



Window and curtain wall options for your block

We've been working on window designs for the Chalcots Estate since March when we committed to bringing four options to residents.

This leaflet sets out the four proposed window options. They have been marked against 10 criteria to ensure they are effective, safe and comply with regulations.

After more detailed work with experts there are two options that we believe meet more of the criteria. Option 1, which is the same style as your current window and option 3, a tilt and turn window, which gives you a choice of two ways to use your windows.

To find out more about the windows options, see working samples and have your questions answered by technical experts, come to our engagement events – details on the back page of this leaflet.

Criteria



Keeping people inside safe

This criteria tests how safe the different window options are for you when you or your family are in your home.



Keeping people outside safe

This criteria tests how safe the windows are for people who are walking outside your home.



Letting in fresh air

This criteria is about how much fresh air your window will let in, which can change depending on the way the window opens and how far it is possible to open it.



Keeping your flat a comfortable temperature

Your windows make a big difference in the temperature of your home. This criteria tests our window options on how good they are at stopping it getting too hot in your flat.



Easy to use

The windows open and close in different ways. This criteria tests the window options on how easy to use they are based on where their handles are, how they open and close and how easily they can be reached.



Working with your curtains and blinds

An inward opening window might get in the way of your blinds and curtains. This criteria is testing the window options by how much they affect your existing blinds and curtains.



Keeping out rain

All types of windows can let rain into a building when left open, depending on how much it is raining and where the wind is coming from. This criteria rates the window options on how much water they let into your flat when your windows are closed as some may let water in when it is very wet and windy.



Keeping out noise

When closed all the window options perform similarly and are at least as good as the existing windows. However, if you need to leave your windows open for a long time to ventilate your flat you may hear more street noise.



Easy to maintain

All of the windows will need regular maintenance but this ranges from yearly inspections to checks every 10 years, and some maintenance will mean repairs staff will need to access your home. This criteria tests how often and how much maintenance the different window options need.

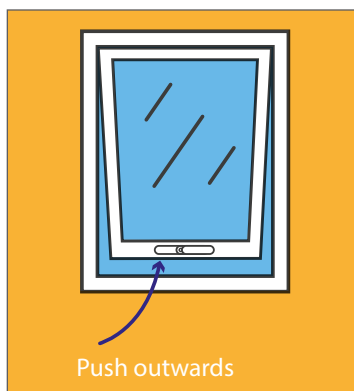


Easy to clean

You won't have to regularly clean the outside of your window but there might be times when you do want to safely clean the outside of your window – and this criteria tests which window options allow this.

Window options for your block

Option 1



Top-hung window

Tilt outwards

This window is the same as your current windows. If this option is chosen you will still have new windows fitted but they will be the same style as the windows you have now. It is hinged at the top and the window opens outwards. The handle is positioned on the bottom frame.



- ✓ Easy to use. The handle is on the bottom edge of the window and is easiest to reach of all the window options.
- ✓ Working with your curtains and blinds. This window won't get in the way of your curtains or blinds.

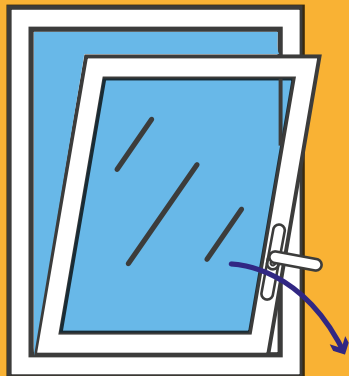


- ✗ Keeping people outside safe. This window would need extra window restraints to reduce the risk of windows failing and falling during high winds. These will be flexible metal cords that will be visible from the inside of your home.
- ✗ Letting in fresh air. On the standard 10cm opening this window doesn't give you enough fresh air to comply with current regulations relating to air and temperature. The window could be opened to 30cm but adult supervision would be needed for this.
- ✗ Keeping your flat a comfortable temperature. On the standard 10cm opening this window doesn't give you enough fresh air to comply with current regulations relating to air and temperature. The window could be opened to 30cm but adult supervision would be needed for this.
- ✗ Easy to clean. You would not be able to clean the outside of these windows yourself.
- ✗ Easy to maintain. This type of window will need frequent maintenance in case of damage to windows in high winds.



- Keeping people inside safe. This window option is line with current safety regulations and does not encourage people to lean out of the window. Adult supervision is needed when open to 30cm.
- Keeping out rain. When closed all four window options perform similarly and meet current standards.
- Keeping out noise. When closed all four window options perform similarly and meet current regulations. On the standard 10cm opening you may have to leave this window open for longer to get fresh air into your flat which might mean you have longer periods where you can hear street noise.

Option 2



Pull inwards

Bottom-hung window

Tilt inwards

This window is hinged at the bottom and opens inwards. The handle is positioned on the side of the frame, around a third of the way up. This window can only be opened to between 10cm and 20cm for safety reasons.



- ✓ Keeping people inside safe. This window option is in line with current safety regulations and does not encourage people to lean out of the window. It is very safe for people in the home as it only opens to a maximum of 20cm.
- ✓ Keeping people outside safe. These windows open inwards so there is little risk of them failing and falling out during high winds.
- ✓ Easy to maintain. This type of window will not need frequent maintenance.

