

HGY/2023/1036: 32 CROMWELL AVENUE: NEW FIRST FLOOR FRONT WINDOWS

Highgate Conservation Area Advisory Committee requests that this application is withdrawn as there are too many significant mistakes which we set out below together with our photographs as follows:





OBJECTION

- The applicant has obviously only looked at Google Streetview to draw the 'as existing' drawings
- The applicant has drawn the modern internal timber slatted blinds as if they are part of the sash windows. They are not.
- Cromwell Avenue, Winchester Road, Winchester Place and Cromwell Place were developed around 1885 by the Imperial Property Company and are all of a piece in design terms. It is this consistency and overall design which was the reason for these streets to be included in the enlargement of the Highgate Conservation Area many years ago.
- Throughout this group of streets none of the existing sash windows have a central glazing bar.
- The applicant has mistakenly assumed the central vertical bar on the internal shutters is a glazing bar. It is not.

- The applicant has wrongly shown both the top rail of the bottom sash and the bottom rail of the top sash on the submitted drawing. That is never the relationship between the two bars.
- The applicant is not aware that the central meeting rails (the top rail of the lower sash and the bottom rail of the top sash) are not both visible. The bottom rail to the top sash is in front of the top rail to the bottom sash to keep the rain out and to allow security fixings to be installed.
- The applicant should remove the internal shutters from the drawings as they are irrelevant and are causing confusion.
- The Applicant is not aware how the sash boxes are installed nor the shape of the box frame.
- The Applicant states that the detail above and to the side of the window openings is render. Those details are in fact the original stone lintols and columns. The outer corners are rounded as they are throughout this part of Highgate Conservation Area. The greatest care needs to be taken to conserve those stone details.
- The Applicant has presumed that the corners of the sash boxes are also rounded. They are not. They are square. There would be a significant issue of rainwater ingress if the sash box frames were constructed as shown on the proposed drawings.
- Sash boxes are set in brick reveals behind the facing stonework and brickwork. The applicant does not appear to be aware of this arrangement.
- We require that either this application is withdrawn or a complete set of accurate drawings be submitted and all the submitted drawing be withdrawn/superseded.
- We also require 1: 5 details of the elevation, plan, sections, head details, as existing and proposed to show that the proposed windows would exactly match the existing windows in every respect.
- Details of how the sash boxes are to be built into the existing structural elements (stone and timber lintols, stone and brick reveals and stone window cill) also needs to be provided.

As it stands this application must be refused if not withdrawn.