



Design and Access Statement

1E Terront Road, N15 3AA London

26th September 2022

INTRODUCTION

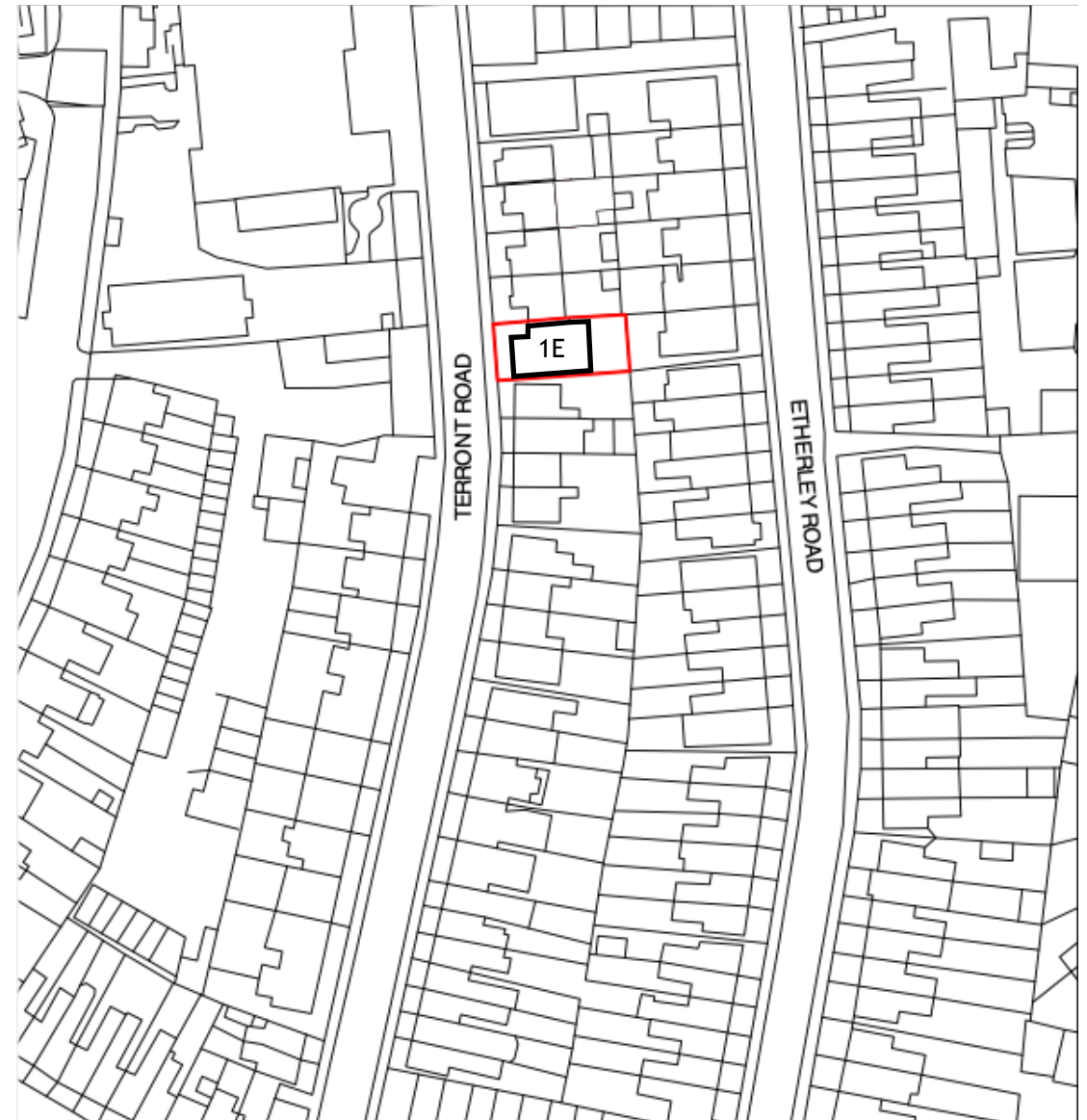
This document is prepared in support of the planning application for the replacement of the existing white uPVC windows into black aluminium frame casement windows at 1E Terront Road N15 3AA.

SITE AND HISTORY

The existing detached house comprises 2 storeys and an additional loft space. It is currently a residential dwelling located in the London borough of Haringey.

