DESIGN AND ACCESS STATEMENT FOR PROPOSED NEW SASH WINDOWS – SLIDING SASHES ONLY: Flat 2, 38 Compayne, London NW6 3RY

Background

The house lies in the South Hampstead Conservation area. The property is Victorian three storey house which has been divided into flats. Although the building has been divided into separate flats it does contain some of its original details.

The House and its plot

30 Compayne Gardens is located on North Western plot at the corner of Compayne Gardens and Fairhazel Gardens. The property is a detached building. The original house structure has been added to over the years with 20th century dormers most likely added into the roof and some more recent casement windows on some of the flats. Flat 2 is located on the first floor at the Western end of the building. It has a bay window at the front and two sash windows at the rear.

South elevation

The main front elevation of the house is dominated by the two storey bay window on the left side. This is the only part of the front elevation to incorporate sash windows. The remainder of the front elevation is predominantly casement windows with more recent casements and a French door on the second floor dormer. A more modern communal entrance door is in the centre of the elevation. The front elevation has striking orange brick stock with decorative brick corbels.

North Elevation

Predominantly sash windows on the rear of the property with once again casement windows to more recent dormer additions. The rear has more utilitarian brick stock and less decorative elements.

Proposed works

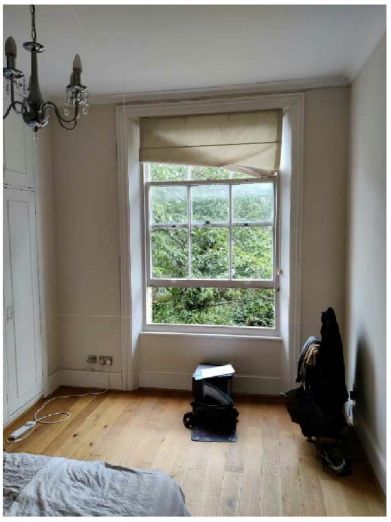
It is the intention of my client to replace the current sliding sashes and to repair where necessary including replacing a new timber cills and external box frame elements as required. The work includes removing the existing beading and sliding sashes. The replacement with new sliding sashes and beading. The works encompass 3 items in total. These are as follows.

ITEM 1 – FIRST FLOOR FRONT SOUTH ELEVATION – LIVING ROOM

This item is a bay window comprising 2 pairs of 12 over 1 equal split sashes on the returns and 1 pair of 20 over 1 equal split sashes in the centre. It is the intention to replace just the sliding sashes as the box frame is in good order. However, it has been noted that a cill on the left-hand side viewed internally is in need to replacement along with splice repairs to the outer jambs of the frame in the centre.

ITEM 2 – FIRST FLOOR REAR NORTH ELEVATION – BEDROOM (MASTER)

This item is a 1 pair of 3 over 3 equal split sashes. No additional repairs are required.



ITEM 3 – FIRST FLOOR REAR NORTH ELEVATION – BEDROOM

This item is a 1 pair of 3 over 3 equal split sashes. No additional repairs are required. It should be noted that the bottom sash of this item is currently one pane, it is the intention to reinstate this as a 3 pane bottom sash to match the original sash design.

Scope of works

Items 1, 2 and 3 – The existing sashes will be removed, the original box frames will remain. The box sash window pulley stiles cleaned and new sashes fitted, complete with new cords and weights. The parting bead and staff beads will be replaced with the same profile beading, but containing an integral Qlon profile draught seal to improve the current draughty sashes and allow easier sash travel. In the case of Item 1, the existing cill on LHS return will be chopped out and new cill fitted in exactly the same positions. Splice repairs to the frame stiles will be carried out to the centre sashes with new partial outer jambs spliced into box frame, standard repair practice for box sash windows. Usually timber is renewed around 500mm above any rot found.

The Proposed New Joinery Details

As the proposed drawings show the new sashes will be traditionally made in timber with ovolo profile mouldings internally. The original glazing bars appear to be 24mm in width and the new will match these. The glass sightlines will match the existing. The external horns will also match the original on the house. The current windows do not have internal horns.

- **Glass**

The new sashes will be made containing double glazed units. These will be glazed externally with a putty line bead. The glass spacer colour will be white to match the paintwork. The glass is held with white glazing tapes. The glass will be 4mm Planitherm insulating glass internally with 4mm low iron glass on the external pane. The cavity is 10mm and will be filled with argon gas. Where necessary the lower pane internally may need to be toughened depending on the critical height from floor level.

The Proposed Design & Impact on the Elevation.

The windows have been considered to have the least impact and disruption to the original fabric of the house as possible. The work to be carried out does not interfere with the original structure of the property and are like for like in regards to the design. The glass sightlines will match. Where cill and frame renewal is required in regards to Item 1 then all dimensions will match. No changes are being made to any structural openings and no modifications to the fabric of the house itself.

Materials

The joinery will be timber made from sustainable Accoya wood. Cill replacement on Item 1 will be in hardwood. Accoya in particular provides excellent weathering being virtually rot free as well as being a very stable timber and therefore limiting movement over time and eliminating joint cracking.

All internal and external joinery will be painted white in a micro porus water-based semi-gloss finish.

Heat conservation and ventilation

The present windows are single glazed. They are both badly insulated thermally and suffer from significant draughts. The client has complained that the present windows are draughty and rooms can be a challenge to keep warm in the winter months. As a home it is important to feel comfortable and such issues can have a detrimental effect. With the integral draught seals within the new beading on the sashes, draughts will be eliminated. The double glazing will provide huge

benefits thermally, insulating those rooms in the house. The double glazing and draught sealing also have an acoustic impact.

It is also important to note that allowing the heat to bleed out through the windows both through the single glazing and insufficient draught sealing has a negative impact environmentally with the significant waste of heat and CO2 emissions as a result of such heating. In order to lessen a negative degree of environmental impact it should therefore be reasonable to assume that my client would wish to improve their emissions as a result of carrying out this work.

Access

Access to the house will not be materially altered and is therefore unchanged. All works in regards to installation is carried out from inside. No scaffolding is required and no public rights of way will be affected.

In Conclusion

The proposal is limited predominantly to replacing just the sliding sash elements. The cill and frame repairs are a necessary factor required to eliminate further issues as a result of water ingress. If left unattended then there will likely result further damage and impact to the fabric of the building.

The house has been well maintained by my client who is keen to maintain the original features of the property. The intention is not to interfere with any original features in the property. A sympathetic approach therefore has been adopted to only replace frame elements that need replacing and carrying out repairs where appropriate.

What is proposed is sympathetic to the house yet providing my client with a much-improved insulation solution. The proposals combine re-instating certain original details (glazing bars to the bottom sash on item3) with the benefits of heat loss improvements and energy consumption reduction, with a positive impact environmentally, something of critical importance in the 21st century.

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