



SQUARE FEET ARCHITECTS

95 Bell Street, London NW1 6TL • 0207 431 4500 • studio@squarefeetarchitects.co.uk • www.squarefeetarchitects.co.uk

(09/09/2021)

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

RE: 17 Glenilla Road Certificate of Lawfulness

Justification Statement

This application is for a certificate of lawfulness to confirm that planning permission is not required to replace all existing windows at 17 Glenilla Road NW3 4AL. Due to their advanced age and state of repair, the present windows have very poor thermal performance. Usually, the replacement of the windows on a property would not require planning permission. However, the location of the house within the Belsize Conservation Area means the property falls under an Article 4(1) direction requiring that windows to the front, (but not those to the side and rear), be replaced in a like-for-like manner. Therefore, we are proposing a like-for-like replacement unit for the front of the house that meets the criteria set out in the *Belsize Conservation Area Design Guide*.

The *Design Guide* states that it is permissible to replace windows of a property facing a street within the conservation area if these are like-for-like with the existing. In order to achieve this criterion, the *Design Guide* states the new windows must:

- Match in materials, colour and surface finish (e.g. bricks and mortar)
- Have the same dimensions
- Have the same pattern and detailed profile

These standards can be satisfied by a specialist steel window contractor, (Clement Windows Ltd), who can replicate the existing steel windows to the front of the house in the three areas outlined above whilst incorporating slim double-glazed units to

improve their thermal efficiency, limit draughts and reduce the property's environmental impact. The frame and sill dimensions along with the glazing pattern and profile of the glazing bars will broadly match the existing, which we believe are the original windows from 1924. The steel frames will have a durable white powder coated finish to replicate the original colour. Detailed technical drawings showing the window sections are included with the application.

Additionally, replacing the windows in this way will allow for the removal of the non-original secondary glazing screens that are currently located behind the current windows, allowing the whole assembly to return to the original form.

In addition to replicating the windows like-for-like to the front of the property, we will also replace the first-floor side windows in a similar manner. Despite not being immediately visible from the street, we have specified a like-for-like replacement in this area to further maintain the historic integrity of the property, exceeding the minimum standard specified in the *Design Guide*.

The windows to the rear of the property are specified in the same steel framing with white powder coated finish as existing to further maintain the overall character of the home. These will not include glazing bars in order to take maximum thermal benefit from full sized panes. Furthermore, existing non-original timber and uPVC windows and glazed doors to the rear will also be covered as part of the steel replacement programme.

We will also be replacing a non-original uPVC conservatory addition to the rear of the house using the same steel framing to glazed doors and side panels to ensure that the windows and doors are consistent throughout the property.



Images of Existing Front Elevation



Images of the detail design of the existing glazing to be replaced like-for-like.



Existing non-original timber and uPVC window and glazed door to be replaced with more sympathetic steel units.



Existing uPVC extension to be replaced with more sympathetic steel structure



Kind regards,

Daniel Leon
For and on behalf of SQUARE FEET ARCHITECTS LTD.

Clement Window Options for Building Professionals

Commercial projects demand the most from windows in terms of their durability, thermal performance and security.

The ultimate triumph is often the attainment of the high standards of modern luxury living while simultaneously preserving the heritage and character of a building.

We offer a range of colour, glazing and locking options. Our windows are hot dip galvanised to EN ISO BS1461 and then painted using a highly durable powder coat painting process. The glass we use is modern, low emissivity glass, minimising heat loss. And the inherent strength of steel coupled with our advanced multi point locking system results in highly secure windows, resistant to intrusion.

Please contact a member of our sales team to talk through your particular requirements.

Colour

All Clement steel windows are hot dip galvanised to EN ISO BS 1461 and available in a choice of highly durable Akzo Nobel powder paint colours. The paint is baked on at a high temperature to give a superb finish. We recommend a range of classic colours (illustrated below) that in our experience look wonderful and retain their appeal over time. A wide range of non-standard colours are also available to order. We are able to offer a dual colour finish, where the window frame is painted one colour externally and a different colour internally.



Pure White:
RAL9010
Available in
semi-gloss



Deep Black:
RAL9005
Available in
matt and semi-gloss

© 2021 Clement Windows Group Ltd, Clement House, Weydown Industrial Estate, Haslemere, Surrey GU27 1HR. | [Privacy Policy](#)



White:
RAL9001
Available in
matt



Grey:
RAL7016
Available in
semi-gloss

Glazing

We offer five different styles of glazing, all of which have superb features which faithfully replicate original steel windows. The Technical Specification documents for each window range detail which glazing types are available and can be found under Our Window Ranges above.

Clear glass

Clear glass is the choice for many of our clients. With no glazing bars, clear glass allows you to maximise the natural daylight and solar gain, providing an uninterrupted view over your garden.

Rectangular leaded

If you are replacing leaded lights, we offer genuine lead in an arrangement to match the pattern of the original leads. Lead is added to the outside glass pane and each junction of horizontal and vertical lead is soldered by hand in our factory. We recommend either 9mm oval lead or 12mm flat lead.

Diamond leaded

Diamond leaded lights are carefully manufactured by our craftsmen using the same technique that we use for rectangular leads. Lead is added to the outside glass pane and each junction of horizontal and vertical lead is soldered by hand in our factory. We recommend either 9mm oval lead or 12mm flat lead.

