



02/07/2024

Revision A



Design & Access Statement and Conservation Area Assessment For:

A Full Planning Application for the conversion of the existing office spaces and 1 x residential unit (1 x 4bed), over first, and second floor levels, to provide 5 x residential units (1 x 3bed, 2 x 2beds, 2 x 1beds) with associated external alterations and internal reconfiguration. The proposal also includes the provision for a roof conversion, front and side dormers, replacement of existing windows, new rear rooflights, and the replacement of existing residential amenity areas with new terrace balconies to the existing property at:

142 Muswell Hill Broadway, London N10 3RY

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1. Introduction

This Design and Access Statement is in support of a Full Planning Application for the conversion of the existing office spaces and 1 x 4bed residential unit, over first, and second floor levels, to provide 5 x residential units (1 x 3bed, 2 x 2beds, 2 x 1beds) with associated external alterations and associated internal reconfiguration. The proposal also includes the provision for a roof conversion, front and side dormer, replacement of existing windows, new rear rooflights, and the replacement of existing residential amenity areas with new terrace balconies to the existing property at 142 Muswell Hill Broadway, London N10 3RY.

The current proposal is based on a thorough investigation of the site, considering aspects like overall site conditions, location, prevalent and desired uses in the area, improvement of the existing premises and transport links. It presents our design intentions and proposal with regard to restoring and enhancing the character of the existing buildings of 'architectural character' within the Muswell Hill Conservation Area. This proposal is in accordance with the relevant Local Development Framework, the relevant Core Strategy Policies and Supplementary Planning Guidance documents.

The scheme was issued for a Full Planning Application (ref: HGY/2024/1052) in April 2024. Following discussion with the Planning Case Officer Mr. Benjamin Cofie and the Council's Conservation and Transport Officers the scheme has now been amended to include details of refuse/recycling provisions, new secured and enclosed cycle store (including details) and the omission of the previously proposed side dormer (facing north-east along Summerland Gardens) which is replaced by a lead dormer within the south-west elevation (not visible from the streetscene) along with other associated alterations listed in this document and attached Full Planning Application drawings.

2. Site Description & Use

Completed in 1927 the three-storey building occupies a prominent corner site, at the junction of Summerland Gardens and Muswell Hill Broadway. The existing property is a mix-use end-of-terrace, corner three storey building (plus part basement) with commercial use at ground and basement levels and residential and office uses over first, and second floor levels. Access to the ground floor commercial unit is along Muswell Hill Broadway whereas access to the upper floor units is along Summerland Gardens. The commercial unit at ground floor level is a vacant bank and does not form part of this application and will remain un-altered. The building currently accommodates 1 x commercial unit (bank) over ground and basement, 1 x office unit and 1 x 3/4bed residential unit, over first floor level and 1 x office unit at second floor level.

The existing area around the site comprises of properties of similar use mix, with commercial uses at ground and residential to the upper levels. Neighbouring properties, along Muswell Hill Broadway are of similar bulk, size and styles with the buildings across the road forming a cohesive frontage, whereas the rear facades demonstrate signs of deterioration and are less consistent in their overall scale and appearance. The site is well served by local buses (the site has a PTAL rating of 4).



Figure 1: Streetscene Facade



Figure 2: Rear Perspective along Summerland Gardens

3. Conservation Area Character Analysis

The site is located within the Muswell Hill Conservation Area and governed by restrictions and requirements providing guidance for the proposed development. The existing property is not listed, however it is considered as making a positive contribution to the Conservation area - as such original features are to be preserved.

'Nos. 140 & 142 are a three storey yellow stock brick Neo-Georgian building with a stucco eaves cornice, hipped tiled roof and tall chimney stacks built at the junction with Summerland Gardens for Lloyds Bank in 1927 to a design by the architect Edward Maufe. It is of a similar height to the majority of the other buildings in the Broadway, but the elevation treatment is plainer, having traditional sash windows with glazing bars, red brick dressings and keystones.'



Figure 3: Conservation Area Map.

The ground floor arched windows echo those of the bank building at the junction with Hillfield Park.' (Extract from Conservation Area Assessment.

The Conservation Area Assessment identifies the original timber, white painted windows (sash) as of positive contribution to the area.

Our proposal seeks to maintain and enhance the character of the street, with the only addition to the front elevation being the introduction of traditional lead dormers, subservient to the overall scale of the roof, similar to neighboring properties such as 92 Muswell Hill Broadway.

Regarding the rear of the site;*Our proposal seeks to maintain and revitalize the character and detailing of the rear façade, with restoration of metal railings to new rear terrace balconies in-line with the character of the existing buildings.*



Figure 4: Lloyds Bank, Muswell Hill, London © Architectural Press Archive / RIBA Collection

As such we believe that the principle of the proposed development will be of a positive contribution to the area and it will allow for an existing designated residential usage to be updated to adopt to current requirements and provide desirable accommodation.

4. Proposal

The proposal is for a Full Planning is for the conversion of the existing office spaces and 1 x 4bed residential unit, over first, and second floor levels, to provide 5 x residential units (1 x 3bed, 2 x 2beds, 2 x 1beds) with associated external alterations and internal reconfigurations. The proposal also includes the provision for a roof conversion, front and side dormers, new rooflights, and the replacement of existing residential amenity areas with new rear terrace balconies to the existing property at 142 Muswell Hill Broadway, London N10 3RY.

No changes are proposed to the existing access arrangements to the upper floors, however we propose to continue the existing communal staircase up to 3rd floor level, in-line with current Building Regulations, to service the new residential unit within the existing roof space.

The proposal will provide five well-proportioned and balanced self-contained residential units, with three flats benefitting from external amenity spaces:

- Flat 1: 1 x 2-bedroom (4persons) unit at 1st floor level with external amenity.
- Flat 2: 1 x 1-bedroom (2persons) unit at 1st floor level.
- Flat 3: 1 x 2-bedroom (4persons) unit at 1st floor level with external amenity.
- Flat 4: 1 x 1-bedroom (2persons) unit at 1st floor level.
- Flat 5: 1 x 3-bedroom (4persons) unit at 3rd floor level with external amenity.

The proposal will introduce the following external alterations:

- Removal of existing dilapidated rear metal staircase and balconies.
- Provision for new secured balconies to rear façade (Units 1 and 3), and a private terrace to Unit 5 via an inverted dormer.
- New traditional small lead dormers to front elevation to serve the newly created Unit 5 at second floor level.
- New traditional lead dormer at second floor level (communal area) to facilitate access to the new Unit 5 facing south-west (not visible from the streetscene).
- All windows from first to second floor levels are to be replaced with white double glazed timber sash windows to match the existing character of the building.
- New conservation style rooflights (fitted flush) to the side and rear elevations. The conservation style rooflight over the communal staircase will operate as an AOV as required under the current Building Regulations.
- General external repairs to restore the original character of the building and improve thermal performance.
- Inclusion of solar panels to the rear facade to increase the building's energy efficiency.

Other works associated in the proposed scheme include associated internal layout alterations to accommodate the 5 x new self-contained residential units.

This proposal has been well considered and we believe it is not detrimental to the street scene or over development of the site. The scheme is sensitive and mindful to take into account all aspects of the conservation area such as site context and characteristics, mix uses to be discreet and keep the quality that makes the conservation area special.

5. Amount

The surrounding buildings consist of 3-4-storey properties with the majority of them, featuring 1,2 and 3 bedroom apartments at upper floor levels with roof extensions/dormers to the rear and balconies over first, second, and third floor levels. The proposed external works and associated internal alterations aim to provide a total of 5 x self-contained units. The proposal will improve the overall dwelling mix and ensure that internal corridors, layouts and daylight meet current requirements with improved living conditions through functional and desirable spaces and external amenity spaces to the 2 and 3-bed units.

