

Flat 4. Wren View, 75 Hornsey Lane, London, N6 5LH
Design Statement for replacement windows
Document reference 692 / DS



1. Introduction

Wren View is a six storey building on Hornsey Lane containing 15 flats. The building was erected in the 1960's and is within the Highgate Conservation Area.

Although the building is not described as providing a positive contribution to the Conservation Area within The Highgate Conservation Area Character Appraisal and Management Plan, this mid century building nonetheless contributes to the attractive mix of Victorian, Edwardian and twentieth Century buildings within Hornsey Lane as testament to the evolution of London residential design.

This application is for the replacement of the existing windows to flat 4 which is a first floor flat with two windows on the front elevation of the building. The reason for the window replacement is because the timber windows are severely dilapidated and beyond repair (see section 3 below). The poor condition of the timber windows to the front elevation is due to the south facing orientation and the difficulties of repair and redecoration to a multi storey building.

It should be noted that several flat owners with windows on the front elevation wish to apply for planning permission to change the defective windows.

It should also be noted that it is probable that all of the windows to the front elevation, (apart from the top floor penthouse flat which already has new windows) will require window replacement in the very near future due to their dilapidated condition.

2. Planning history regarding window replacement

Previous planning applications HGY / 2013 / 1810 and HGY / 2013 / 2439 for replacement windows to flats 14 and 8 respectively which have windows on the rear elevation have been granted.

The previously permitted windows are single panel combination double glazed timber frame windows with colour matched external polyester powder coated aluminium cladding.

3. Reason for window replacement

The existing timber framed windows are the original windows from when the flats were built in the 1960's. Windows replacement is required for the following reasons :

- The front elevation of the building is south facing and therefore the windows to this elevation have less durability due to excessive changes in temperature.
- All of the to the front elevation windows have evidence of excessive previous repairs, particularly at the frame corner junctions. The window frames of flat 4 are dilapidated and in a dangerous condition as the corner junction of the lounge window is almost completely detached with a consequent danger of window failure and injury to persons below.
- The existing windows have unusual two-panel louvre opening operation of French origin with a horizontal glass-on-glass junction at the meeting of the window panels. The window operation system is defective resulting in the inability to open some windows and the inability to close others. The difficulty of opening and closing the windows adds to the stress on the defective frame corner junctions
- The timber frames to the windows are beyond repair and the louvre operation mechanisms are no longer available.
- The widows are single glazed and impossible to draught proof due to the louvre type opening operation and the large gaps as the windows cannot be properly closed. This contravenes vital measures to improve energy efficiency to prevent climate change and reduce excessive energy costs of the cost of living crisis
- The inability to close windows represents a serious security risk and also provides no sound reduction to the traffic on Hornsey lane which is a busy road.
- The provision of windows with an exposed timber face to a multi-storey residential building causes an unnecessary on-going excessive maintenance cost.



Defective louvre opening operation



Casements either do not close
or not able to be opened



Defective frame corner where there is danger of
window failure and consequent danger
to persons below from falling glass





Broken window handle prevents window opening. The handle is integral to the operating system concealed within the timber frame and cannot be replaced



Dilapidated timber frame beyond repair

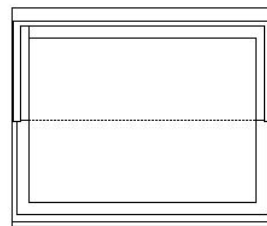
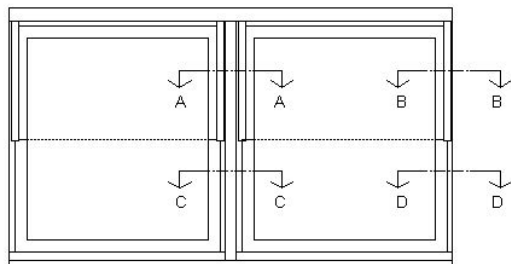


