

PLANNING (STAGE 3B)

23.PAR R04 rev 00

WINDOWS

NOVEMBER 2023

CONTENTS	
INTRODUCTION	2
EXISTING CONTEXT	4
EXISTING WINDOWS	5
WINDOW DAMAGE	6
PREAPPLICATION	7
EXISTING PLANS	8
EXISTING ELEVATIONS	9
PROPOSED ELEVATIONS	12
WINDOW DETAILS	15
HERITAGE STATEMENT	16

INTRODUCTION

This Design and Access Statement accompanies a householder planning application for proposed works to 21 Parklands (the site) namely

i) the replacement of 40 x no existing 30 year old painted timber frame DGU (double glazed) windows and 3x no doors with new timber framed TGU (triple glazed) windows and doors.

This report provides a detailed description and assessment of the proposal and has been prepared on behalf of the client, Lucy and Luke Williams.

.EXISTING SITE

21 Parklands (the site) is a four storey detached property, part of the Parklands estate group of properties built by St George developments around C1993 (HGY/46779).The site sits outside of and adjacent to the estate with its principal street elevation fronting Cholmeley Park.

The houses along Cholmeley Park were originally built as part of the development of the road during the 1890-1920s and buildings generally consist of variations on either fall Queen Anne style, more prevalent in the 1880s and '90s, or Arts-and- Crafts/Domestic Revival styles which were widely deployed by suburban house builders by the Edwardian period. Many of the buildings within this area retain original sash or casement windows of varied glazing patterns, porch details, glazed panelled front doors with coloured leaded glazing, and decorative terracotta roof cresting or finials.

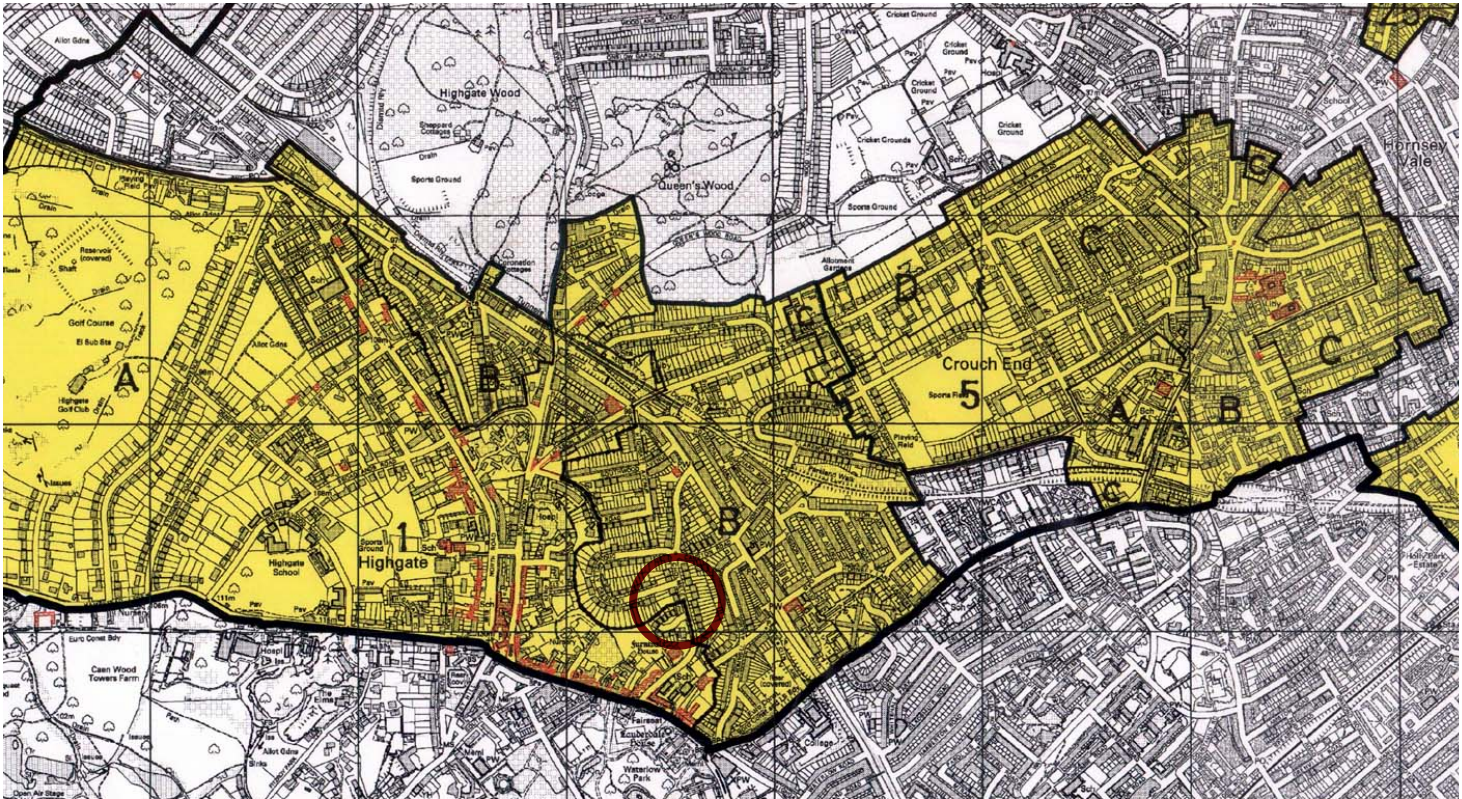
21 Parklands is part of the Parklands development built in the 1990s. The development incorporated No. 47 (Copley Dene), the oldest surviving building in Cholmeley Park - a two-storey, symmetrical mid-19th century villa with canted bay windows, a stone Tuscan porch and balustraded parapet, set back behind a garden with mature trees.