The proposal has assessed relevant Planning Policy documents and is presented as a solution to the limited availability of adequate and sustainable housing accommodation. **The proposed flat sizes have been designed to meet and exceed the required space standards as per the Nationally Described Space Standards, The London Plan, the London Housing Design Guide, as illustrated below:**

	Type of Unit	Location	Room Schedule	Areas (m ²)
Unit 1	2-Bed Unit 4persons	1 st floor	Living/Dining	18.0
			Kitchen	10.0
			Bedroom 1	14.0
			Bedroom 2	12.0
			Bathroom	4.5
			Storage	3.5
			Total Floor Area:	80.0 m²
			External Amenity	14.0 m ²
Unit 2	1-Bed Unit 2persons	1 st floor	Kitchen/Living/Dining	23.5
			Bedroom	14.0
			Bathroom	4.5
			Storage	1.5
			Total Floor Area:	54.0 m²
Unit 3	2-Bed Unit 4persons	2 nd floor	Living/Dining	18.0
			Kitchen	10.0
			Bedroom 1	14.0
			Bedroom 2	12.0
			Bathroom	4.5
			Storage	3.5
			Total Floor Area:	80.0 m²
			External Amenity	8.0 m ²

Unit 4	1-Bed Unit	2 nd floor	Kitchen/Living/Dining	23.5
	2persons		Bedroom	14.0
			Bathroom	4.5
			Storage	1.5
			Total Floor Area:	54.0 m²
Unit 5	3-Bed Unit	3 rd floor	Living/Dining/Kitchen	29.0
	4 persons		Bedroom 1	12.0
			Bedroom 2	10.0
			Bedroom 3	9.5
			Bathroom	5.0
			Storage	3.5
	Total Floor Area:		81.0 m²	

6. Layout

The proposal has been designed to be of acceptable size and not detrimental to the neighbouring properties or constitute over-development of the site.

The proposed layouts for the residential units have been designed with great consideration to utilise space and to make eminent use of natural day- lighting to the living/habitable areas without having any overlooking issues and being mindful of the surrounding area. The residential units meet and exceed the requirements of the minimum standards as listed in the local authority policies and the London Plan for area requirements for self-contained units.

All proposed self-contained units have been designed to be dual aspect units.

The residential accommodation has been configured in accordance with stacking requirements for habitable rooms and bathrooms to be positioned accordingly over first, second and third floor levels without affecting any amenity issues to neighbouring properties and occupants along Muswell Hill Broadway and Summerlands Gardens.

The dividing walls, floors and ceilings to the residential units in relation to each other and the adjoining properties will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

The proposed rooms will be accessible through internal lobbies/corridors in accordance with the Building Regulations Part B Fire Precautions Act 1971.

7. Scale & Appearance

In order to accommodate an improved residential setting/layout with increased daylight, thermal performance and appropriate external amenities, our proposed scheme introduces minor external additions and alterations as follows:

- **A new terrace balcony is proposed to replace the existing terrace at first floor level (Unit 1):** featuring a brick perimeter wall with planter and an opaque glass privacy screen (at 1.7m height) being proposed to eliminate any overlooking or loss of privacy to the dwellings.
- **New metal balcony to replace the existing metal balcony at second floor level (Unit 3):** the new metal balcony will incorporate a planter and an opaque glass privacy screen (at 1.7m height) being proposed to eliminate any overlooking or loss of privacy to the dwellings. The proposal is to provide desirable and secure amenity with new iron cast railings along its perimeter. The balcony is set away from the existing side boundary along the left-hand side, ensuring a subordinate and sympathetic look while maintaining the rhythm of the rear façade.
- **New inverted dormer and terrace amenity at third floor level (Unit 5):** the inverted dormer has been designed to be subservient to the main roof plane, with the external amenity area being set-in line with those proposed to the lower levels, featuring planting and obscured privacy screens.
- **New small lead dormers to front elevation to serve the newly created Unit 5 at third floor level:** to provide desirable habitable rooms and appropriate daylight to the residential accommodation, the new front dormers have been positioned well-within the existing sloping roof. The overall proposed height and width of the dormers is also designed to be subservient to the roof. The dormers will be finished in traditional lead, similar to the dormers at no. 88 Muswell Hill Broadway and provide a subtle and visually uniformed addition to the front façade.
- **New traditional lead dormer at second floor level (communal area) to facilitate access to the new Unit 5 facing south-west (not visible from the streetscene):** the lead dormer is proposed along the side/south-west elevation has been designed to allow for the continuation of the communal stairs up to third floor level. It has been designed in a subservient manner to be in keeping with the character of the building and not be visible from Summerland Gardens, while providing the necessary access arrangements to the top floor.
- **New timber sash windows to replace existing:** All windows from first to second floor levels are to be replaced with white double glazed timber sash windows to match the existing character of the building.
- **New conservation style rooflights to the side and rear elevations:** The rooflights will not visually project from the proposed roof plane. The conservation style rooflight over the communal staircase will operate as an AOV as required under the current Building Regulations. (Please refer to Appendix 1 for rooflights product literature)

In summary, the proposed alterations have been designed as follows:

- To be secondary and subordinate to the building being extended, in terms of location, form, scale, proportion, dimensions and detailing.
- To respect and preserve the original character, design and proportions of the building, including its architectural period and style.
- To not cause a loss of amenity to adjacent properties with regards to sunlight, daylight, outlook, overshadowing, privacy/overlooking, and sense of enclosure.

The proposed residential design elements are to allow for an integrated addition to be sympathetic and cohesive to its surroundings and the Conservation Area.

Subsequently the proposal will remain sympathetic to the character and appearance of the existing and surrounding buildings and will be of no impact to the site, as a number of surrounding properties feature similar additions with no adverse impact as previously demonstrated.

8. Access

The property is located within close proximity to local amenities and is served well by public transport through nearby bus routes. Provision of cycle parking, for 9 no. bicycles, has been incorporated in accordance with minimum standards and the London Plan (2016). It is to be designed to best practice standards and shall be secure, sheltered, integrated, and adequately lit. A dedicated, enclosed and secure cycle store is provided externally at ground floor level as requested by the Council's Transport Officer in accordance with the London Plan. Furthermore, we have provided 2 no. bike racks (Sheffield stands) adjacent to the cycle store for visitors as requested by the Council's Transport officer.

Please refer to drawing 1926-DT02-00 and Appendix 3 for details and specification on the cycle store enclosure.

9. Sustainability

The proposal aims to improve the CO2 emissions of the residential units via upgrading the thermal fabric performance of the external fabric, introducing passive ventilation strategies, and utilising energy efficient lighting and heating systems. As per the supporting Energy Statement by ThermEnergy, the proposed works are to exceed the requirements of the current Building Regulations and Approved Document Part L1B and will result in considerable CO2 savings when compared to the existing building.

In addition, the proposal incorporates provision for a minimum of 3.5 kwp of solar panels to be installed to the rear of the site. This will provide a further reduction over the baseline for carbon emissions, via decentralized and renewable sources.

Furthermore, the proposed dwellings will comply with Approved Document Part G and meet the necessary water consumption/efficiency standards.

For more information, please refer to the Supporting Energy Statement by ThermEnergy.

