
Design and Access Statement

Relating to

47A, Hornsey Lane Gardens, London, N6 5NY

Revision: P2





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1.0 Introduction

ARJ Surveying Services have been commissioned by Fuller Long on behalf of the owner of 47A Hornsey Lane Gardens to compile planning application documents for the replacement of windows to the unit on the front elevation. This design and access statement has been compiled to support the application.

2.0 Existing Building

The host building '47 Hornsey Lane Gardens' is a 4-storey terraced property within which 47A is located. The building is converted self-contained units (flats). Our application relates to Flat 47A only.

47A is located on the first floor, and the proposals allow to replace all of the windows to this front elevation of this unit. This consists of a large window above the basement/ground floor bay, and the window above the main front entrance door.

2.1 Planning restrictions

Conservation Area: Yes (Highgate)

Listed Building: No

Flood Risk Zone: No

3.0 Heritage Background

The building is located within the 'Highgate' Conservation area.

Hornsey Lane Gardens is located near the end of the conservation area, and near the border with Islington's neighbouring conversation area 'Whitehall Park'. The host building is likely of Edwardian construction by virtue of the architectural style such as the angled basement and ground floor bay and recessed porch. The building is of traditional style, and as such forms an important part of the street scene, and contributes positively towards the character of the conservation area. The owner is aware of the importance of maintaining this character, and as such the proposals aim to compliment the building's history.

Traditional materials (i.e. timber) are proposed for the window replacements to compliment this character.

4.0 Design Proposals

4.1 Existing Windows

The windows to the property this application relates to (47A Hornsey Lane Gardens) has single glazed timber framed windows to the front elevation. The remainder of the flats within the host building have already had various alterations completed, with some double glazing and some single glazing present.

4.2 Existing Windows Photos

W01 Front (Living Room) Large Window:



W02 Front Sash Window:



4.3 Proposed Windows

The two windows to the front elevation belonging to Flat 47A are proposed for replacement in double glazed slimline timber frame windows. The Fenestration match the existing, with symmetrical side hung casement opening windows. This is represented on the drawings submitted.

The proposed double glazing will help the residents reduce their utility bills, and the new thermally efficient windows are a key priority. The importance of the character of the conservation area has been taken into account, and as such 16mm double glazing is proposed (4mm glass panes and 8mm Krypton filled gap to achieve a u-value of 1.2 W/m²K)

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Proposed Window Details	
Frame Material (Front & Rear):	Timber
Glazing Thickness (Front & Rear):	16mm (4mm / 8mm Krypton filled / 4mm)
Glazing Bars (Front & Rear):	22mm (width) integral bars to Window W01 27mm (width) integral bars to Sash Window (W02)
Ironmongery finish:	As client's requirements
Frame depth:	As shown on manufacturer's sections
Obscure glazing:	No
Toughened Glass:	As required by building regulations
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

5.0 Summary

The proposals to replace the existing deteriorated timber single glazed windows with double glazed timer units will have a significant impact on reducing the heat loss form the property (especially considering the size of the windows).Due consideration has been given by the owner to the conservation area, by opting for 16mm slimline double glazed units. The proposed materials are in line with the original building, and with the other windows in terms of material choice, and as such should be acceptable to the local planning authority