

THE DESIGN AND ACCESS STATEMENT

In relation to

THE FULL PLANNING PERMISSION APPLICATION

For

PROPOSED REPLACEMENT OF EXISTING WINDOWS & DOORS

AT

**GROUND FLOOR FLAT, 71 HILLFIELD PARK, LONDON,
N10 3QU**

PREPARED BY

BASE BUILDING CONSULTANCY

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PLANNING, DESIGN & ACCESS STATEMENT

In connection with the planning application for proposed works at: -

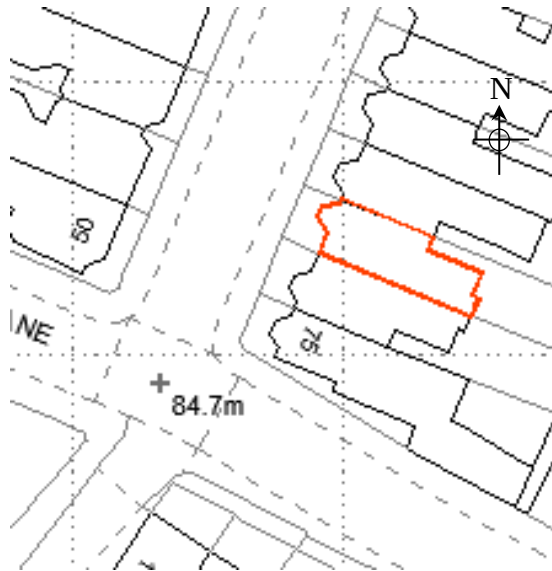
**71 Hillfield Park,
London, N10 3QU**

1.0 LOCATION

The application property lies on the North West side of Hillfield Park in Muswell Hill. It is situated within The Muswell Hill Conservation Area (No.3) in the London Borough of Haringey.



Aerial View of Site



Location Plan

2.0 EXISTING BUILDING

The property comprises a two storey Victorian terrace house, built traditionally using load bearing in red brick. The front elevations have been provided with two storey projections of decorative pargetted plasterwork to the main gable above. The ground floor bay below has been provided with a shallow pitched slated roof. A slate covered lean-to porch is supported by decorative painted timber supports above main entrance door. The existing fenestration is a mixture of timber single glazed sash windows to the front elevation and timber single glazed casement windows to the rear elevation. It has been historically converted to contain two self-contained flats.

3.0 CURRENT APPLICATION

The application for Planning Permission relates to the proposed replacement of windows and doors to the Ground Floor Flat at 71 Hillfield Park, London, N10 3QU.

The work relates to the replacement of three single glazed vertical sash timber windows to the front elevation; one single glazed timber casement to the rear, one single glazed timber casement to the rear addition side elevation. It also includes the replacement of two single glazed French Casement doors to the rear.

The existing timber sash and casement windows, together with the existing French casement doors are in very poor condition with extensive rot, and are in need of complete replacement, and cannot economically repaired.



Front Elevation of 71 Hillfield Park, N10



Rear Elevations of 71 Hillfield Park, N10

4.0 GENERAL / CONSERVATION

The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces, on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."

Muswell Hill is an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).

The Muswell Hill Conservation Area (No. 3) is located to the North West corner of the Borough, approximately 9km north of the River Thames on an area of high ground to the north of Highgate and Crouch End.

The current boundary of the Conservation Area is shown on Plan 1. It shares part of its south east boundary with the adjoining Alexandra Palace & Park Conservation Area (No. 13). To the west is the Fortis Green Conservation Area (No. 4) and to the south east the Rookfield Conservation Area (No. 7).

The property, 71 Hillfield Park, is located within the Muswell Hill Conservation Area (No.3); therefore planning consent is required.

The proposal is in keeping with Policy UD4: Quality Design, which seeks to ensure the original characteristic features are retained of the existing building.

5.0 PHYSICAL CONTEXT

The proposed works – referred to Item 3 above – are limited to extents of the ground floor flat. The fenestration will match the existing design, material and colour.

6.0 SOCIAL AND ECONOMIC CONTEXT

Not applicable in this instance.

7.0 TREES

No Tree Preservation Orders (TPO) and trees exist within the application property boundaries.

8.0 PLANNING POLICY CONTEXT

The proposal will not adversely affect the character, setting and appearance of the application property and any of the nearby.

9.0 RECENT PLANNING HISTORY

Not applicable.

10.0 DESIGN STATEMENT

The applicant intends to replace the existing single glazed timber sash windows to the front; single-glazed timber casement windows to the rear and side, and single glazed doors to the rear with new double-glazed windows and doors to match the existing. The proposed works will preserve the character and appearance of the property and the terrace properties of which it forms part of.

The windows and doors are proposed to be timber, but incorporating double glazing units. The proposed plans indicate the intended design of the windows and doors.

We have noted that other properties within the Hillfield Park have had had similar recent window replacements carried out, which were to subject approved planning applications. which we believe sets a planning precedent within Hillfield Park.

11.0 ACCESS AND SURROUNDING

The proposed works do not alter the routes of access to and from the property.

12.0 CONCLUSION

The existing timber single glazed windows and doors are in poor conditions and require full replacement. The replacement windows and doors have been selected to replace the existing windows and rear doors in the proposed drawing but with a change in glazing from single to double, as required under current building regulations. The proposed double-glazed windows and doors will improve the thermal performance of the property. This is in line with the Planning Policy aiming to maintain high standards of life in the city, to protect health and well-being of the resident's accommodation and to enhance the Borough's local value and environmental impacts. We request the Local Planning Authority to consider this application on its merit and provide the required planning and listed building consent.

December 2022