10. Refuse and Recycling

The existing refuse/recycling collection for the residential properties will be maintained as existing along Summerland Gardens and collected by the local authority's waste management division in line and as per the neighbouring residential properties. In-line with the Council's criteria 1 no. 1100 ltr. eurobin is provided for refuse use, 1 no. 1100 ltr. eurobin for recycling, and 1 no. 360 ltr. eurobin for food waste.

Provision has been made for a secured and enclosed refuse/recycling store within close proximity to the ground floor communal building entrance.

Please refer to drawing 1926-DT02-00 for details and specification on the refuse/recycling store enclosure.

11. Noise and Pollution

The dividing walls, floors and ceilings to the residential units and the adjoining properties will be fully compartmented to comply with current regulations and acoustically tested to ensure no harmful impact on the amenities of the future occupiers.

Existing windows are to be replaced with high performance double-glazed windows (original white painted timber frame sash windows to front) to comply with the current Building Regulation for both acoustic and thermal requirements.

The following notes outline the details of sound attenuation measures of 'British Gypsum Approved Systems' against the proposed development to comply with Part E of Building Regulations Approved Documents (sound insulation): British Gypsum is a major authority in the UK construction industry and the country's leading manufacturer and supplier of gypsum-based plastering and dry lining solutions. With a long history of providing innovative and reliable products that meet the demands of the construction industry, British Gypsum is renowned for its pioneering work in product development with works to fully comply with all acoustic measures in accordance to British standards and Part E of building regulations approved documents.

Using over a century of expertise British Gypsum has developed the UK's leading range of wall, wall lining, floor, ceiling and encasement systems, for the residential, commercial and RMI (refurbishment, maintenance and improvement) sectors of the construction industry.

- Appendix 4: British Gypsum Approved Systems - Separating Wall Details
- Appendix 5: British Gypsum Approved Systems - Separating Floor Details
- Appendix 6: British Gypsum Approved Systems - External Wall Details

The supporting details noted above are to be implemented to building regulation standards to the room layouts of the flats preventing rise to increased noise and disturbance to the flats in relation to each other and the adjoining properties. There would be no detrimental impact to the amenities of the future occupiers of the flats and the occupiers of the neighbouring properties.

12. Summary

The proposed design has been well considered with the proposed alterations and improvements in accordance with the existing building and the character of the Conservation Area in terms of the scale, proportion, fenestration pattern and style, and the types of materials used. The scale and appearance will remain in keeping with the existing street and does not materially disturb the residential area.

The proposal aims to improve the mix and quality of the residential accommodation and offer more desirable living conditions.

The Planning Application has been amended following discussion with the Planning Case Officer Mr. Benjamin Cofie and the Council's Conservation and Transport Officers as requested.

We consider this proposal to be suitable in relationship to its neighbouring properties and not detrimental to the street scene or over development of the site. We trust the planning policies relevant to this proposal have been addressed and the application is in satisfactory order for you to support this proposal for approval.

Appendix 1: *Conservation Rooflights – Product Literature*

Technical Data Sheet

The Conservation Rooflight®

the
Rooflight
Company

Product Description

The Conservation Rooflight® is the original low profile skylight, combining the highest modern performance standards with an authentic traditional appearance. Favoured by English Heritage, the National Trust and Planning / Conservation Officers, it is available in a wide range of sizes, along with a Bespoke Design Service.

Manufactured From

3mm mild steel with a protective polyester powder coating to BS EN ISO 12944.

The standard frame is finished in a textured semi gloss paint finish in black RAL 9005 (other RAL colour options are available).

All Conservation Rooflights® have internal linings which are pre-treated and sealed with a white coating (to a 10% gloss level).

COASTAL: Please note, for properties that reside within 5km of the coastline or large estuary, we recommend calling our Customer Services Team on 01993 833155 to discuss an appropriate alternative of stainless steel or steel treated with a hot Zinc Spray coating.

Testing



EN 14351-1:2006+A1:2010

The Conservation Rooflight® range is CE marked in accordance with EN14351-1:2006+A1:2010.

Part L compliant and tested for water tightness to EN 1027:2000 - met class E1050.

The Conservation Rooflight® meets the requirements of BS6375-1:2009 exposure category 2000.



Standard Glazing

4mm SGG Planilux Toughened Outer
16mm 90% Argon Cavity

4mm SGG Planitherm Total + (Low E)
Toughened Inner

Whole unit u-value (Uw) of 1.5 W/m²K in accordance with EN ISO 10077-2:2012.

Other glazing specifications are available upon request, contact us for more information.

Sizes and Prices (for an 'on the rafter' installation)

CR06-1	(W) 412mm x (L) 520mm -	£508
CR07-2	(W) 463mm x (L) 622mm -	£524
CR01-2	(W) 565mm x (L) 725mm -	£510
CR03-2	(W) 565mm x (L) 1028mm -	£574
CR08-2	(W) 615mm x (L) 875mm -	£623
CR09-2	(W) 717mm x (L) 1028mm -	£679
CR10-2	(W) 717mm x (L) 1180mm -	£733
CR14-2	(W) 717mm x (L) 1333mm -	£751
CR15-2	(W) 717mm x (L) 1635mm -	£877
CR01-3	(W) 1021mm x (L) 725mm -	£678
CR11-3	(W) 869mm x (L) 1028mm -	£755
CR13-3	(W) 1021mm x (L) 1180mm -	£835
CR14-3	(W) 1021mm x (L) 1333mm -	£877
CR15-3	(W) 1021mm x (L) 1635mm -	£1061
E1LG	(W) 888mm x (L) 1114mm -	£877
E1RG	(W) 888mm x (L) 1114mm -	£877

Prices exclude accessories, VAT and delivery.
Sizes above are for an 'on the rafter' installation.
Please consult with us for 'between the rafter' sizes.

All prices are correct at the time of going to press.

Pitch

Suitable for pitched roof installations with a 17.5-65° roof pitch.

Opening Options

Manual hand winders

Available in brass or chrome with opening distances of either 150mm or 300mm.

Manual pole winder

And winding crank for out of reach opening. Available in brass or chrome with opening distances of 150mm or 300mm. Poles are available in varying lengths from 1m to 3m.

Motors

Motorised opening options are available for out of reach rooflights and can be controlled by a switch or remote. Contact us for more information

Fixed Shut

A fixing bracket for a fixed shut roof window. The fixing bracket is white as standard.

Optional Extras and Blinds

Roller blinds available in 71 colours.

Pleated blinds available in 14 colours.

Rain sensors, temperature sensors and other accessories are available on request. Please consult with us directly for compatibility.

Flashing Kits

The Flashing Kit can be used for 'on the rafter' installations only, where the roof depth (above the rafter) does not exceed 75mm. This will result in the roof window sitting proud of the roof tiles.

For more information see Flashing Kit in Sizes Options and Prices.

For 'between the rafter' a (flush finish) installation it is recommended that Code 4 Lead is used.

Lead Time

The Conservation Rooflight®. Subject to availability. The usual lead time is 5 working days for standards. Egress roof windows are 14 days. Please call if you require sooner.

Installation

The Conservation Rooflight® Installation Manual and Installation Drawings are available to download from our website.

BIM Objects can also be downloaded.

Warranty

Our steel rooflights and roof windows are guaranteed for 12 months in accordance with our Terms and Conditions.

Upon product registration with us, this guarantee can be extended as set out in our terms and conditions, provided that the appropriate products have been installed to suit their location and that these are regularly maintained, with these actions recorded in accordance with our maintenance instructions.



