

Oskar Gregersen

From: Ruth Mitchell1
Sent: 26 October 2023 17:00
To: Oskar Gregersen
Subject: RE: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hi Oskar,

Thanks for this. There is no objection to the replacement of the modern windows, nor the proposed differing style. However the change for timber to uPVC would be a downgrading of the materials on this building within the conservation area, generally uPVC windows are not supported in principle within heritage setting as their design and materiality are uncharacteristic of the original design of the host buildings and would detract from its architectural interest and historic character.

Historic England provide a lot of guidance in relation to the inappropriateness of UPVC windows for historic buildings and in heritage setting and state the following:

“although PVCu (unplasticised polyvinyl chloride) rigid plastic replacement windows are popular, their visual character and operational differences make them unsuitable for older buildings, particularly those that are listed or in conservation areas. Because the components used to manufacture PVCu windows are weaker than their timber counterparts, they tend to be much thicker. This, along with different detailing and opening arrangements, can have a significant impact on the appearance and character of older buildings. For example, in traditional windows the glazing bars (usually wooden or metal) are rigid and separate the panes of glass, whereas in PVCu windows they are often only strips of plastic inserted within the glass sandwich of a double-glazed unit.

The service life of PVCu windows is relatively short (less than 25 years) compared to well-maintained traditional windows (many of which survive for over 100 years). PVCu windows are not maintenance-free, as is commonly believed, and can be difficult to repair. This means they are usually replaced at the end of their service life. Although it is possible to recycle PVCu, this is still not done widely. Therefore, the carbon cost of a PVCu replacement window will be higher than an appropriately upgraded traditional window.”

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council

E-mail: Ruth1.mitchell@haringey.gov.uk
Alexandra House 10 Station Road, Wood Green, N22 7TR
www.haringey.gov.uk



Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.

From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Wednesday, October 25, 2023 2:30 PM

To: Ruth Mitchell1 <Ruth1.Mitchell@haringey.gov.uk>
Subject: FW: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hi Ruth,

Please see the below response from the applicant explaining the situation

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing | Haringey Council

River Park House 225 High Road | London | N22 8HQ

Email: oskar.gregersen@haringey.gov.uk

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From: Holly Hollis <hollyhollis1@hotmail.com>
Sent: Wednesday, October 25, 2023 2:28 PM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: Re: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hello Osker,

Sorry for the confusion. We have one sash window on the side of the house which is not being changed. The windows to be replaced are the 1970's timber, but they are not sash.

In the photo attached, we want to replace the windows to the right, not the sash on the left.

Hope this is clearer, please feel free to call me on 07818210028

Warm regards, Holly

From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: 25 October 2023 12:11
To: hollyhollis1@hotmail.com <hollyhollis1@hotmail.com>
Cc: Ruth Mitchell1 <Ruth1.Mitchell@haringey.gov.uk>
Subject: FW: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Good Afternoon Holly,

I am writing for some quick clarification on what is being applied for at 18 Trinity Road. The application form states that it is timber sash windows that are being replaced, however the drawings/images submitted seem to show that the windows being replaced (side elevation) are already uPVC casements.

Are any other windows proposed to be replaced not shown in the drawings?

Kind Regards,

Oskar Gregersen | Planning Officer

MSc Urban Design and City Planning

Placemaking and Housing | Haringey Council

River Park House 225 High Road | London | N22 8HQ

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From: Ruth Mitchell1 <Ruth1.Mitchell@haringey.gov.uk>
Sent: Wednesday, October 25, 2023 12:04 PM

To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: RE: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hi,

The discrepancy I saw was that in the drawings and the photos the existing windows are casements not timber sashes but the description for the app and in the statement is for 'Replacement of timber sash windows at rear with wood-grain uVPC casements' – It might just be that they wrote it the wrong way round and it should be replacing timber casements with uVPC sash?

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council

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Alexandra House 10 Station Road, Wood Green, N22 7TR
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From: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Sent: Wednesday, October 25, 2023 12:00 PM
To: Ruth Mitchell1 <Ruth1.Mitchell@haringey.gov.uk>
Subject: RE: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hi Ruth,

The drawings seem to show that they would like to replace only the rear facing windows, none on the front elevation. I think they're going for timber effect uPVC to replace with.

I didn't notice any discrepancies on the elevations, are there any I need to chase with the agent?

Kind Regards,

Oskar Gregersen | Planning Officer
MSc Urban Design and City Planning
Placemaking and Housing | Haringey Council
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From: Ruth Mitchell1 <Ruth1.Mitchell@haringey.gov.uk>
Sent: Wednesday, October 25, 2023 11:24 AM
To: Oskar Gregersen <Oskar.Gregersen@haringey.gov.uk>
Subject: HGY/2023/2482 - 18 Trinity Road, Wood Green, London, N22 8LB

Hi Oskar,

I was wondering for the above app – can we confirm which windows they are proposing to replace? I assume it's only the ones identified in the proposed plans, but the heritage statement / design statement and application description wouldn't correspond to that as none of those identified in the plans are timber sash windows?

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council

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