

2 BIRCHINGTON ROAD LONDON N8 8HR

DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT

REPLACEMENT WINDOWS AND DOOR

1 TYPE OF PLANNING APPLICATION

Number 2 Birchington Road is an end of terrace, flatted, house. The application is for Full Planning Permission (Householder).



2 SUMMARY OF THE PROPOSALS

Replacement of five windows and one door at ground floor level to the rear.

3 PLANNING HISTORY AND CONTEXT

The building is not Listed and it is within Sub Area 6 (Crouch Hall Park) of Conservation Area 5 (Crouch End.).

There are few relevant Planning Applications archived except the new-build dwelling over two storeys plus a basement to the rear of No.2 (HGY/2020/2952.)

4 CONSULTATION

We have consulted various aspects of Planning Policy:-

- NPPF 2021 – Section 12; Achieving well designed places. Section 16; Conserving and enhancing the historic environment.
- Haringey Conservation Area Character Appraisal 2010
- DM Policy (2017) DM12 ‘Housing Design and Quality’ states that extensions or alterations to residential buildings will be required to be of a high, site specific and sensitive design quality, and respect and/or compliment the form, setting, period, architectural characteristics, detailing of the original building. High quality matching or complimentary materials should be used appropriately and sensitively in relation to the context.
- Policy DM11 ‘Delivering High Quality Design’ requires development proposals relate positively to their locality.
- Local Plan (2017) Policy SP11 requires the highest standards of design that respects its local context and character and historic significance.
- The above policies are supported by the London Plan (March 2021) Policies:- D4 – Delivering Good Design. D6 – Housing Quality and Standards.

5 USE, AMOUNT, SCALE AND LAYOUT

The residential use of the building will remain unaltered as will the number of doors and windows. The apertures for the door and windows will remain unaltered

6 APPEARANCE/ MATERIALS:

The current windows at No.2 (as generally in Birchington Road) are white painted timber casement windows that are single glazed. They are all in a poor state of repair and some are painted shut. One of the windows (W3) is currently a metal framed window. It is proposed that their replacements are all white painted timber casements of a similar style to the existing windows in the building but with double glazing.

The door to be replaced is currently a red painted timber door with a glazed fanlight above and its' replacement is proposed as a timber framed (unpainted) door with frosted double glazing, also with a fanlight above. This door is very much tucked away under an overhang to the rear and can not be seen from any vantage.



Window W1



Window W2



Windows W3 and W4



Window W5 and Door D1

7 ACCESS AND SUSTAINABILITY:

The proposals do not effect the access standards of the house.

The introduction of double glazing and draft-proofing will provide a significant improvement in the thermal efficiency of the building.

8 HERITAGE.

This area of the Conservation Area was developed in the 1880s. Birchington Road was designed in various forms of Tudor styles. The terraces are more varied in both appearance and condition than other groups of properties within the essentially homogenous Sub Area of Crouch Hall Park. The replacements proposed in this Application respect this heritage context.



Street view from Coleridge Road



Street view from the junction of Birchington / Coleridge Roads

END