.HERITAGE STATUS

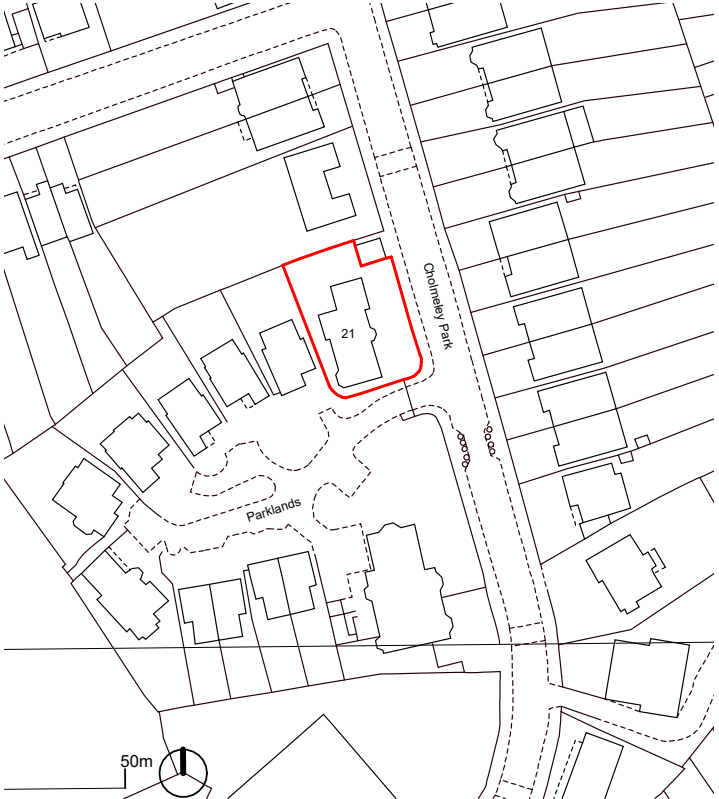
The building is not listed but it is located within the Highgate Conservation Area.

.RELEVANT APPLICATIONS

- Parklands HGY/1993/46779
- 21 Parklands HGY/2010/2068
- 34 Cholmeley Park HGY/2022/1034
- 14 Cholmeley Park HGY/2018/1991
Replacement timber framed window with double glazing. Like for like profiles, style and pane arrangement - Grant permission - 03/08/2018.
- 14 Cholmeley Park HGY/2019/0581
Replacement first floor bay windows and s Proposal: single first floor rear windows with double glazing units - Grant permission - 03/04/2019.



Conservation Areas



Street Elevation

21



Aerial view from West

Householder Planning

EXISTING CONTEXT

Parklands is a Neo Georgian development, a modern gated housing estate built in C1993 (HGY/1993/46779). The site, 21 Parklands lies just outside the Parklands gated estate with its main facade facing onto Cholmeley Park.

There is significant variation in the architectural period and style of the properties along Cholmeley Park and Cholmeley Crescent. There are Victorian, Edwardian, Arts and Crafts and Modernist and contemporary houses. There are many types of window to draw reference from E.g. leaded lights, timber framed sash and casement, UPVC sash and casement, as well as crittall and aluminium casement windows.

21 Parklands is not visible from within the Parklands estate. The reference for facade materials and window material and fenestration style could equally take its cues from the neighbouring context along Cholmeley Park.



Cholmeley Crescent ??



Parklands



Parklands



Parklands



Parklands



Cholmeley Park

EXISTING WINDOWS

The existing painted timber doors and windows (sash and casement) are original (c1993) and approx 30 years old. These have failed in terms of thermal performance and prevention of moisture ingress.