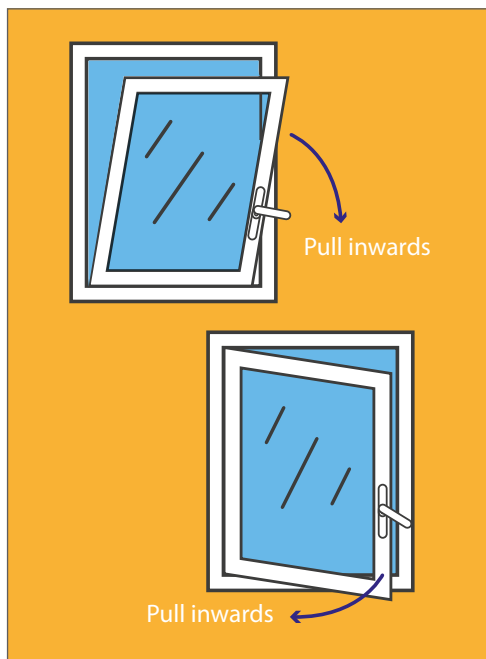


- ✗ Letting in fresh air. As this window only opens to a maximum of 20cm it doesn't give you enough fresh air to comply with current regulations relating to air and temperature.
- ✗ Keeping your flat a comfortable temperature. As this window only opens to a maximum of 20cm it doesn't give you enough fresh air to comply with current regulations relating to air and temperature.
- ✗ Easy to clean. You would not be able to clean the outside of these windows yourself.
- ✗ Working with your curtains and blinds. Your curtains or blinds might get in the way of opening your window.
- ✗ Keeping out noise. When closed all four window options perform similarly and meet current regulations but you may have to leave this window open for longer to get fresh air into your flat which might mean you have longer periods where you can hear street noise.



- Keeping out rain. When closed all four window options perform similarly and meet current standards.
- Easy to use. The handle is on the side of the window, about a third of the way up, and easy to reach.

Option 3



Bottom/side hung window

Tilt and turn inwards

This window can be opened in two different ways which gives you more choice as to how you use your windows. It is hinged at the side and/or bottom (depending on the handle position) and the window opens inwards. The handle is positioned on the side of the frame, around a third of the way up. Turn the handle one way to open the window in the tilt position, which is restricted to 10cm to 20cm for safety reasons. Turn the handle the other way to open fully in the turn position.



- ✓ Keeping people outside safe. These windows open inwards so there is little risk of them failing and falling out during high winds.
- ✓ Letting in fresh air. These windows comply with current regulations and when open in the turn position they would let in the most fresh air of the four options.
- ✓ Keeping your flat a comfortable temperature. These windows comply with current regulations and when open in the turn position let in the most fresh air of the four options so reduce the chance of your flat getting too hot.
- ✓ Easy to clean. If you want to you are able to clean the outside of these windows yourself.
- ✓ Easy to maintain. This type of window will not need frequent maintenance.

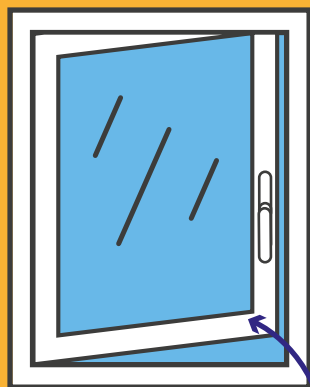


- ✗ Working with your curtains and blinds. Your curtains or blinds might get in the way of opening your window.



- Keeping people inside safe. This window option is in line with current safety regulations and does not encourage people to lean out of the window. Adult supervision is needed when in the turn position.
- Keeping out rain. When closed all four window options perform similarly and meet current standards.
- Keeping out noise. When closed all four window options perform similarly and meet current regulations.
- Easy to use. The handle is on the side of the window, about a third of the way up, and easy to reach.

Option 4



Push outwards

Side-hung window

Turn outwards

This window is hinged on the side and opens outwards. The handle is positioned on the side of the frame, around a third of the way up. The window opening is initially restricted to 10cm for safety reasons. This restriction can be released by pressing a button in the frame (or using a key) to open the window further. We will be ensuring restrictors are in place for safety.



- ✓ Letting in fresh air. These windows comply with current regulations and when open they would let in a lot of fresh air.
- ✓ Keeping your flat a comfortable temperature. These windows comply with current regulations and let in a lot of air so reduce the chance of your flat getting too hot.
- ✓ Working with your curtains and blinds. Your curtains or blinds wouldn't get in the way of opening your windows.



- ✗ Keeping people inside safe. This window option is in line with current safety regulations but when fully opened the handle of the window may be difficult to reach so could encourage people to lean out too far.
- ✗ Keeping people outside safe. This window would need extra window restraints to reduce the risk of the windows failing and falling in high winds. These will be flexible metal cords that will be visible from the inside of your home.
- ✗ Easy to clean. You are not able to clean the outside of these windows yourself.
- ✗ Easy to maintain. This type of window will need frequent maintenance in case of damage to windows in high winds.



- Keeping out rain. When closed all four window options perform similarly and meet current standards.
- Keeping out noise. When closed all four window options perform similarly and meet current regulations.
- Easy to use. The handle is on the side of the window, about a third of the way up, and easy to reach.

To make sure you have all the information you need to fill out this survey please come along to our engagement events where you can try working samples of the four proposed window options and talk to technical experts about all of the information.

Note that we are holding a specific information event for Blashford residents at the Blashford TRA Hall. This will allow us to explain an additional proposed change to Blashford windows only.

The events will be held:

3pm – 8pm, Tuesday 5 June, Swiss Cottage Library

5pm – 9pm, Wednesday 6 June, Blashford TRA Hall

5pm – 8pm, Thursday 7 June, Dorney TRA Hall

We look forward to seeing you there.

Camden Safety Programme

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