Visit www.therooflightcompany.co.uk
or call us today on **01993 833108** for more
information.

the
Rooflight
Company

July 2019-V3

Appendix 2: *Timber Sliding Sash Windows – Product Literature*

GEORGE BARNSDALE

Est. 1884

Historic Range



TIMBER WINDOWS & DOORS

 **MADE IN
BRITAIN**

Timber Sliding Sash Windows

The sash window is a classic design with enduring appeal. Yet anyone with first-hand experience of an ageing, stiff and draughty example will be familiar with its potential drawbacks.

Our Historic sliding sash window provides an authentic, high quality replacement. With narrow sash rails and thin frames, they sit perfectly in the original opening. For true replication, we offer a number of horn styles and period window furniture.

With a smooth opening and closing mechanism, we have incorporated our tested sealing system which features concealed gaskets to keep the elements outside where they belong.

Timber Sliding Sash Windows - Key Features

**GEORGE
BARNSDALE**
Est. 1884



1. Astragal and Glazing Bars (Accurate Replication)

For period matching we can incorporate astragal and glazing bars to any sliding sash window design. As standard, we supply astragal bars for our Traditional Range designs, providing high performance at no detriment to the aesthetics. For listed properties the Historic sliding sash designs use a narrow solid bar to replicate original construction. Both astragal and glazing bars are available in a wide range of styles.



2. Concealed Weather Seals (For Excellent Weather Performance)

Our innovative, concealed weather seals achieve a much higher degree of weather performance than most of our competitors' products. Air-tight and discreet they do not detract from the authentic appearance of the window.



3. Sash Fasteners (For High Security)

Fitted with hook fasteners as standard, our sash windows offer excellent security and weather performance with an authentic appearance. For maximum security, locking sash fasteners can be fitted to the meeting rail, to meet Part Q requirements of the Building Regulations.



4. Sash Stops (For High Security)

The windows are fitted with sash stops on either side of the frame so that whilst they can be opened for ventilation, the opening is restricted for security and safety.



5. Accoya® Linings (Enhanced Durability)

Frame linings have always been a vulnerable point within timber sliding sash window designs. To overcome this design issue, and at no detriment to the window's traditional appearance, we only use Accoya® timber linings which provide greater durability.



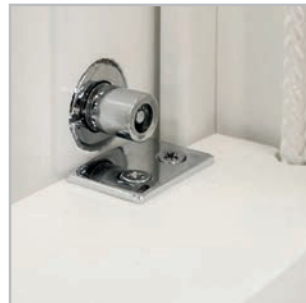
6. Sash Horns (Accurate Replication)

For an accurate match to the original, top and/or bottom sashes can be specified with sash horns. We offer several different horn types and, if required, we can match to existing designs.

Sliding Sash Windows

Featuring narrow sash rails and thin frames to fit in original openings, our Historic sliding sash window provides an authentic, high quality replacement. All designs offer a high degree of customisation for an accurate match to the original with a number of layouts, horn styles and period window furniture.

High security



For maximum security, locking sash fasteners are fitted to the meeting rail. The windows are fitted with sash stops on either side of the frame so that whilst they can be opened for ventilation, the opening is restricted for security and safety.

Accurate replication



For an accurate match to the original, top and/or bottom sashes can be specified with traditional sash horns. We offer several different horn types (see page 17), but if required we can match to existing designs.

Excellent weather performance



Our innovative, concealed weather seals achieve a much higher degree of weather performance than most of our competitors' products. Air-tight and discreet they do not detract from the authentic appearance of the window.

Choice of profiles



For single glazing we offer 21mm glazing bars and 24mm for narrow cavity insulated glazing. Both sizes are available in a variety of profiles including pencil round and ovolo (see pages 16 to 17 for an overview of the profiles offered).

Enhanced durability



Frame linings have always been a vulnerable point within sliding sash window designs. To overcome this design issue, and at no detriment to the window's traditional appearance, we only use Accoya® timber linings which provide greater durability.

Design customisation



Our sliding sash windows can be adapted to replicate almost any existing design. We can manufacture them with arched heads, internal arches to the sash, as well as a range of bay and bow window designs (see pages 14 to 15 for our standard layout options).



Historic box sliding sash window finished in a white paint coating and fitted with furniture from The Sash Collection in polished chrome.



Window designs

Traditional box

Based on the original cords and weights design, the traditional box sash window is the most authentic. It provides effortless movement for larger, heavier sashes.

Spiral balance

This window design is traditional in appearance but more modern in operation. Rather than using cords, weights and pulleys to counterbalance the sashes, a concealed spring balance offsets the weight of the sash.

Window Furniture Collections

The look and feel of any window is influenced by the choice of furniture. In the creation of our window furniture collections for the Historic Range we have focussed upon the key elements of authenticity, quality, security and performance.

The Classic Collection

Elegant in appearance with a high quality finish, the Classic Collection has an understated beauty that suits any style of property.

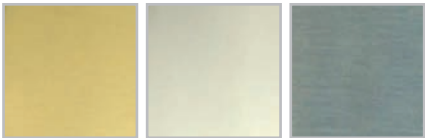
Ball End Handle



Casement Stay



Finish Options



Polished Brass* Polished Chrome Satin Chrome
Shown in polished brass

The Foundry Collection

Offering antique wrought iron handles and casement stays, the Foundry Collection has been designed to provide a rustic appearance that makes it ideally suited to traditional cottages and farmhouses.

Monkey Tail Handle



Monkey Tail Casement Stay



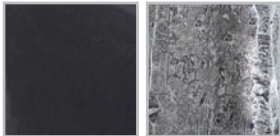
Pear Drop Handle



Pear Drop Casement Stay



Finish Options



Black Pewter
Shown in black

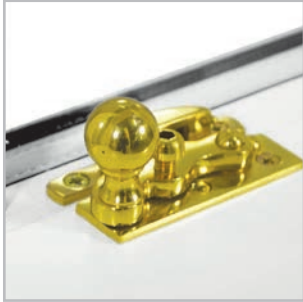
The Sash Collection

For our sliding sash windows we have an elegant furniture collection that provides simple, effortless operation and high security. The design and finish options allow a perfect match with all of our furniture collections.

Sash Pull



Sash Fastener



Sash Stop



Sash Eye



Sash Pulley



Finish Options



Polished Brass Polished Chrome Satin Chrome Satin Nickel Antique Brass Bronze Pewter
Shown in polished brass

The Original Collection

The Original Collection features our standard window handles. With simple, ergonomic design and push button locking, the handles are available in a range of colours, allowing seamless integration with a range of buildings and styles.

Original Handle



Finish Options



Gold Polished Chrome Satin Chrome White Black
Shown in gold

* Please note, within The Classic Collection the polished brass option is supplied unlacquered on all external furniture for a more durable finish. The unlacquered finish can either be left to take on an antique brass finish or cleaned using a quality metal cleaner to maintain the polished finish.

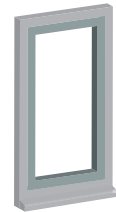
Window Configurations

To meet the requirements of your project, for each window design we offer a number of opening and layout options. However, if your project demands alternatives we will work with you to develop new variations to meet the brief.

