

DESIGN AND ACCESS STATEMENT

Listed Building Consent Application:

Reference: PP-12094637

Date: 27 /4 / 2023

64 North Hill, Highgate, N6 4RH Haringey (London Borough)

Heritage Category: Listed Building. Grade: II

List Entry Number: 1079182

Date first listed: 10-May-1974

i. Introduction

This design and access statement has been prepared in support of a listed building consent application for permission to replace two modern casement windows to the front elevation of a domestic residential property: 64 North Hill, N6 4RH.

The property is a Grade II listed building and forms part of a group listing with the adjoining cottage, 62 North Hill. 64 North Hill is outside the Highgate Conservation area, however North Hill is considered a road of great historical and architectural interest.

ii. Description of the existing property

According to the Historic England Listing, 64 North Hill was built during the early 18th century with signs of alternations since the original construction. The front elevation is comprised of two storeys, built in brown brick and has a stone-coped parapet. There are gauged flat yellow brick arches to windows - No 64 has two modern, uncharacteristic, wood mullioned and transomed casement windows to the right of the front door, while No 62 has late 19th Century box sash windows. The existing windows of both properties are as the 1974 listing details.

Photograph P.1 shows the existing front elevation of 64

Photograph P.2. shows the existing front elevation of 64 (left) and 62 (right) North Hill

as they appear today.



P.1. 64 North Hill



P.2. 64 (left) and 62 (right) North Hill

iii. The Proposal

The application seeks consent to replace the two modern, uncharacteristic, wood mullioned and transomed casement windows to the front elevation. The aim of the proposed work is to maintain the property, restore and enhance its appearance to an original style and to improve its environmental impact. The overall approach aims to improve the contribution the property makes to its setting, improving its significance in the street scene.

iii.b. The current condition of the windows

The existing modern style softwood casement windows, although detailed on the 1974 listing, are incongruous with the style of the early Georgian period property and create a jarring appearance from the front elevation. On initial inspection the windows appear into be tired, rickety and cracked, but in working order. However, closer examination reveals that all are suffering varying degrees of rot and have been patchily repaired / painted over in the past.

iii.c. Issues with single pane glazing

Condensation: The windows currently hold single pane glazing and are often dripping in condensation, especially in the mornings, which adds to the damp condition of the wood.

Energy and the Environmental factors: The single pane glazing and poor state of the hardware results in heat escaping at an unquantified rate. The rooms that house the casement windows in this proposal are often cold and draughty. The proposal intends to ensure that the replacement windows offer a higher level of insulation, saving heating energy resources and having an overall lower impact on the environment. The proposed windows will result in a new Energy Efficiency Performance Certificate being required for the property, potentially with a higher rating being achieved.

Noise Pollution: 64 North Hill is situated on a fairly busy road, noise from traffic, passers by and the beeping warning sound from a pedestrian crossing create a great deal of noise pollution to the inhabitants, Currently the applicant has to sleep with noise-cancelling earplugs to mitigate the sound coming through the windows. Even with the current windows fully closed, the street noise is affecting the wellbeing of the inhabitants – so a solution that incorporates sound-proofing is central to the proposal.

Safety: The current windows are difficult to open and close completely due to swelling of wood and the poor state of the existing hardware. The windows would be easy to prise open by someone intending to break into the property. This causes particular security issues on the ground floor. The issues with opening and closing the windows effects the upstairs windows use as an effective means of escape.

Due to the poor state of repair and the windows being unoriginal to the property the proposal is to replace rather than repair the windows.

P.3. Photographs showing:

Condition of current casement windows:

Below: Poor condition - splitting, showing signs of damp and rot caused by condensetion



Date: 26/4/2023

64 North Hill,



Fig 1. Above: Plan of front elevation proposed design

iv. The proposed design

The applicant has instructed the 'Traditional Window and Conservatory Company,' to design period-appropriate windows that will re-establish the heritage appearance of 64 North Hill. The following details are based on their suggested recommendations, to fully realise the visual heritage potential of the cottage, whilst ensuring that the windows provide solutions to the above detailed issues with safety, noise pollution, condensation, energy saving and environmental factors.

iv. a. Design:

Traditional corded box sash windows each sash containing 6 panes, 12 panes per window, to mirror the original window fenestration. Some research into other early 18th Century properties including nearby period properties on North Hill (see attached document: Photographs with annotations) shows us that no horns were used on the sashes and it is intended to mirror this design. Research into other early Georgian properties in the Highgate Conservation area show that subtle, slimline heritage '4-4-4' glazing provides a historically sympathetic solution to modern window requirements.

iv.b. Construction:

Traditional construction with mortise and tenon joints in Joinery Timber Straight grained, knot free, pressure/vacuum treated engineered Redwood, Sapele external hardwood sill. Sash windows to be hung on pre-stretched nylon cord with lead sash weights, and brass axle pulleys

Glazing:

4.4.4 low emissivity heritage glass sealed units, BS. 6206, CLASS A, white spacer bar beaded from the inside in silicone.