The property is located on a residential road and is in close proximity of West Green Primary School. The property is not within a conservation area and not a listed or locally listed building.

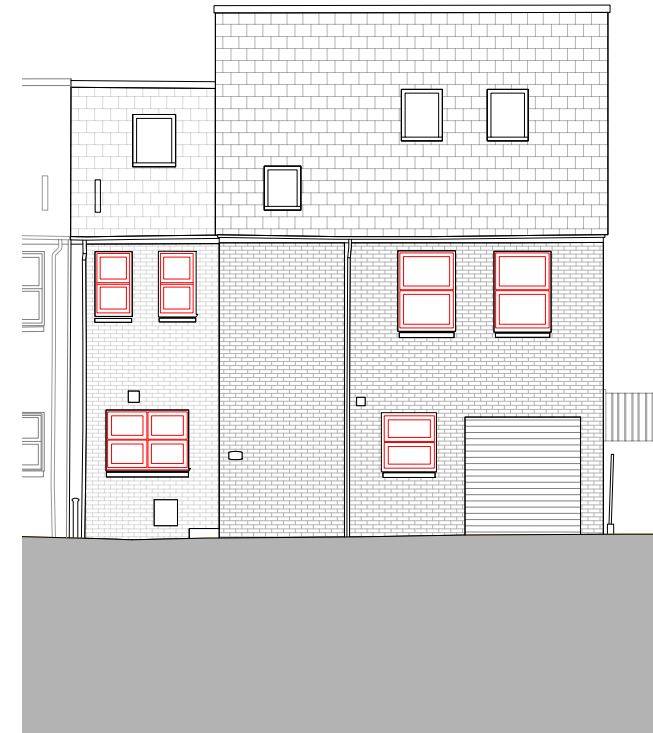
The neighbouring buildings are similar residential dwellings. To the North of the Property is West Green Road, Haringey, a local high street of cafes, restaurants and supermarkets.



PROPOSED WORKS

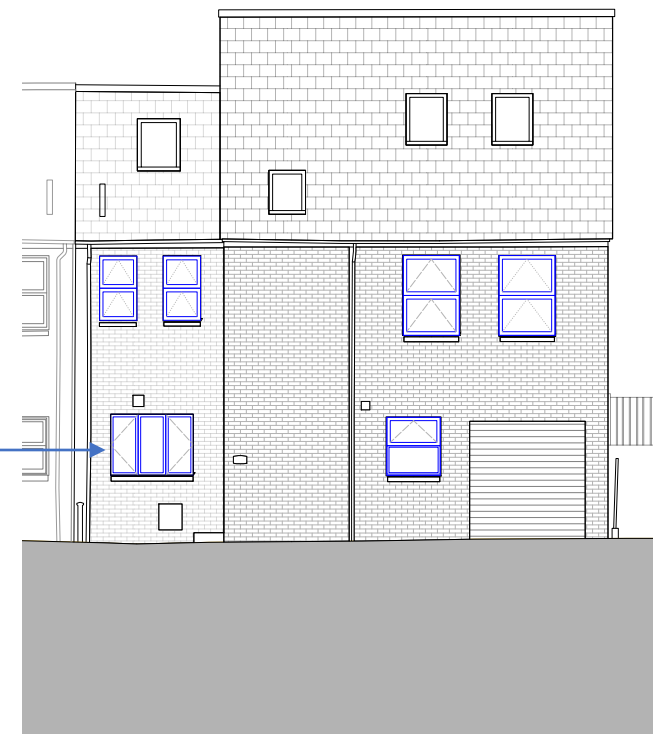
It is proposed to replace the existing white uPVC casement windows to the ground and first floor with black aluminium double glazed windows to match the rear extension windows and bi-folding doors. This will enhance the thermal efficiency/ thermal comfort for the Occupiers and the architectural aesthetic internally and externally.

The new windows will be installed within existing window openings and will follow the same fenestration patterns both on the front and rear elevations of the Property except for one window on the ground floor front façade as shown on the elevation image.



