

Internal Reference	L28032 - Van Den Bergh
Property Address	34 King George Square
Post Code	TW10 6LG
Applicant	Roma Van Den Bergh
Agent	Sanford Group Limited t/a Wandsworth Sash Windows
Local Authority	London Borough of Richmond upon Thames

Design & Access Statement

Description of Works

Sash replacement and reglazing of the windows on the ground floor flat.

Design

Glazing bars-

The glazing bars where present are proposed to be real dividing/ integral to the structure of the window separating the panes. These will be constructed using hardwood. Internally the depth of the glazing bar will remain the same as the existing with the difference in the depth seen on the outside putty and feathering of the timber bar.

The width of the glazing bar proposed is 20mm, this is the minimum that is still provides a strong window. Our glazing bar is 20mm in width. This is made up of two 7.5mm rebates and a 5mm nib/feather. The rebates are the smallest we can possibly do them, even with single glazing. The nib/feather is 5mm which again is the smallest that we can safely run through the spindle moulder.

Glass fix method-

The windows are proposed to putty fixed.

The glass is bedded on putty, laid onto it and then metal sprigs are used to hold the glass in place. The glass is then putty fronted at a sharp angle.

Wandsworth Sash Windows is a trading name of Sanford Group Limited
Company Reg. No.: 10550497 VAT Reg. No.: 263 2750 10
Directors: N Smith M Smith T Smith

Traditionally, linseed oil putty would generally have been used in the manufacture of windows in period properties. We do not use linseed oil putty as standard, we use Hodgson Sealants Heritage putty (product data sheet link below).

<https://www.reddiseals.com/docs/Heritage%20Putty%20-%20PDS.pdf>

We use this specific product for a few reasons:

- Whilst it does require overpainting, it comes in white or black so it won't stand out as much as natural coloured putties in the time between installation and painting.
- It can be used for both slimlite units and single glazing. Other putties cannot be used with slimlite units because the putty eats at the sealant around the double glazed unit.
- Most other putties cannot be used with laminated glass, which may be required for safety or acoustic insulation.

Sashes-

The sash thickness is 45mm.

Moulding:

The moulding that is proposed to be used is a ovolo moulding that is in keeping with the existing windows.

Rebate:

The glazing rebate is 7.5mm x 25mm.

The 7.5mm measurement is the absolute smallest we can make a rebate. The sightline of slimlite glass is 6mm and we have allowed tolerance of 1.5mm. We usually allow 2mm, but we have reduced this in this instance.

Horns-

The exiting horns on the windows are a mix of designs, the proposed horns will match those found elsewhere on the building to allow for consistency throughout the property.

Glazing-

Proposed glazing for Window W1, 2 and 3 is 14mm slim lite glazing, this is two 4mm panes of glass with a 6mm Argon filled spacer. The U-value of this glazing compared to the existing single glazing is 1.8 to 5.8 respectively. The advantages this provides to the energy efficiency and comfort of the property are significant.

For Window W4 reglazing with 8.3mm Landvac slim vacuum glazing is proposed.

Access

There is no change to access to the property. Vehicular and transport links are not affected by this scheme.

Landscaping

No trees or hedges will be removed and existing parking arrangements will be unaffected.

Policies and Guidance

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – legislation which provides for the designation & protection of listed buildings and & Conservation Areas.
- The National planning policy framework, December 2023
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Historic England, Traditional Windows: their care, repair and upgrading, 2017.