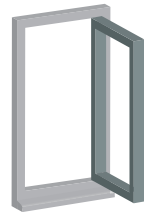
Opening options

Casement

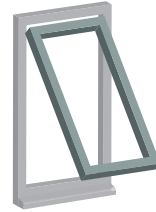
(Shown from outside)



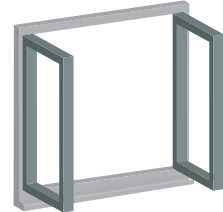
Fixed Sash



Side Hung



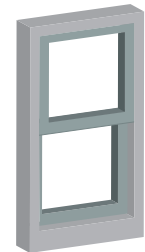
Top Hung



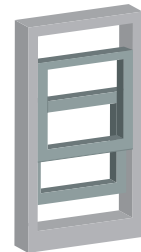
French / False Mullion*

Sliding Sash

(Shown from outside)



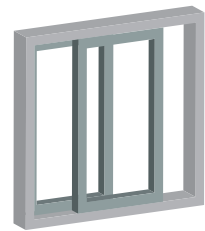
Fixed Sash



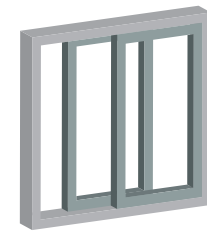
Sliding Sash

Yorkshire Sash

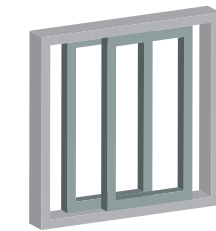
(Shown from outside)



Right Sliding



Left Sliding



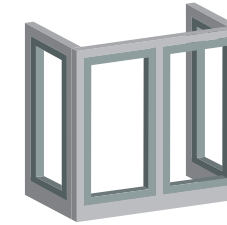
Double Sliding



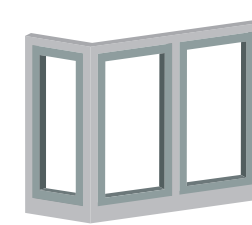
Fixed Sash

Bay & Bow layout options

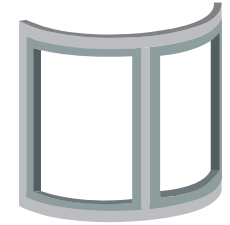
Casement



Square Bay

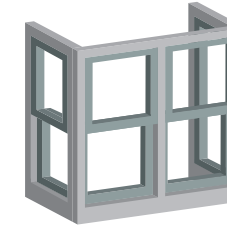


Angled Bay

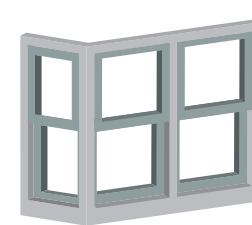


Bow

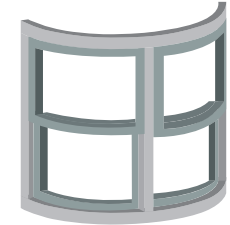
Sliding Sash



Square Bay



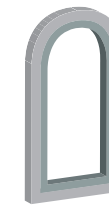
Angled Bay



Bow

Round work / Arches options

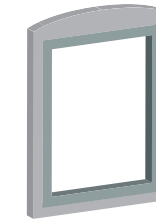
Casement



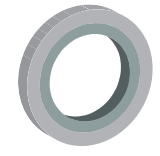
Arch Top



Internal Arch



Arch Fillet



Circular

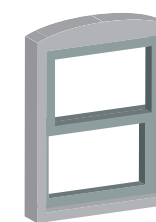
Sliding Sash



Arch Top



Internal Arch



Arch Fillet

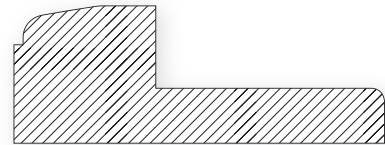
*The French option has the two sash rails meeting together, whereas the false mullion option has the frame mullion attached to the second sash to visually replicate a mullion when closed.

Window Frame, Glazing Bead & Sash Bar Options

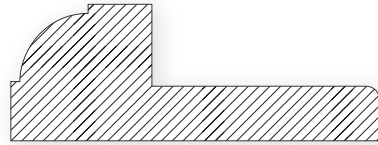
Casement windows

For outward opening flush casement windows, the following options will need to be specified. Please note, matching sash bead and astragal bar profiles are available.

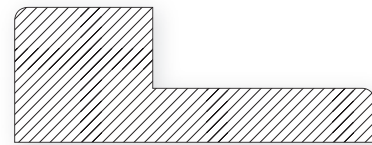
Internal frame profile



Standard

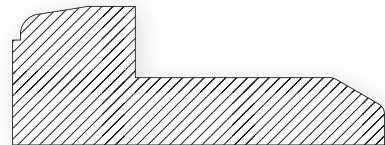


Ovolo

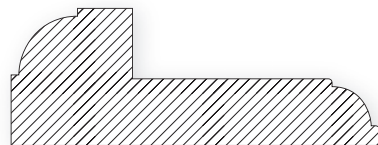


Square

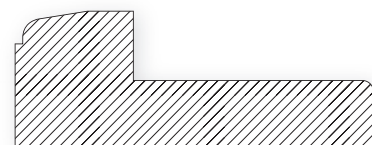
Extended frame profile



Bevelled Extended



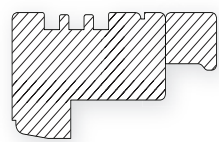
Ovolo Extended



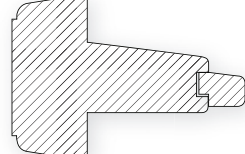
Square Extended

Drips

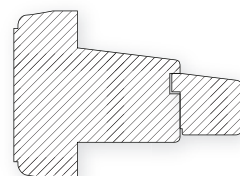
If your windows are fitted flush with the outside brickwork, we recommend that a head drip is fitted.



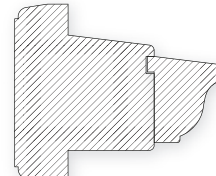
Head Drip



Transom Drip
Type 1



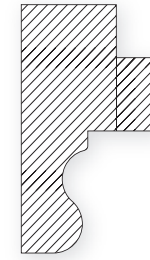
Transom Drip
Type 2



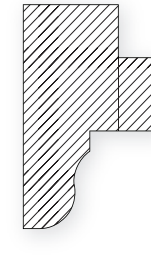
Transom Drip
Type 3

Sliding sash windows

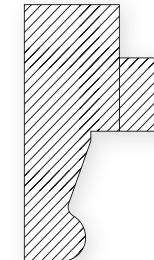
Applicable only to sliding sash windows, top and/or bottom sashes can be specified with traditional sash horns. We offer the following types, but if required we can match existing designs.



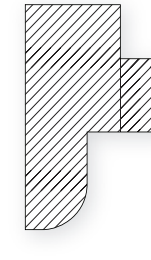
Type A



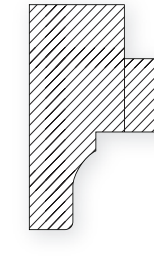
Type B



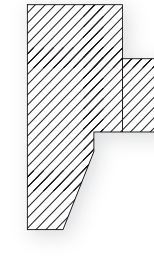
Type C



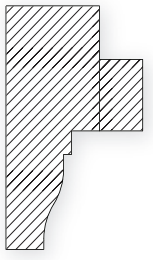
Type D



Type E



Type F



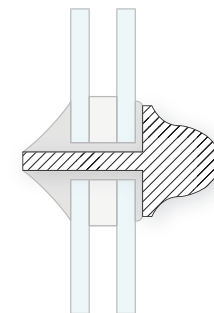
Type G

Sash profiles & glazing bar options

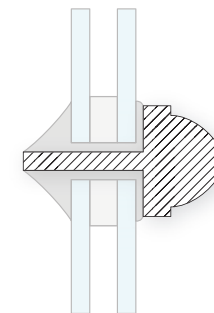
Our externally glazed system has a range of sash profiles and glazing bars, allowing for an accurate match with existing designs.