The original 1960's windows were supplied by Gaudisson. A French window company which no longer exists

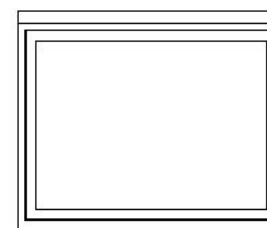
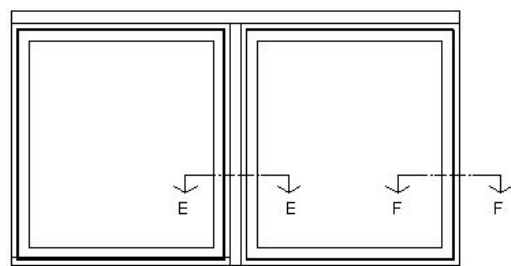
4. Comparison of existing and proposed window frame proportions

The proposed windows will be identical to those previously installed to flats 8 & 14.
(Rational Auraplus combination top hung casement windows with sliding / projection hinges) made in Scandinavia.

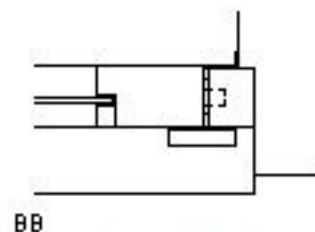
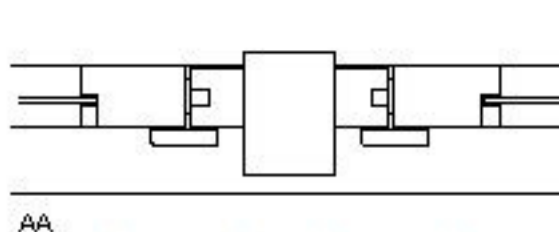
These windows have very similar frame face proportions to the existing windows



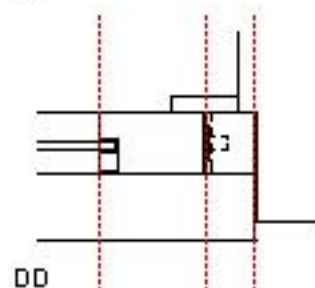
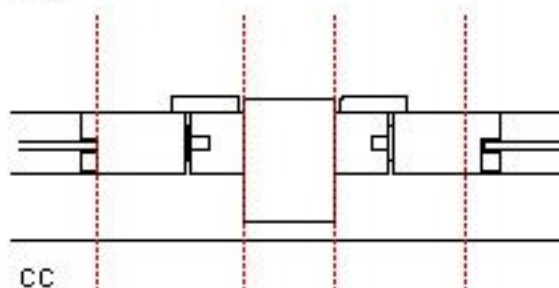
Existing windows



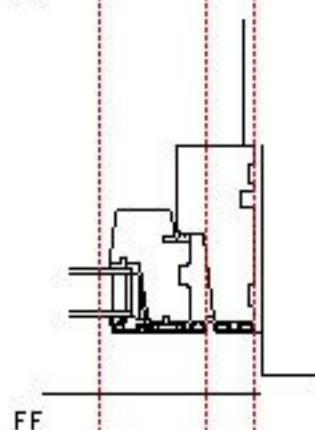
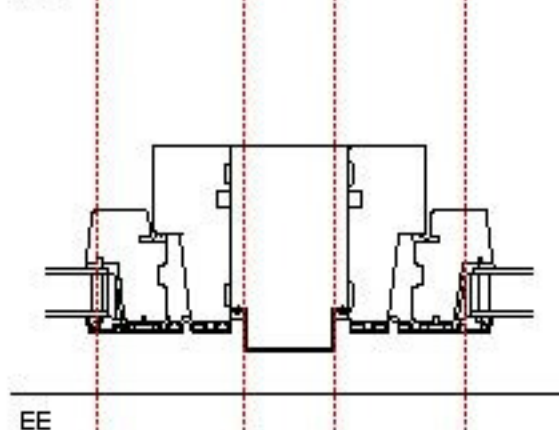
Proposed windows