Georgian welded

In order to replicate Georgian bars, we offer multi-pane windows that use Clement's G+ system for added authenticity. G+ uses an engineered welded steel strip fabricated in a horizontal (or horizontal and vertical) pattern to match the configuration of the original windows. The method of fabrication is proprietary to Clement.

Georgian Fenestra joint

The Georgian Fenestra joint system uses welded horizontal and vertical bars to replicate the original window design. This technique, using an engineered welded strip, is unique to Clement.



Locking Systems

Multi point locking

The inherent strength of steel coupled with our advanced multi point locking system results in an incredibly secure window, highly resistant to intrusion.

Our unique multi point locking system achieves the high standard of BS 7950 and comes with a range of fittings to suit your property.



Single point locking

Where a more traditional look is required, our single point locking handles will be the more appropriate choice for your project.

Our single point locking system comes with a range of fittings to suit your property.



The Clement EB20 Steel Window Technical Specification

Product Summary

Clement EB20 windows have been created for fenestration projects where a traditional steel window appearance is required, replicating the appearance of original or existing windows while simultaneously providing all the advantages of 21st century technology.

EB20 windows are manufactured with exceptionally slim frames. The 20mm insulated glass units mean that the largest possible glazed area is provided, thereby optimising solar gain and saving energy through reduced use of artificial lighting. A most versatile and popular product, EB20 windows are appropriate for both refurbishment and new build projects. The 20mm glass offers an increased 'shadow line' which can be required for some heritage projects.

Part L Regulations

EB20 windows comply with Part L of UK Building Regulations (April 2016), and meet an Window Energy Rating (WER) of "B".

Manufacturing Specification

Made to suit your individual requirements EB20 windows are generally manufactured in accordance with BS 6510:2010 specifications for hot rolled steel windows. The mild steel sections used for Clement window and door frames are precision rolled in Switzerland using only recycled steel to suit Clement's unique profiles and tolerances. All frames and ancillary profiles are hot dip galvanised to BS EN ISO 1461 and available with a factory applied polyester powder coating to BS EN ISO 13438 from the RAL colour range, exceeding the minimum paint thickness over the zinc of 60 microns.

Manufacturing Description

Frames are manufactured from hot rolled mild steel profiles with corner joints mitred, welded and dressed square and flat. Small panes can be formed with T glazing bars whose ends are tenon riveted and/or welded to the frame and cross joints are interlocked and welded with rigid joints. Composite windows can be assembled by connecting windows horizontally and/or vertically with mullions and/or transoms of hot rolled slim steel profiles. Box sections are available as tubes or as box mullions which can be either hot rolled or manufactured from sheet steel. Pressed metal cills are available in a choice of profiles. Trickle vents can be fitted in accordance with Part F of the Building Regulations.

Locking system

The EB20 range of windows is available with multi point locking to BS 7950 or traditional single point locking and other security devices if required.

Fixing

EB20 windows can be fitted into timber subframes, or direct to brickwork, concrete or stone. Windows are installed using fixing lugs or stainless steel screws.

Glazing

EB20 can be supplied if required with various glazing options, from both inside or outside including:

- Clear glazing
- Georgian bars: using our G+ welded bar system; an applied bar system in a horizontal or vertical pattern
- Genuine T bars
- Leaded lights, using real lead that is soldered by hand in a diamond or rectangular pattern in variable widths of lead.

Combinations of fixed lights, top hung, side hung and bottom hung windows are available as well as single and double doors in both 'open in' and 'open out' configurations.

EB20 windows are double glazed with high performance 20mm insulating glass units. The specification includes the latest glazing technology, a 4mm inner pane, 12mm cavity with krypton gas fill and a 4mm outer pane. This configuration achieves a superior performance with a centre pane "U" value of 1.1W/m²K. The panes are joined using special Warm Edge spacers.

In accordance with Glass & Glazing Federation best practice, Clement steel windows are generally factory glazed, however, our concealed fixings mean that fixed light windows need to be glazed on site after the frames have been installed. Glazing beads are made of aluminium.

EB20 windows can be supplied with semi, round or gothic style heads, and 'curved on plan'.

Dimensions (Provided for guidance purposes only)

Windows (both individual and composite panels) and doors are made to measure. Individual window and door sizes can be supplied within the limits shown in the table below. Sizes outside these limits may be considered after consultation with one of our sales consultants.

Nominal profile width	36mm
• Fixed lights	< 36mm
• Opening casement frame	< 36mm
• Opening casement and mullion	< 51mm

Sealant or gasket width is 2mm, thus the overall typical sight line for fixed light (perimeter) frame, inclusive of sealants, is 38mm.

WINDOWS					
	Width		Height		Perimeter
	Min	Max	Min	Max	Max
Fixed light	150	1800	150	2200	7200
Top hung	250	1800	200	1600	6400
Side hung	250	900	250	1850	5500
Bottom hung	250	1800	250	1200	5000
DOORS					
	Width		Height		Perimeter
	Min	Max	Min	Max	Max
Single	500	1000	1800	2500	6600
Double	1000	2000	1800	2500	8600

The combination of width and height is to be such that the window perimeter does not exceed the maximum in the table, and that the ratio of lesser to greater dimension does not exceed 1:8 when using 4mm glass.

Sound

The average Sound Reduction Index (SRI) of a single glazed unit is approximately 30 dB, but this varies with window type, size and glass thickness.

Air permeability

Air permeability Class 4