We have a wide range of sash profiles that allow us to match almost any original glazing system, as shown below. Our standard range uses a 44mm sash, but we have a variety of thicknesses available to suit specific requirements.

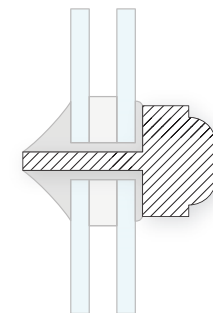
The glazing bars are matched with the outside sash profile. A solid glazing bar measures 21mm for single glazing and 24mm for narrow cavity insulated glazing.



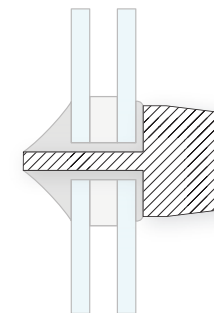
Lambs Tongue



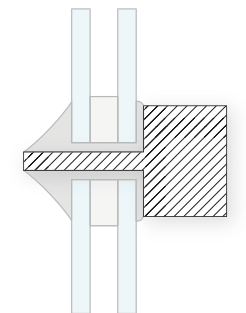
Gothic



Ovolo



Bevelled



Square

Glazing Units

Due to historic timber windows and doors featuring narrow sashes and sightlines, the specification of double-glazed units becomes more complicated.

Over recent years, narrow cavity insulated glazing has been developed to overcome these challenges. Commonly referred to as slim double-glazing, narrow cavity insulated glazing has a smaller cavity compared to conventional double-glazing which results in a smaller overall thickness. With a narrower cavity, there is the requirement of specific gases to provide thermal insulation and advanced edge seals to space and seal the gas.

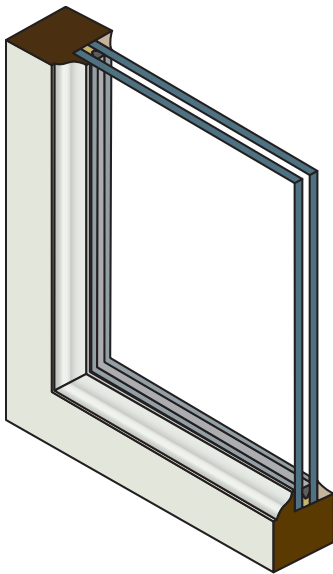
Glazing unit options

Working with leading glazing suppliers we offer three types of glazing, all of which have proven test data to ensure that they meet our exacting performance requirements. The glazing option that you choose will depend upon conservation planning requirements, your own personal preference and the allocated budget. The types of glazing units that we offer are summarised below:

Historic narrow cavity glazing unit

This is our standard narrow cavity insulated glazing option. With a cavity of 6mm, this unit incorporates a warm edge spacer bar and Krypton gas to provide good thermal insulation. Glazing finishes offered with this unit are as follows:

- Hand drawn glass
- Machine drawn glass
- Decorative glass
- Acoustic glass
- Thermal laminates
- Obscure glass

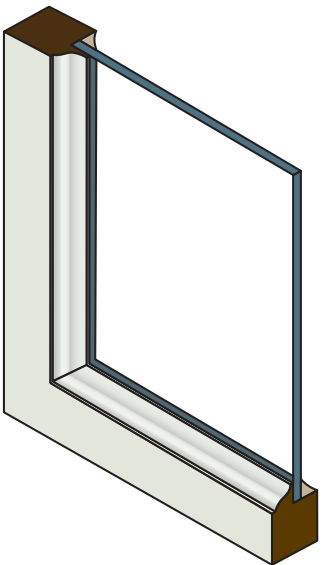


		Thermal		Acoustic		
Glazing Style	Safety Type	U glass	U window	Rw	Delivery	Price
Barnsdale Historic	Toughened or Laminated	1.2 – 2.1	1.5 – 2.1	31-35	Standard	£££

Single glazing unit

We offer single glazing in a range of thicknesses. Glazing finishes offered with this unit are as follows:

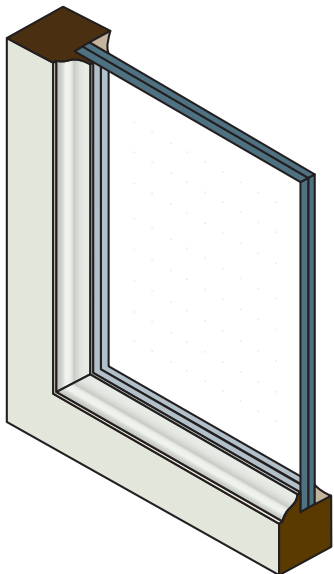
- Hand drawn glass
- Machine drawn glass
- Decorative glass
- Acoustic glass
- Thermal laminates
- Obscure glass



		Thermal		Acoustic		
Glazing Style	Safety Type	U glass	U window	Rw	Delivery	Price
Single Glazed	Toughened or Laminated	5.7	4.5	29	Standard	£

Pilkington Spacia (vacuum glass) unit

By creating a vacuum between the two panes, this glass is the best performing and also the narrowest with a 0.2mm cavity. The use of this glass allows most products to meet the thermal performance criteria outlined in the Building Regulations. In order to achieve a vacuum, the glass uses micro spacers within the unit and has a plug in the corner (the point where the air is extracted). Whilst the plug is discreetly positioned, it is visible when stood within a few metres of the window.



		Thermal		Acoustic		
Glazing Style	Safety Type	U glass	U window	Rw	Delivery	Price
Pilkington Spacia	Safety Film	1.1	1.6	34	+ 6 weeks	££££

Timber Options

All of our timber is sustainably sourced and we can provide full FSC® chain of custody for our windows and doors upon request.



Engineered Redwood

Engineered Redwood is an excellent timber species for products requiring a paint finish because the reduced moisture uptake and increased stability of the timber produces a substrate which enhances the coating's life span. Being free of knots and imperfections not only enhances the aesthetic effect but also prevents the risk of resin exudation damaging the coating.

European Oak

European Oak is a very strong, durable hardwood that benefits from an attractive grain and colour. In the past, high quality windows and doors have been made from European Oak due to its durability. However, it has a tendency to move which can cause failure of the coating system and the glazing units. To overcome these problems we use knot free laminated European Oak which provides a greater amount of stability.

Accoya®

Accoya® has earned the highest durability rating of any timber, surviving for 25 years when submerged, uncoated, in fresh water. It is our timber of choice in the manufacture of external profiles because it provides a durable, stable base for our advanced paint system, promoting a long lasting, low maintenance finished product. We recommend Accoya® for coastal areas.

Grandis Hardwood

Grandis Hardwood provides a stable and durable substrate and is supplied as a three ply laminated material for extra stability. With its clear faced attractive grain pattern we manufacture all doors from Grandis as standard. We also recommend that Grandis is used to manufacture those products that require a stain finish.

Paint and Stain Colours

The type of coating and how it is applied significantly contributes to the longevity of any timber window or door. We have spent years researching the application of timber coatings, so that our advanced system provides maximum protection to the timber, while allowing it to breathe and let its natural beauty show through.

We offer the following standard paint and stain colours. If the colour you require is not included in the options below, then we can match to a physical sample or to an existing RAL, Natural Colour System or British Standard colour reference.