The majority are painted, timber framed DGU (double glazed units). The DGUs are approx 25 -30 years old and all have thermally failed, leading to moisture ingress, damp, and wood rot to the frames, resulting in damage and distortion. The majority of the door and window sashes, vents and leaves cannot open/close effectively.

The existing window glass is standard Float glass (no soft coat or low e glass), the sealed units are made with aluminium spacer bar and dry air inside the cavity. The sealed units are narrowest 16mm thick DGU for the smaller windows and up to 20mm thick DGU for the larger windows and door designs.

The estimate of the existing window thermal transmittance is 1.9 W/m2K.

Note: Current Building Regulation Part L targets 1 -1.4 W/m2K.

Note: refer to Haringey’s Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.



Householder Planning

WINDOW DAMAGE

Several of the existing c1993 windows are suffering from damp, wood rot and blown IGUs. The frames with significant timber rot have suffered from damage and distortion. E.g. The lower ground floor windows to the gym extension are in need of urgent repair / replacement as these are difficult to open / close, and no longer provide a weatherproof barrier to the elements.



PREAPPLICATION

PRE-APPLICATION ADVICE NOTE - PRE/2023/0129

Date of meeting: 28th July 2023
Site Address: 21 Parklands, Cholmeley Park, N6
Proposal: i) replace existing windows (c1993), ii) remove conservatory & iii) replace balustrading.
Attendees:
Ruth Mitchell – Senior Conservation Officer
Matthew Gunning –Team Leader
Jeremy Foster – Foster Architects
Applicants

COMMENTS ON PRE-APPLICATION SCHEME

The following points are made by Officers in response to the plans submitted and discussions at the pre-application meeting.

• No 21. is currently considered to have a neutral impact on the significance of the Conservation Area. The architectural quality, detailing and existing materials of the buildings at Parklands are deemed to be a sympathetic integration within the historic environment of the Conservation Area which were designed so that the development would not harm to the significance of the Conservation Area. Accordingly, it is important to ensure that any proposed alterations retain the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.
The existing windows are c1993 and are failing painted softwood DGUs. The proposed change to upgrade 40x windows and 3x doors retains the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.

• As part of an application a suitably detailed heritage statement should be provided which includes a discussion of the significance of the heritage assets affected by the proposals and the impact the works would have on the significance of the heritage assets would be required. This should also include the justification and design intent of the proposed works.
“No 21. is currently considered to have a neutral impact on the significance of the Conservation Area.” No heritage assets will be affected by the proposal.

Windows
• Some of the existing windows are evidently in poor condition and appear to have been constructed of softwood, it is unclear if these have been appropriately maintained. There is no in principle objection to their replacement, providing the design and materials of the replacement windows is appropriate.
The existing windows are c1993 and are failing painted softwood DGUs. The proposed change to upgrade 40x windows and 3x doors

retains the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.

• The proposals include changing the design of the windows. However this design needs to be consistent and designed in keeping with the existing building. It has been designed in a certain style and adding in window designs, to a building which is neo-Georgian would confuse the overall design of the building. The two over 1 windows proposed in particular, are inconsistent with the building as a whole and also the wider conservation area, the proportions and style of the individual panes, compared to the proportions of the windows themselves and rest of the building and its other features is incongruous and would represent a downgrading of the design. It is recommended that the window design retains current arrangement of glazing panes.
The slight simplification of window fenestration follows the Georgian Cross style and retains the neo Georgian theme of the original windows.

• The existing patio doors, and their fixed lights, do contain a dense arrangement of separate panes which could be simplified, the arrangement of the doors themselves are appropriate, however it is recommended that either the fan light or the side lights are broken up into panes, which will help balance out the unaligned lights.
The doors and fanlights are decluttered and made less dense, whilst following the Georgian Cross style and retaining the neo Georgian theme of the original windows.

• The application is slightly confusing in that several materials have been proposed for the replacement windows. Timber windows, to match the existing is the appropriate material for the replacement windows and doors. uPVC windows are not supported in principle within a heritage setting as their design and materiality are uncharacteristic of the original design of the host buildings and its wider context which overwhelmingly has timber windows and doors. As discussed above the material quality contributes to the building having a neutral impact on the conservation area. uPVC windows would be considered a downgrading in material quality because of their: finish (even woodgrain affect finishes vary in quality and weather poorly), heir joinery details, longevity, and long-term weathering characteristics. The sample seen on site had inappropriate mitred joints which become more evident with age and weathering and had a thicker frame than the existing.
The proposed windows are painted hardwood TGU (triple glazed) to closely match the existing window profiles, colour and finish.