Paint finish:

3 coats Impralan heritage paint, airless spray, applied to a thickness of 180 microns on inside and outside

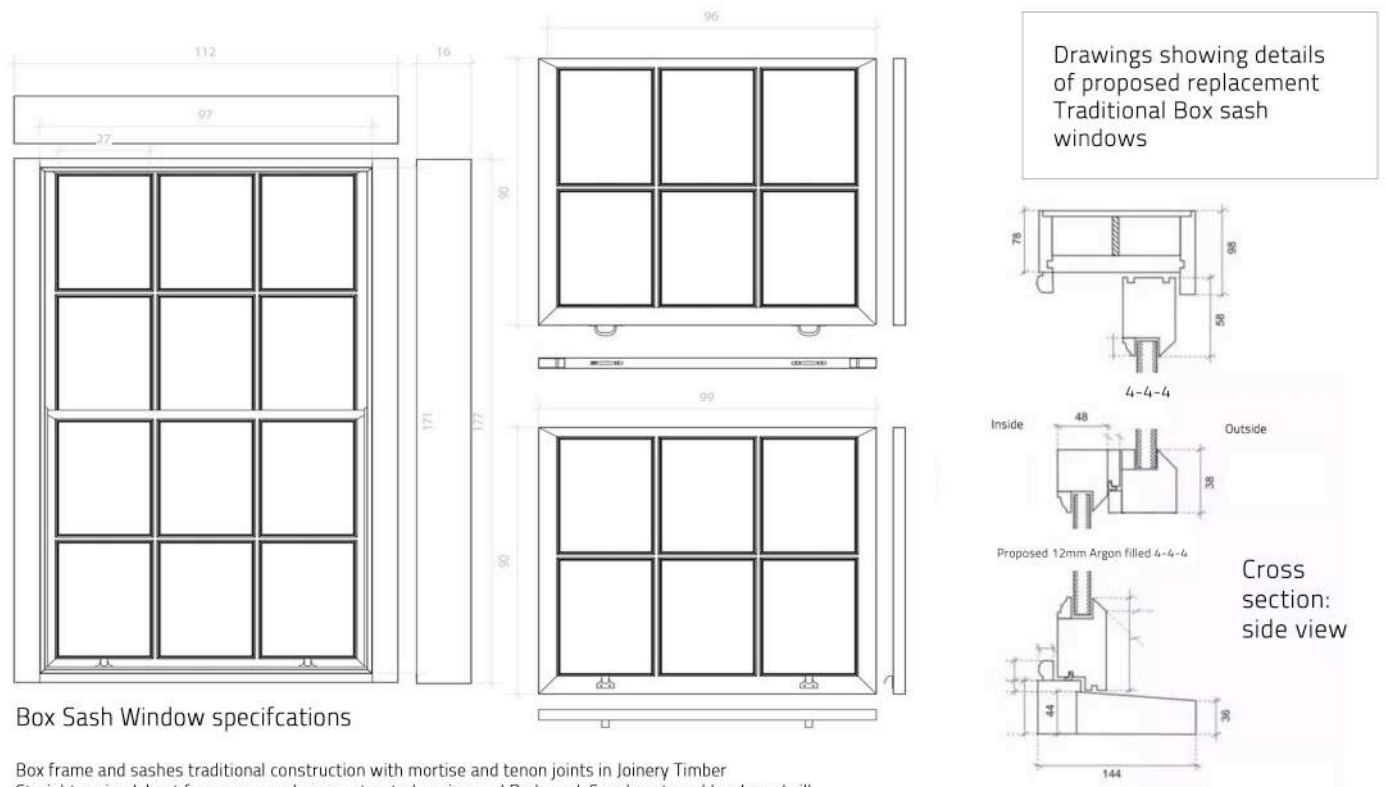
Georgian bars:

Slim 19 mm spacer bars to provide a historically sympathetic visual solution.