Paint colours*

Traffic White RAL: 9016	Pure White RAL: 9010	Cream RAL: 9001	Oyster White RAL: 1013	Light Ivory RAL: 1015	Night Blue RAL: 5022
Pebble Grey RAL: 7032	Cement Grey RAL: 7033	Pastel Turquoise RAL: 6034	Mint Turquoise RAL: 6033	Pale Green RAL: 6021	Jet Black RAL: 9005

Stain colours

Natural Oak (on Grandis Hardwood)	Dark Oak (on Grandis Hardwood)	Walnut (on Grandis Hardwood)	Ebony (on Grandis Hardwood)	Light Oak (on Grandis Hardwood)	Teak (on Grandis Hardwood)
Mahogany (on Grandis Hardwood)	Natural Oak (on European Oak)	Clear (on European Oak) For use on inside only			

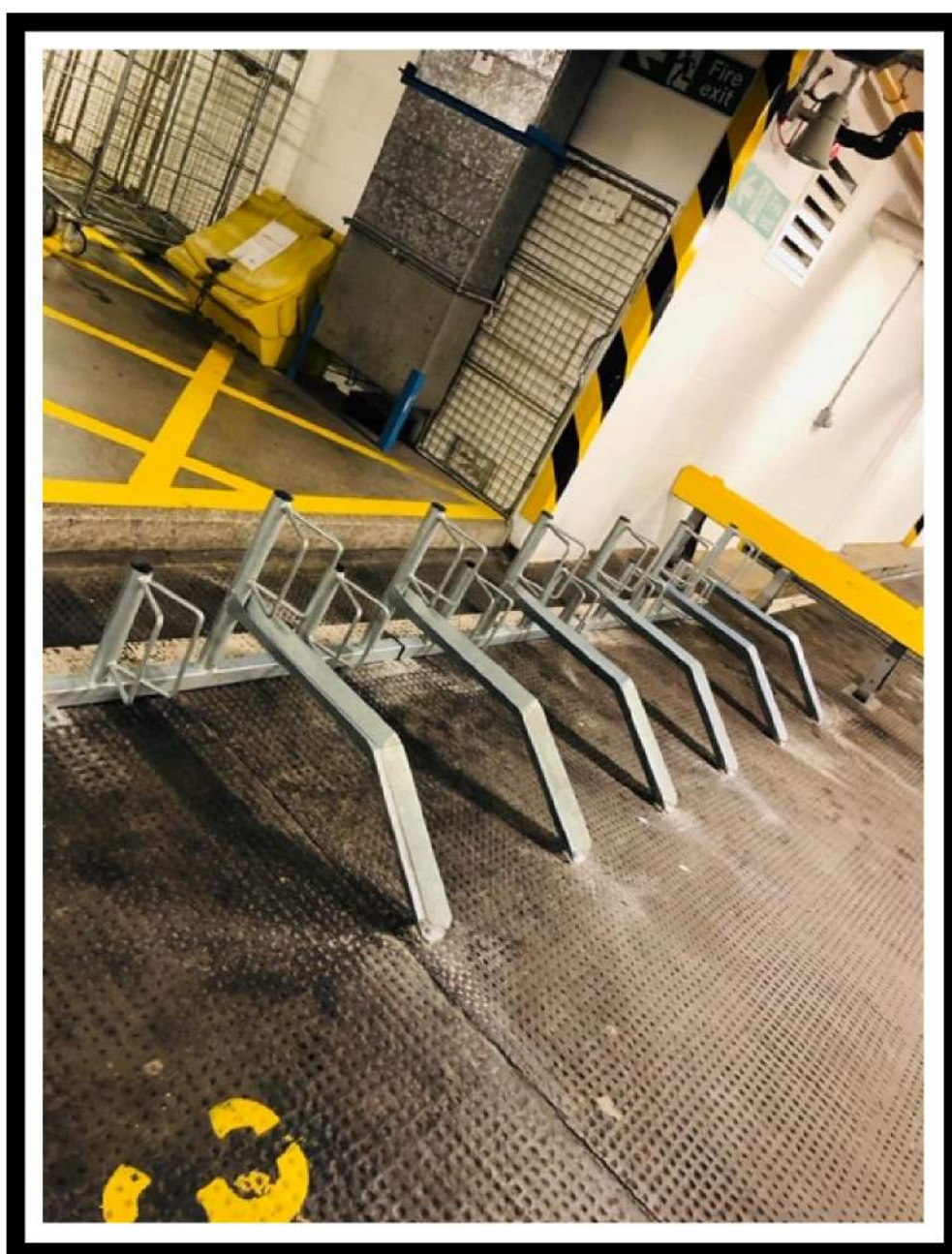
*Due to print variations these colours may vary, please contact us for a physical paint sample

Appendix 3: *Two Tier Bike Rack – Product Literature*



Economy Two Tier Bike Rack - Price per bike

Product Images





Description

Capacity Calculator*

Estimate how many bikes you can store:

Length mm units:

Calculate

Number of cycles stored:

[Or, use our new area based bike storage calculator.](#)

Specification

- Parking Centres of 305mm
- Galvanised steel tube section, bar and plate
- Available overground or underground fixing, in many sizes
- Optional bolts for fixing together and to the ground can also be purchased

Installation

- For underground fixing, a concrete foundation of around 300mm cube is recommended around each leg, depending on the ground conditions. Leg depth for ragged ends is 203mm below ground.
- For overground fixing, ensure a suitable surface already exists for bolting on to - preferably this should be onto existing concrete. Leg flanges require 3 12mm bolts per flange.

How much space in the room do I need?

To be comfortable, we advise at least a 1900mm depth and a width of:

- 3 bikes - 1220mm
- 4 bikes - 1525mm
- 5 bikes - 1830mm
- 6 bikes - 2135mm
- 7 bikes - 2440mm
- 8 bikes - 2745mm
- 9 bikes - 3050mm
- 10 bikes - 3355mm

Installation

Ensure a suitable surface already exists for bolting on to - preferably this should be onto existing concrete. Contact us about installation, we are able to provide a full installation service.

Typical Lead Times: 2-3 weeks

Additional Information

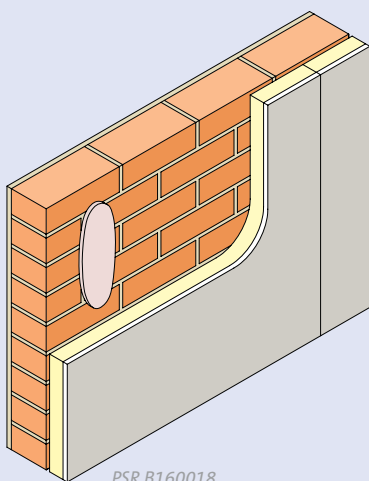
Best Sellers M2	No
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Appendix 4: *British Approved Systems - Separating Wall Details Gypsum*

35

Masonry walls and Drilyner si

PRE-COMPLETION TESTING - CONVERSIONS
BRITISH GYPSUM APPROVED SYSTEM (43 dB $D_{nTw} + Ctr$)



PSR B160018

- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- 52mm Gyproc TriLine $R_W = 13$ dB and $R_W + Ctr = 9$ dB

NB Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

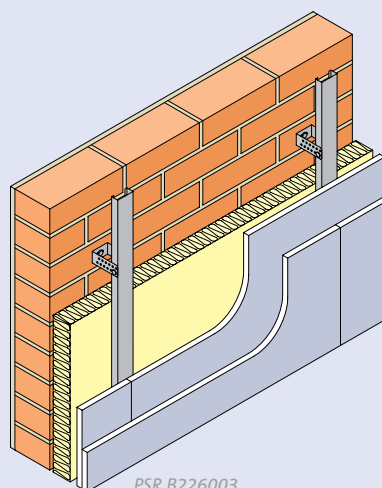
Refer to flanking details pages 160 - 162



36

Masonry walls and Gyplyner UNIVERSAL lining

PRE-COMPLETION TESTING - CONVERSIONS
BRITISH GYPSUM APPROVED SYSTEM (43 dB $D_{nTw} + Ctr$)



PSR B226003

- Improvement when lining to one side of a core masonry element (mass per unit area circa 200kg/m²) with plaster the other side
- Gyplyner UNIVERSAL, minimum 35mm cavity, with 2 x 12.5mm Gyproc SoundBloc, 25mm Isover APR 1200
 $R_W = 13$ dB and $R_W + Ctr = 11$ dB

NB Sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used throughout, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with British Gypsum.