• Historic England provides ample guidance in relation to the inappropriateness of UPVC windows for 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.
The proposed windows are painted hardwood TGU (triple glazed) to cloesly match the existing window profiles, colour and finish.

• 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 proposed windows are painted hardwood TGU (triple glazed) to cloesly match the existing window profiles, colour and finish.

• 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.”
The proposed windows are painted hardwood TGU (triple glazed) to cloesly match the existing window profiles, colour and finish.

• It is noted that the referenced applications for replacement windows at 14 Cholmeley Park on page 3 are for replacement timber windows – in a style and opening method to match the existing.
14 Cholmely Park submitted one typical detail for the three windows being replaced.

Environmental benefits
• It is accepted that the replacement windows here will deliver benefits in terms of greater thermal efficiency which would be given some weight when considering such a planning application, in specific mindful of Haringey’s Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.
The proposed windows are painted hardwood TGU (triple glazed unit) to closely match the existing window profiles, colour and finish. The U value is approx 0.9 significantly better than a DGU (double glazed unit).

• As such installing triple glazing to achieve greater U values to help insulate the building’s fabric prior to installing an air source heat pump may be supported, given the age/ character of this property, subject to

understanding/ assessing the profile of such windows.
The proposed windows are painted hardwood TGU (triple glazed unit) to closely match the existing window profiles, colour and finish. The U value is approx 0.9 significantly better than a DGU (double glazed unit).