Antique Brass hardware.

Technical Specifications: The technical drawings can be seen more clearly in the attached documents: Box Sash Specification.pdf.

Fig 2: Box Sash Specification.pdf



Box frame and sashes traditional construction with mortise and tenon joints in Joinery Timber
 Straight grained, knot free, pressure/vacuum treated engineered Redwood, Sapele external hardwood sill
 Sash windows to be hung on pre-stretched nylon cord with lead sash weights, and brass axle pulleys
 Glazing: 4.4.4 low emissivity heritage glass sealed units, BS. 6206, CLASS A, white spacer bar
 Beaded from the inside in silicone
 Paint finish: 3 coats Impralan heritage paint, airless spray, applied to a thickness of 180 microns on inside and outside
 Georgian bars: Slim 19 mm
 Antique Brass hardware

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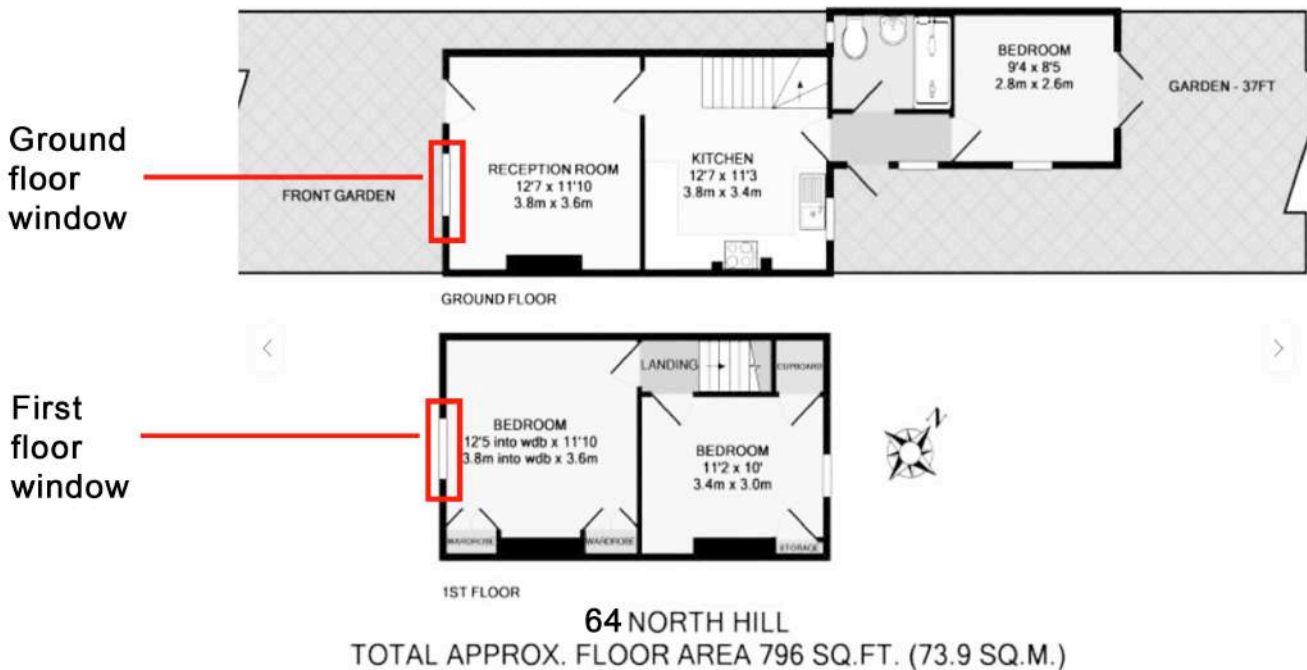
64 North Hill, N6 4RH

V. Access

Access requirements are set out in Part M of Building Regulations, 'Access to and use of Buildings'. The applicability of Part M is limited: there is no intended change of use and the general principle is that nothing should be made worse, indeed the proposal intends to reinstate the original sense of period heritage to the property.

