

Design, Access and Heritage Statement

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Flat-owner – Replacement Windows (in a Conservation Area)

Proposal:

First floor flat 2 bedrooms at front. Replacing 4 sash windows with 'like-for-like' wooden sash windows incorporating double glazing. The purpose is to improve energy efficiency of the flat (as per the EPC recommendations) whilst retaining the authentic look of the original windows.

1. What features are on the existing site?

The property is a single storey conversion flat on the first floor of a four-storey period building of four units built around 1900. The property is of traditional construction with solid brick walls under a pitched and hipped roof covered with artificial slates.

The property is situated in an established residential locality amongst properties of similar age and type of construction.

The front of the property has 4 wooden sash windows consisting of 3 bay windows in the main bedroom and 1 window in the 2nd bedroom. The top half of each window is divided into 6 pieces of glass with the top 5 smaller pieces of glass being frosted. In addition the 3 small windows at the top are lightly stained different colours (yellow, red and blue). The centre top window of the spare bedroom has an air vent in it.

The building's basement flat has previously replaced their original sash windows at the front, and both neighbours on either side have done likewise: the first floor flat of no.7 (not like-for-like replacement) and the ground floor windows of no.3. In addition a number of other front-facing windows on the street have been replaced (not all are 'like-for-like' designs, some are PVC).

2. How will access issues will be addressed?

Internal access to the windows will be from the existing bedrooms. No external access required.

3. Details of the scale/appearance of the proposed development

The nominated timber is Grade-A Redwood, which is generic to historic London windows. The timber will be finished in the same colour as the existing timber (white). The works allow to retain the existing perimeter frames and linings. All profiles details will be recreated as per historic originals including mouldings, glazing bars, and horns.

4. How have Heritage Assets issues have been addressed

The property is situated in the Crouch End conservation area. It is not a listed building.

It's in an established residential locality amongst properties of similar age (circa 1900) and type of construction.

Some properties on the street have similar wooden sash windows with the same features as described above, ie the top half of each window being divided into 6 pieces of glass with the top 5 smaller pieces of glass being frosted and of those the 3 small windows at the top being lightly stained (in yellow, red and blue).

We are replacing the windows with timber sash windows which are like-for-like as much as possible.

The nominated timber is Grade-A Redwood, which is generic to historic London windows. The timber will be finished in white as per the existing timber. The existing perimeter frames and linings will be retained and all details of the windows will be recreated as per historic originals including mouldings, glazing bars, and horns, using 'applied bar' construction.

The one detail we won't be retaining is the frosted & stained glass appearance of the smaller panels at the top half of the windows due to the prohibitive cost involved. This is inline with other properties on the street, including our neighbours on either side, who have replaced their original sash windows. Nb. some similar properties on the street who have replaced their windows haven't retained the original perimeter frames or used original materials (using PVC instead of timber).

We are ensuring the standard of finish is of the highest level in order to retain the heritage look of the original windows. The traditional material and design will be consistent with the character of the conservation area.