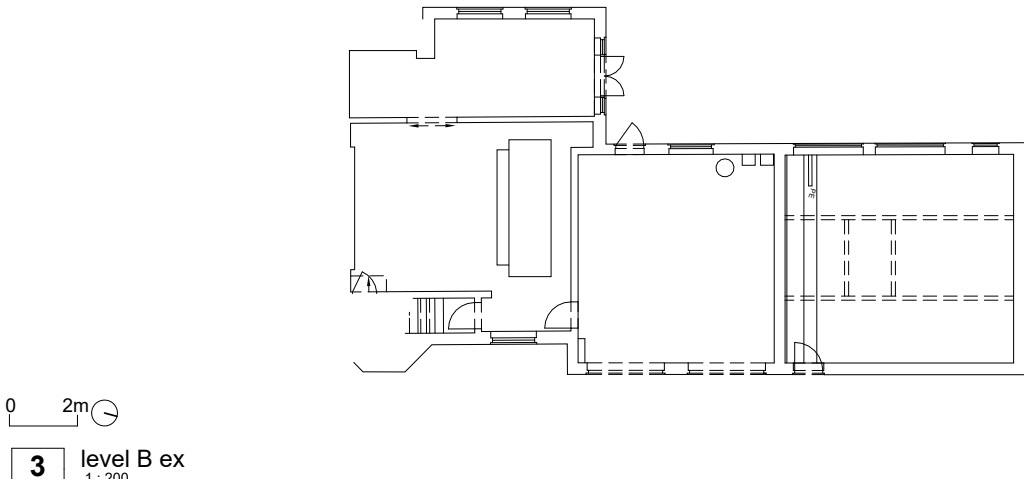
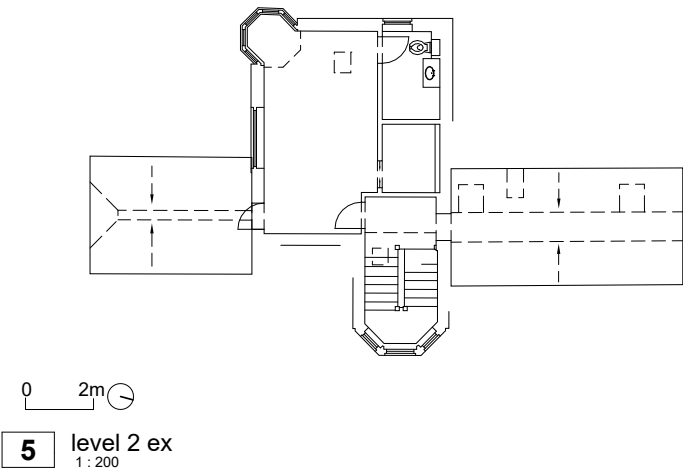
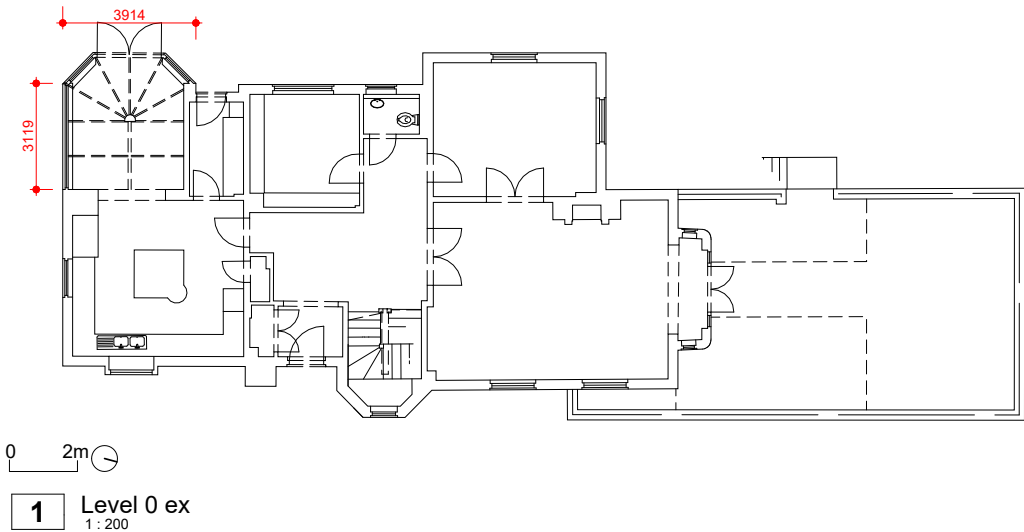
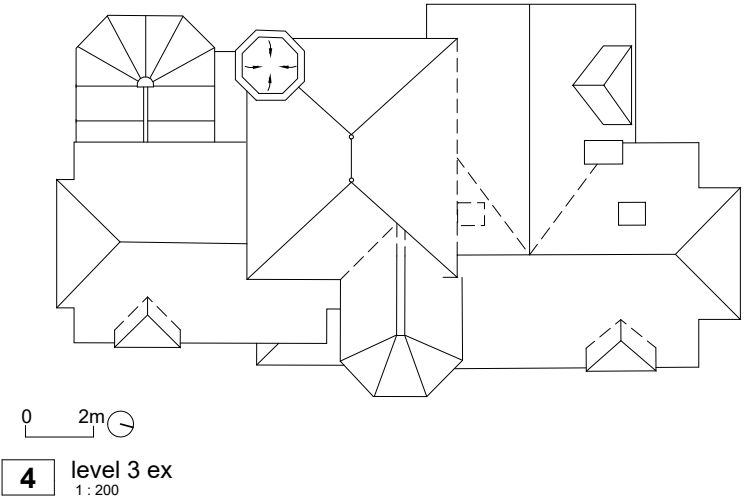
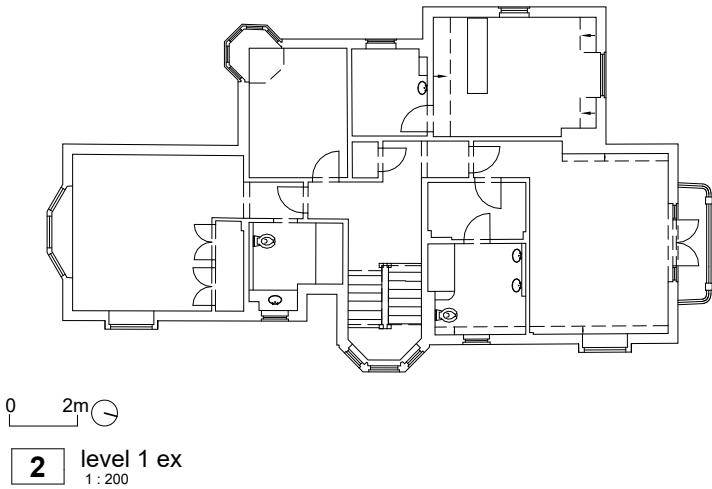
1. A completed householder application form available via the Planning Portal)
Submitted
2. Location plan at a scale of 1:1250 with a red line around the site in question.
Submitted
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
Submitted
4. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a ‘streetscene elevation’ showing the relationship with the neighbouring buildings.
Submitted
Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.

(Note: With applications for windows a property elevations or photographs of the whole of the property can be submitted, Submitted with the windows to be replaced numbered to correspond with window elevations.
Submitted
All window elevations to be replaced should be drawn at a scale of 1:10 or with all dimensions clearly annotated and a cross-section submitted at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars).
A typical detail has been submitted as there are 40 windows and 3 doors to be replaced and 14 Cholmely Park submitted one typical detail for three windows being replaced.

5. Planning Application Fee.
Submitted
6. Heritage Statement
Heritage Statement included in this design statement. “No 21. is currently considered to have a neutral impact on the significance of the Conservation Area.” No heritage assets will be affected by the proposal.

