

**From:** Roman Pardon

**Sent:** 09 July 2021 10:49

**To:** Tony Young

**Subject:** Re: Householder application - 2021/2624/P - 55 Spencer Rise

Hi Tony

I've just tried calling you. I am keen to understand exactly what is required at this point. We will get the information to you as soon as possible.

I have attached details of the proposed replacement sash windows and the proposed replacement casements.

I'd like to immediately address point 4, as this item is in the process of pre-manufacture already (drawings being prepared by the supplier etc). Our recent post-Covid experience on previous applications including Camden, has seen protracted determination periods, exacerbated supplementary applications for discharge of conditions etc. Manufacturers and suppliers are in a similar position and the client is under time pressure to complete the refurbishment works within a reasonable period.

Having worked on previous projects in Camden and used a variety of materials, we have thought carefully about how best to tackle the unsightly UPVC windows for this project, and have specified a product that we believe makes a positive contribution to the house given the balancing needs of design, conservation, and building amenity.

The replacement windows at the top of the property are specified as high quality composite timber/aluminium windows: VELFAC IN. These windows are timber casements (FSC Certified Pine) with the outer face only of the unit clad in aluminium. This system matches the physical appearance of an outward opening timber casement window, with modest sill, rail and jamb sizes, but offering much greater thermal performance (including triple glazing) and air tightness. The inward opening function allows for ease of cleaning, which is an issue for outward opening casements, especially at high level. None of the proposed composite windows can be cleaned from the ground or safely reached from the outside. The rear windows are set over a glass roof and a lean to roof. The front windows are set behind a narrow parapet at high level. The use of aluminium is limited but offers durability and lifespan, estimated between 40 – 80 years, with a 10 year warranty. Given all this we believe that this is an excellent product.

All these windows replace UPVC windows within the top storey addition to the original building, These were never designed as sash windows and sash windows would be inappropriate given the proportions and heights of the existing openings and sight lines, hence the presence of higher transoms in the UPVC windows, also not successful.

Given all the above we have taken the view that a simple, well executed, functional opening window would be the most sympathetic addition.

The windows to the rear will be set back from the face of the brickwork (currently the UPVC windows are flush and clearly stand out) and will be finished in white. The windows to the front will be in grey to match the surrounding material.

These windows, seen at any distance, would be indistinguishable from a solid timber casement.

We trust this meets with your approval. We'll send on the further information as soon as possible.

Please don't hesitate to contact me should you need further information etc.

Regards

Roman Pardon

for

**PARDON CHAMBERS ARCHITECTS**

[www.pardonchambers.com](http://www.pardonchambers.com)