Fig 3: Access Plan

Access:
Plan of 64 North Hill



H. M. LAND REGISTRY

NATIONAL GRID PLAN © TQ 2888 SECTION J
GREATER LONDON

Scale 1/1250

BOROUGH OF HARINGEY



Old Reference MIDDLESEX X31 9 N
Made and printed by the Director
General of the Ordnance Survey,
Chesham, Surrey, 1961 for H.M.L.R.
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TITLE No. MX 198639

Fig 4: Land Registry Map for 64 North Hill



Fig 5: OS Map – 64 North Hill in red outline

Vi. Relevant Extracts of ‘National and Local Planning Policies – Traditional Windows – Their Care, Repair and Upgrading, Historic England.’

‘5. Replacement Windows Replacing an historic window in a listed building will require listed building consent from the local planning authority. This section sets out what to do if a window is really beyond repair, or if you are seeking to restore a traditional window in an opening that has had an inappropriate window inserted at a later date.

When a building element such as a window (which is classed as a controlled fitting under Building Regulations) is replaced, it will also need to comply with the requirements of the Building Regulations

(See Section 6, Consents: The Building Regulations)

5.1 Replacing a traditional window that is beyond repair and all the details of which are known

The replacement window should match the form, detailing and operation of the window to

be copied. It will be necessary for the maker of the new window to accurately copy the profiles of all the window components including head, jambs and cill of the frame and the stiles rails and glazing bars of the sashes or casements. Old glass should be carefully salvaged and reused. Where practicable, ironmongery should be overhauled and reused.

Normally for replacement sliding sash windows counterbalancing springs should not be used in as a substitute for pulleys and weights as this significantly alters the detailing and appearance of the window.

Unfortunately, in many cases replacement products that claim to match historic designs do not do so. Exact reproduction is possible, and many firms of builders, carpenters or joiners can provide a bespoke service for timber windows. For steel windows, many traditional designs are still available as mass-produced items.

6. Consents 6.1 Replacement of windows in listed buildings

All of our advice is formed within the relevant legal and policy framework. Section 16(2) of the Planning (Listed Buildings and Conservation Areas) 1990 Act), creates a legal duty to have special regard to the desirability of preserving listed buildings and their features of special interest. The National Planning Policy Framework promotes the desirability of sustaining and enhancing the significance of heritage assets (para.131). It says that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (para.132). It notes that the more important the asset, the greater the weight should be and that significance can be harmed or lost through alteration or destruction of the heritage asset. It states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

A small proportion of the country's building stock is listed and a relatively small proportion of historic windows survive within that stock. Historic windows are often of considerable importance to the significance of listed buildings. They can contribute to significance through their design, materials and workmanship. The strength of that contribution depends on a range of factors including the age, style and historic function of the particular building. Traditionally- produced glass is fragile and thus increasingly rare and where it survives it contributes to the significance of listed buildings. Historic windows on principal elevations will generally, but not always, make a greater contribution to the significance of the listed building than windows elsewhere.

Where a proposal to replace historic windows is based on a desire to improve thermal performance, we would advise that there are other means of securing such improvements which may have less impact on the significance of the building. Our detailed advice can be found at www.HistoricEngland.org.uk/energyefficiency and in Section 4 of this guidance.

In the light of the above we therefore encourage the retention of windows that contribute to the significance of listed buildings. When alteration or replacement requires listed building consent, our general approach is set out below:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies.
3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance. These issues are covered in Section 4 of this guidance.
4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.'

Vii. Examples of the 'Traditional Window and Conservatory Company's' heritage box sash windows:

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TRADITIONAL WINDOW
& CONSERVATORY
COMPANY

Manufacturers of the
Finest Traditional Timber Windows, Doors
and Conservatories

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Box Sash Windows

Using classic design and craftsmanship, the Traditional Window Company creates bespoke box sash windows to match the original design and retain the period character of your home.

Each sash window is made to fit the original opening exactly to provide a timeless finish. For these reasons, our joinery is commissioned by architects, discerning homeowners and those involved with Conservation areas and Listed Buildings.

[Request information](#)

Beautiful, Traditional Handmade Sash Windows

Each traditional sash window is individually made following the period detail, profiles and proportions of the original, including sash horns, cord and weight mechanisms. Our bespoke box sash windows consist of traditional joinery and design gleaned from over three centuries, combined with modern technology.



Key features of our sash windows

- The latest double glazed sealed units draught/weather seals
- Modified timbers with a 50 year guarantee not to rot or warp
- Advanced micro-porous paint covers with 10 year warranty
- Internally beaded glazing to maximise security and weather seal

All points help to maximise thermal insulation, durability and safety/security.