EXISTING PLANS

.REFER TO ELEVATIONS FOR WINDOW REFERENCES:



EXISTING ELEVATIONS

.EAST (STREET)

15 x windows
1 x door



1 EAST street Windows existing
1 : 100

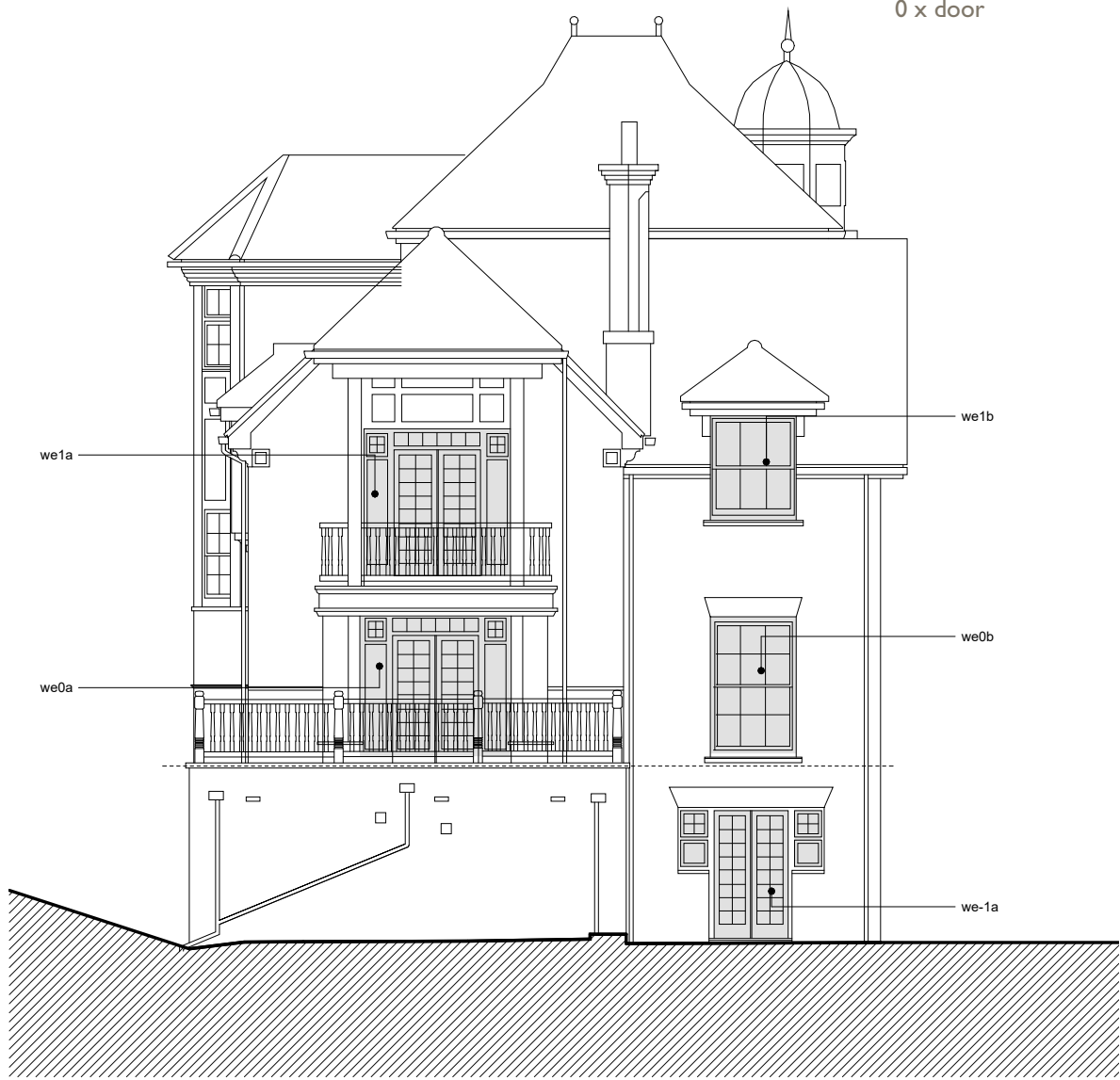
.WEST (REAR)
22 x windows
2 x door



1 WEST rear elev Windows existing
1 : 100

.NORTH

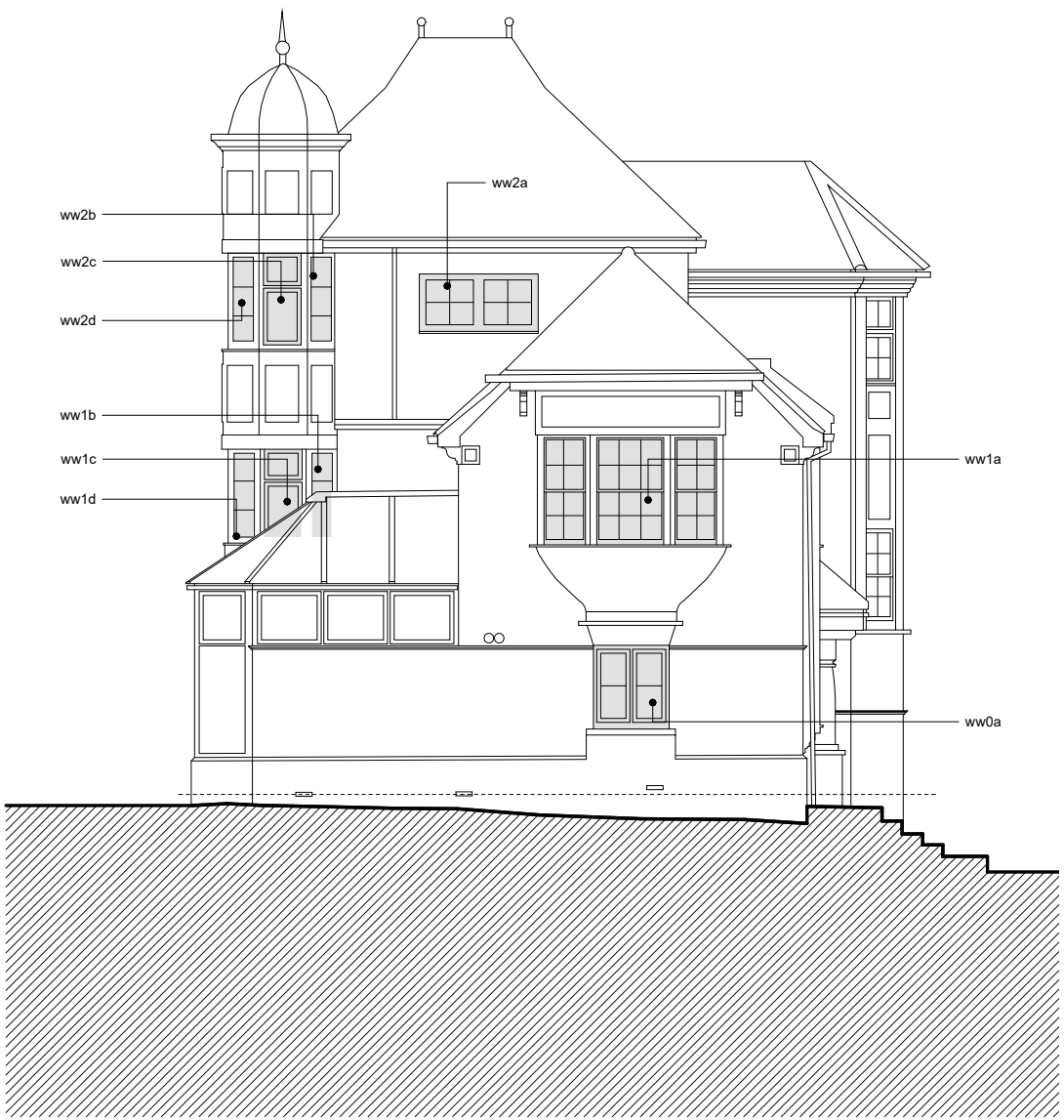
2 x windows
3 x door



1 NORTH elev Windows existing
1 : 100

.SOUTH

9 x windows
0 x door



2 SOUTH elev Windows existing
1 : 100

Householder Planning

PROPOSED ELEVATIONS

.EAST (STREET)

replace 14 x windows

The proposed window frames are:

- painted hardwood timber with modern TGU (triple glazed units) to closely match the existing thickness
i.e. 28mm (16-20mm existing).
- The thermal performance of the new window units will be a significant improvement and the aesthetic appearance will be almost identical to the c1993 windows.
- Assume typical 28mm IGU = $0.9\text{W/m}^2\text{K}$

.CONSERVATION

- Material, and proportions of frames, casements and panes to closely match existing sashes.
- White painted timber frame fixed lights or opening casement windows as indicated.
- Slim profile double glazed TGUs (28mm)
- Narrow glazing bars / muntins / astragals to match existing.
- Note: some glazing bars removed where original fenestration pattern too dense.
- Opening size, head and cill profiles all to closely match existing.
- Softcoat I.I Low E as standard on E,S,W elevations.