Existing Front Elevation

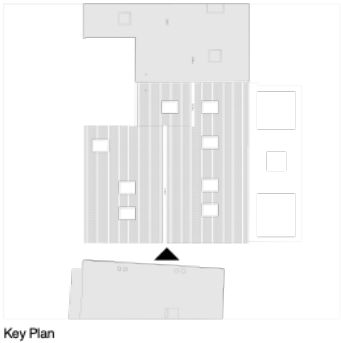
Proposed window with an alternative fenestration



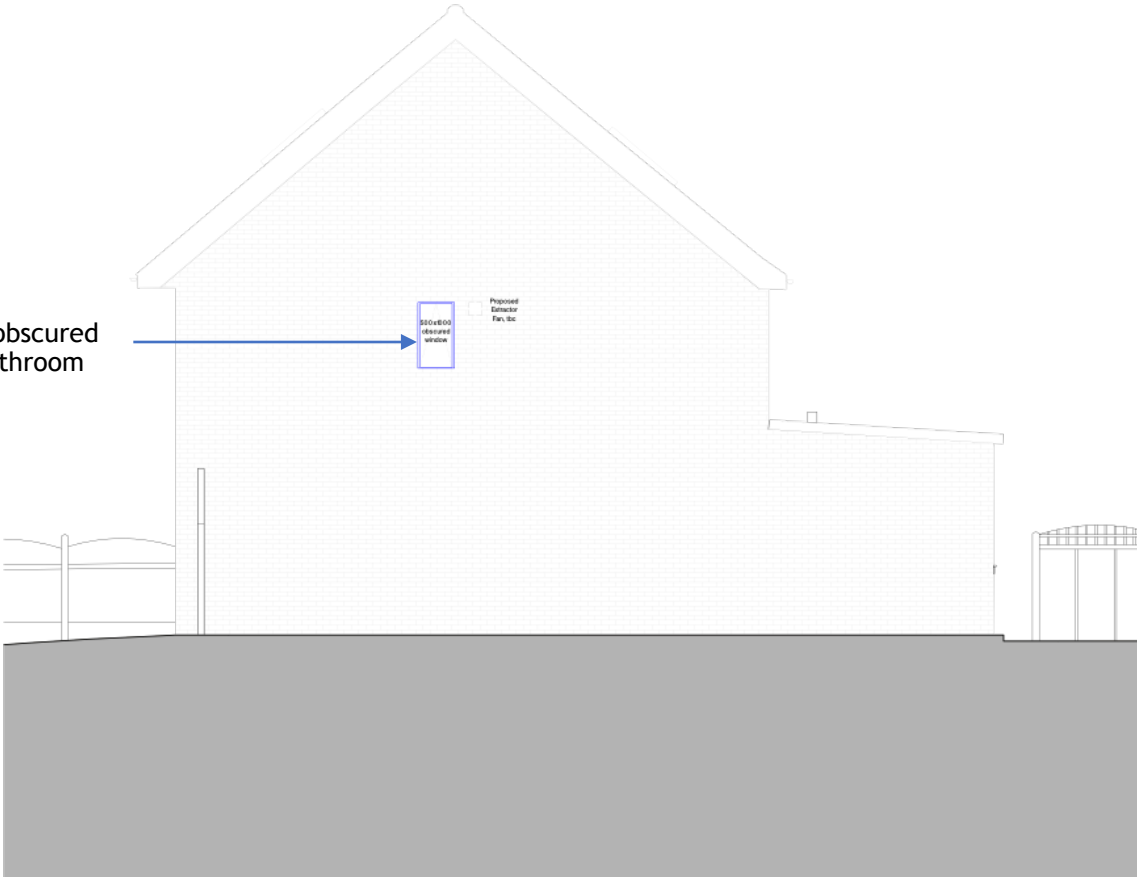
Proposed Front Elevation

PROPOSED WORKS (continued)

In addition to replacing the existing windows, we are proposing an obscured window on the south façade for moisture ventilation and to allow natural daylight into the en-suite bathroom. The window will look onto the neighbouring side wall. The side wall does not have any windows and so there are no overlooking issues.



Proposed new obscured window and bathroom extractor fan



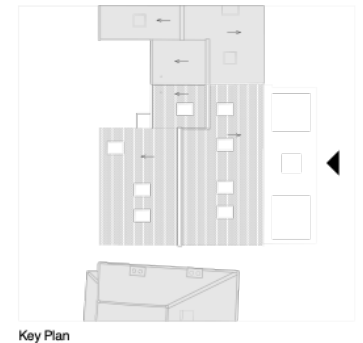
South Elevation showing proposed obscured window for bathroom ensuite

APPEARANCE

The property is finished with yellow brickwork and comprises of various sized white uPVC casement windows on the front façade.