Existing upper frame



Existing lower frame



Proposed frame



Existing front elevation

* replacement windows to flat 4

5. Window frame colour

The original cherry hardwood windows are dark brown in colour as indicated in the photographs of internal face of the window frames in section 3 above. Redecoration of the original window frames was carried out in 2022 and colour matched to the lighter shade of brown of the new windows to the penthouse flat which are recessed behind the main façade. The penthouse windows also have a different composition to the uniform five storey flats below being a wrap-around window arrangement where the colour of the windows is the same as the colour as the cladding elements. This colour has presumably been chosen as a match to the brick façade of the main building being the dominant façade colour.

The colour of the redecoration to the window frames to the nine flats of the main front façade in 2022 is unfortunate as there is now a loss of contrast between the window frames and the surrounding brickwork.



Previous window frames provided a pleasant contrast with the face brickwork



Redecoration of the timber window frames in 2022 with a lighter brown shade has resulted in a lack of contrast between the window frames and the brickwork and therefore detracts from the building's appearance

As the proposed replacement timber windows will have an external aluminium face for durability, as installed to the windows flats 4 and 8 on the rear elevation, it will not be possible to change the window colour. A decision is therefore required whether replacement windows on the front elevation should match the dark brown original window colour or the lighter shade as recently redecorated.

Inspection of the replacement rear elevation windows reveals that the difference in colour of the frames to the new windows compared with the lighter redecoration does not detract from the appearance of the whole façade.



Aluminium faced new windows with RAL 8019 “grey brown” polyester powder coating finish



Original timber windows with RAL 8016 “mahogany brown” paint finish



Original timber window with recent paint finish which provides no contrast with the adjacent face brickwork

RAL 8019 “grey brown” of replacement aluminium faced windows

RAL 8016 “mahogany brown”

As several owners of the flats with windows on the front elevation wish to change the dilapidated windows, and inevitably all windows will require replacement due the dilapidated and dangerous condition, it is argued that the replacement windows to the front elevation should be dark brown as the rear elevation replacement windows to enhance the appearance of the building and the wider appearance of the Conservation Area.

In the unlikely event of some front elevation painted windows not being replaced these may be changed to match the darker brown colour of replaced frames at the subsequent redecoration.

6. Planning Policies

National Planning Policy Framework (NPPF)

The window replacement proposals secure a high standard of design whilst preserving the existing window frame proportions. The proposals also enhance the appearance of the building and the surrounding area by re-establishing the original frame colour which provides contrast with the brickwork of the façade.

London Plan 2021 / D9 Tall buildings

The amendment of the windows to aluminium faced windows with the original window colour will ensure that the architectural integrity of the building is achieved and maintained by avoiding future maintenance problems.

London Plan 2021 / HC1 Heritage, Conservation and growth

The window replacement design with similar frame proportions will maintain the appearance of the building and the local street scene. In addition, returning the window frame appearance to the original dark brown colour will improve the building appearance within Conservation Area.

London Plan 2021 / S1 Minimising greenhouse gas emissions

Changing the windows to double glazed windows that are able to be closed will result in a significant reduction of greenhouse gas emissions whilst also reducing the energy costs to the occupants which is now a major concern for households.

Highgate Neighbourhood Plan

The replacement windows preserve and enhance Highgate's unique character

Haringey Local Plan SP0 Sustainable development

The replacement windows significantly improves environmental sustainability

Haringey Local Plan SP11 Design

The replacement windows will significantly improve environmental sustainability

The replacement windows do not cause any loss of amenity to adjacent buildings regarding an overlooking problem.

Haringey Local Plan SP12 Conservation

The replacement windows will maintain the character of the building, the local street scene and the wider Highgate Conservation Area.