.WEST (REAR)

replace 18 x windows

The proposed window frames are:

- painted hardwood timber with modern TGU (triple glazed units) to closely match the existing thickness
I.e. 28mm (16-20mm existing).
- The thermal performance of the new window units will be a significant improvement and the aesthetic appearance will be almost identical to the c1993 windows.
- Assume typical 28mm IGU = 0.9W/m2K

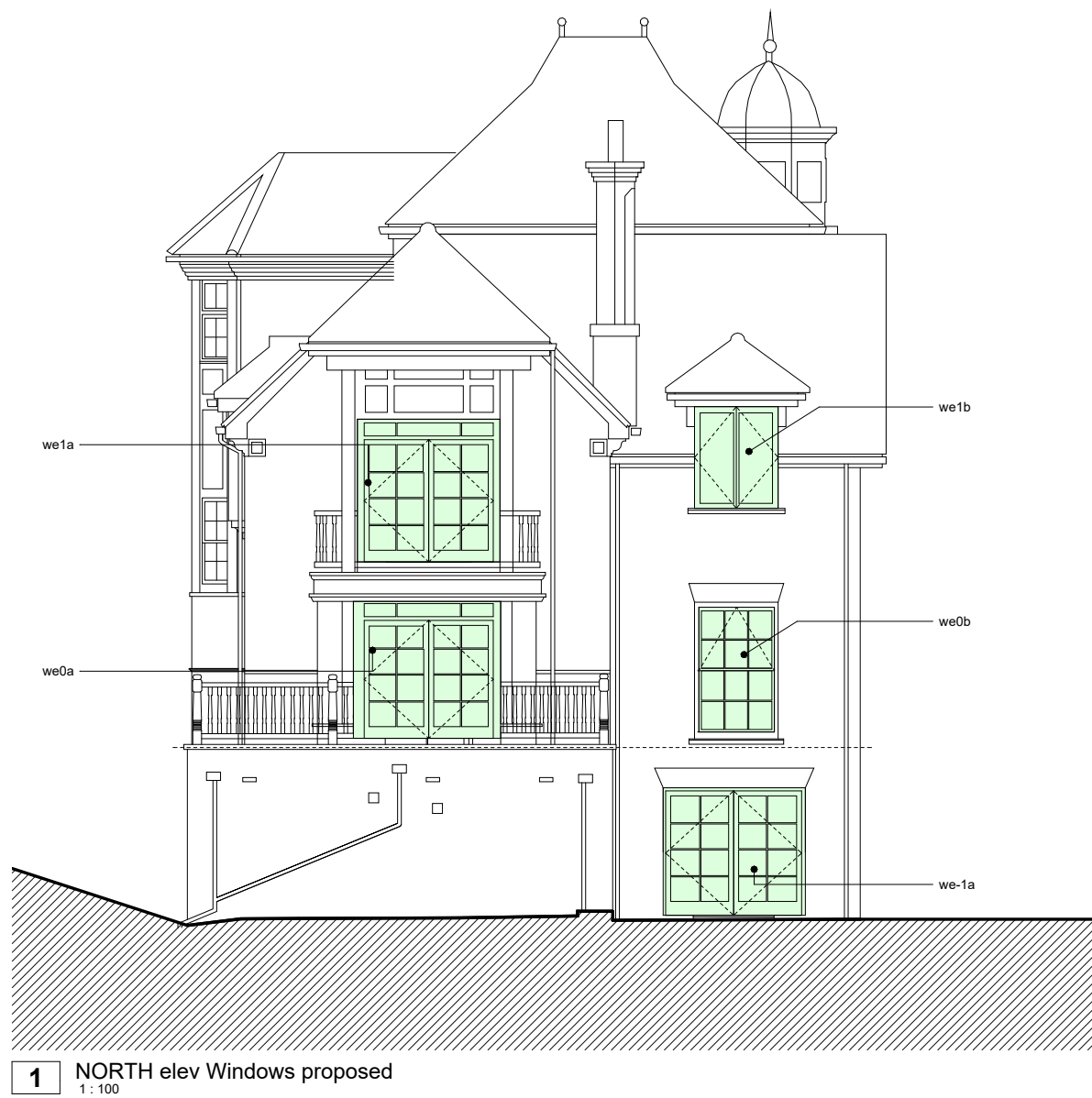
.CONSERVATION

- Material, and proportions of frames, casements and panes to closely match existing sashes.
- White painted timber frame fixed lights or opening casement windows as indicated.
- Slim profile double glazed TGUs (28mm)
- Narrow glazing bars / muntins / astragals to match existing.
- Note: some glazing bars removed where original fenestration pattern too dense.
- Opening size, head and cill profiles all to closely match existing.
- