St Anargyre House. The proposed windows will thermally improve, in regards to the double glazed units and allow ventilation via trickle vents to the residential units, thus removing the current heat loss and mould growing around the windows. These new windows will be to current Building Regulations standards.

Camden council does not appear to have any specific policies preventing the use of upvc. Policy D1 states that, materials will be assessed with reference to texture, colour, tone and compatibility with existing. Policy D2 seeks materials of “a similar appearance”

Proposed Materials

The replacement windows and cills will be in timber effect UPVC in white, with glass balustrades installed internally. These balustrades will be in 12mm toughened glass with 4 no. stainless steel fixings to each glass balustrade from Q-Railing: Easy Glass - Product Ref: MOD 0745-0748.

Each balustrade will be fixed to the wall in front of the windows at a height of 1.1 metre from internal floor level and will be 100 millimetres away from the internal cill. Each replacement window will have trickle ventilators with a 5000 mm² opening, as well as travel restrictors. Catches and locks will be in stainless steel.

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