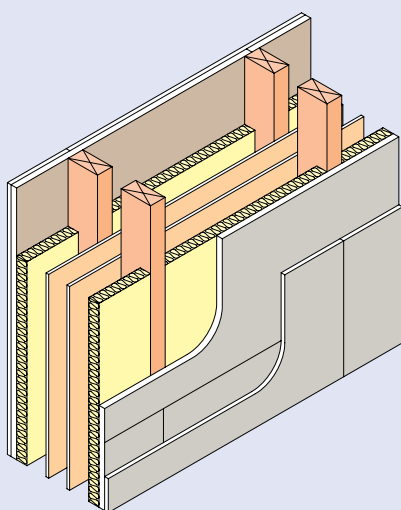
Refer to flanking details pages 160 - 162



41

Framed walls with absorbent material (wall type 4.1) (Loadbearing)

PRE-COMPLETION TESTING - NEW-BUILD
GUIDANCE CONSTRUCTION



- Overall construction nominal width 250mm
- Cavity width minimum 200mm
- Studs at 600mm centres
- Plywood sheathing may be used in the cavity as required for structural purposes
- Lined with a double layer of 12.5mm Gyproc WallBoard TEN,
or
Double layer of 12.5mm Gyproc SoundBloc
- 25mm Isover APR 1200 positioned between the studs in each timber frame

Refer to flanking details pages 163 - 166



Appendix 5: *British Gypsum Approved Systems - Separating Floor Details*

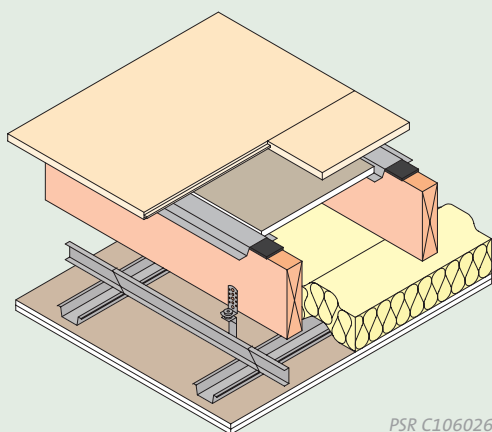
British Gypsum Approved Systems - conversions

63

Timber joist with
GypFloor SILENT and
CasoLine MF incorporating
acoustic hangers

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr and 64 dB L_{nTw})¹



PSR C106026

- **GypFloor SILENT** comprising 21mm chipboard with 19mm Gyproc Plank on Gypframe SIF Floor Channels
- Timber joists at 450mm or 600mm centres
- 100mm Isover APR 1200 in the cavity
- **CasoLine MF** ceiling lining, incorporating Gypframe Acoustic Hangers, suspended beneath joists to give a 277mm cavity lined with a double layer of 15mm Gyproc SoundBloc

¹ Can also be used in new-build D_{nTw} + Ctr 45 dB and L_{nTw} 62 dB.

Refer to flanking details pages 185 - 186

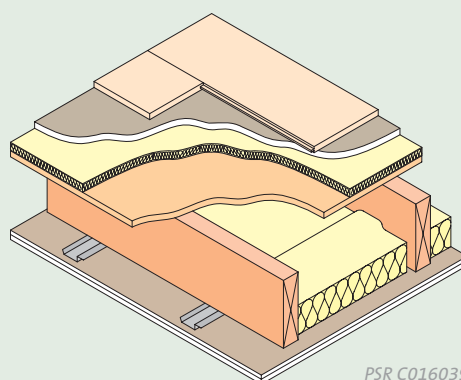
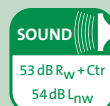


64

Timber joist with
Gypframe RB1 Resilient
Bar ceiling and platform
floor

PRE-COMPLETION TESTING - CONVERSIONS

BRITISH GYPSUM APPROVED SYSTEM (43 dB D_{nTw} + Ctr and 64 dB L_{nTw})



PSR C016039

- Walking surface of 18mm t&g chipboard, bonded to 19mm Gyproc Plank
- Resilient layer of 25mm Isover Sound Deadening Floor Slab laid over 15mm OSB board to top of joists
- Timber joists at 450mm centres or 600mm centres
- 100mm Isover APR 1200 in the floor cavity
- Gypframe RB1 Resilient Bars at 450mm centres to underside of joists lined with an inner layer of 19mm Gyproc Plank and outer layer of 15mm Gyproc WallBoard

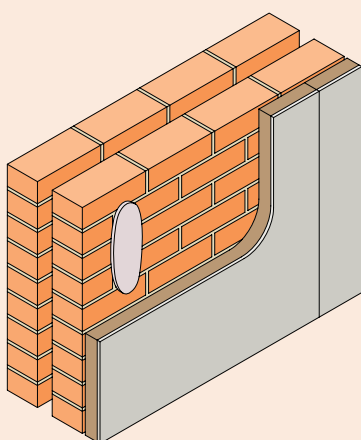
Refer to flanking details pages 185 - 186



Appendix 6: *British Gypsum Approved Systems - External Wall Details*

Fabric upgrades

83 Brick cavity wall - 50mm cavity

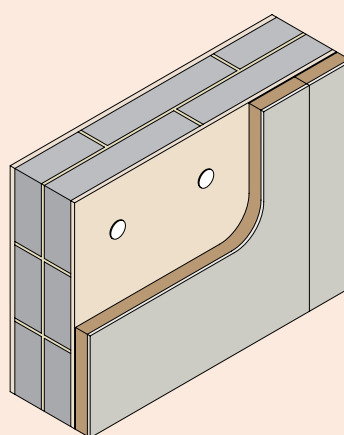


- 103mm brick
- 50mm clear cavity
- 103mm brick inner leaf
- Gyproc ThermaLine laminate (see table)

U-value (W/m ² K)	Wall thickness mm	Fixing method ^①	Board lining
0.31	332	Drilyner RF 3mm fixing cavity on to 13mm plaster	60mm Gyproc ThermaLine SUPER
0.30	326	Drilyner TL 10mm fixing cavity	60mm Gyproc ThermaLine SUPER
0.27	351	Gyplyner 25mm fixing cavity	70mm Gyproc ThermaLine SUPER
0.26	336	Drilyner TL 10mm fixing cavity	70mm Gyproc ThermaLine SUPER

^① Please refer to Fixing Method on page 93.

84 Render and block wall



- 16mm render
- 190mm block medium density ($\lambda=0.61$)
- 13mm plaster
- Gyproc ThermaLine laminate (see table)

U-value (W/m ² K)	Wall thickness mm	Fixing method ^①	Board lining
0.32	282	Drilyner RF 3mm fixing cavity	60mm Gyproc ThermaLine SUPER
0.28	292	Drilyner RF 3mm fixing cavity	70mm Gyproc ThermaLine SUPER
0.24	302	Drilyner RF 3mm fixing cavity	80mm Gyproc ThermaLine SUPER

^① Please refer to Fixing Method on page 93.