On the rear façade, the same yellow brick continues through into the new single storey rear extension. The windows on the existing rear façade comprise of three identical white uPVC casement windows while the single storey rear extension comprises of black aluminium casement windows and black aluminium framed bi-folding doors.

The existing external fabric of the property will remain largely unaltered. However, the windows and doors will be replaced with a higher quality material within the existing openings to match the windows and doors of the new rear extension.



Rear Elevation highlighting the uPVC windows to be replaced on 1F

ACCESS

The property is accessible from Terront Road through a side entrance on the North Façade. Access to the property will remain unchanged via the front door.

There is an existing paved front garden with no enclosure for access to the garage.

Access to the garden can be gained from the door to the rear elevation.

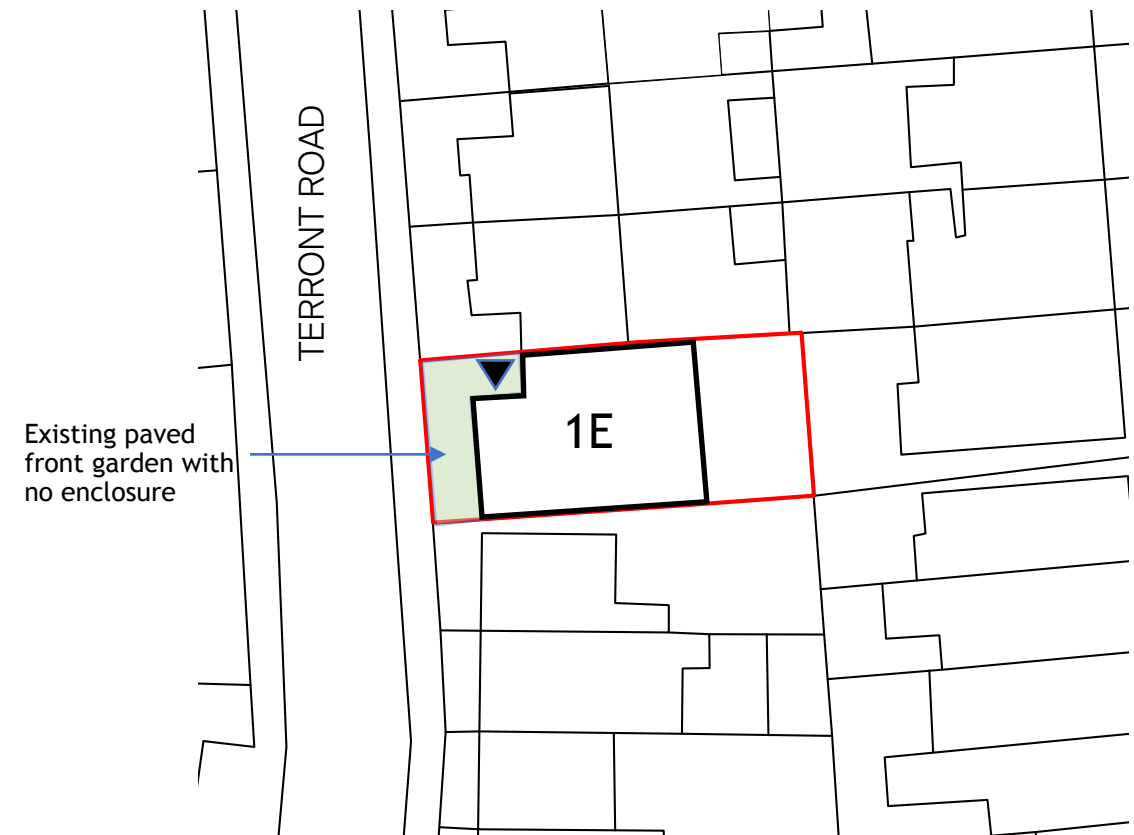
CONCLUSION

Overall it is considered that the replacement of the white uPVC windows to black aluminium frame windows will add architectural coherence with the single storey rear extension and improve the appearance of the building.

The windows will fit within the existing openings which will not disrupt the overall proportions of the windows with the neighbouring buildings.

The existing brickwork will be cleaned up and unaltered in keeping with the neighbouring buildings and existing appearance on the street.

The proposed windows are of higher quality than the existing windows and will bring a positive impact on the wellbeing of the Occupiers as well as added security.



Site Plan highlighting the entrance to the Property and the existing paved front garden.

Thank you