

Derby Lodge, originally Derby Buildings, comprises two separate buildings: the first is located in Britannia Street in the London Borough of Camden. It was listed Grade II on 11 March 1994; its list entry no. 1272350 and the National Grid Reference is TQ 30680 82911. It consists of two contiguous blocks, containing Flats 1-18 and 19-36 Derby Lodge respectively. The second is the adjacent building fronting onto Wicklow Street, also listed Grade II on 11 March 1994; its list entry no. 1379194 and the National Grid Reference is TQ 30700 82884. It consists of four contiguous blocks, containing Flats 37-53, 54-69, 69-84, and 85-102 Derby Lodge respectively.

The proposed works to which this application relates comprises replacement of all windows to the rear elevations of Flats 1-18, 19-36, 69-84 and 85-102 Derby Lodge. Note that only two of the Wicklow Street blocks form part of this application, the other two being in separate ownership. No works apart from minor repairs are proposed to any windows on the front elevations.

For a description of window types and locations refer to the Heritage Statement. With the exception of those installed in the late 1970s, as noted in the Heritage Statement, it is likely that almost all frames, particularly sash box frames, are original, but some opening lights, especially sliding sashes, are likely to have been replaced piecemeal over the last 150 years. All existing windows are single-glazed in painted timber frames and many are in poor decorative condition.

The windows pose several issues: firstly they are increasing hard to maintain and redecorate, not least because previous paint applications are an oil-based gloss finish which is hard to sand and cannot be overpainted with microporous finishes, and which once cracked allows water ingress, resulting in trapped moisture which exacerbates the risk of rot. But the main issues relate to resident's living conditions: the windows are draughty, which at least means the absence of background trickle ventilation goes unmarked by mould growth, and, besides the resultant ventilation losses, their thermal performance is extremely poor, with heat losses around 5.6W/m²K as against a current maximum permitted U-value of 1.6W/m²K. It also means that condensation forming on glass, exacerbating the paint/rot issues, is a constant risk in colder weather. Residents suffer the double hit of expensive heating costs with little actual thermal comfort achieved, and the carbon emissions from these small flats is unacceptably high.

It is proposed that all windows and doors to the rear elevations be replaced with new double-glazed timber windows to replicate the windows as currently existing in overall design. All windows and doors will be constructed in Britain from engineered cross-laminated engineered European Redwood, FSC certified and with a full chain of custody, compliant with CITES and EUTR. All exposed surfaces will be preservative treated.

So far as possible given technical requirements, timber section widths are close to the original section sizes. The sash frame widths at head and reveals are the same as or less than the existing. The sash meeting rail depth as proposed is 39mm, slightly deeper than the existing 30mm, because of the greater weight of double-glazing units; glazing bars are 30mm as against 22mm.

Sliding sashes will be operated by conventional weights and pulleys; they will **not** incorporate a tilt facility for cleaning purposes. Casement windows to upper floors will be fitted with Easiclean hinges to enable cleaning from inside the flat, but they will be fitted with dummy half-hinges to preserve the external appearance.

The sealed double-glazing units will be secured with timber beads, which will be internally fixed. This offers significant advantages in terms of security, and means the external profile of the timber sashes can be made to replicate as closely as possible the profile of traditional putty-glazed windows. Glazing bars will be replicated with structural glazing bars, again internally beaded and with external profiles to match traditional putty-glazed bars. The windows will be painted a 'historic' off-white such as Dulux 90GG 83/011 or Farrow and Ball *Slipper Satin* rather than a modern 'brilliant' white, using a 3-coat water-based microporous system which very significantly reduces frequency of redecoration.

Hidden trickle vents will be concealed in sash window heads, providing sufficient background ventilation to comply with current standards and obviating the risk of mould growth under normal conditions. Sash horns will replicate the most common of the various existing types.

The external leaf of glazed units will be of a proprietary specialist glass, manufactured by Collins Curve, which incorporates the heritage characteristics of traditional crown and cylinder glass, described as 'a heritage-sympathetic reflective surface' which can be toughened to meet Impact Class A BS 6206 and Class 1 BS EN 12600, ensuring Building Regulations compliant glazing elements where safety glazing is required. It can also be combined with the appropriate inner leaf and argon fill to exceed the thermal requirements of Building Regulations Part L1B. Spacer bars will be matt white unperforated type. These units will have a 10-year guarantee against failure, including misting which indicates loss of seal and hence gas, meaning that the thermal performance has reduced significantly. This contrasts with the very limited cover of one or two years available with Slimlite-type units. Additionally, the frames proposed will be drained and vented, minimizing the risk of moisture reaching the glazing unit and further reducing the risk of failure. This is not feasible with Slimlite units.

Ironmongery will be replaced with items of a traditional appearance, in a patinated bronze finish. Samples can be provided as required.

Residents will be able to achieve far greater thermal comfort levels whilst reducing their heating costs and significantly cutting carbon emissions, and the requirements for external redecoration will be halved, with no requirement for timber repairs for many years.

Adequately maintained, it is anticipated that the windows will have a design life in excess of 60 years. In our view the damage to listed asset is not significant compared to the long-term benefits to the residents and to the safeguarding of the building fabric.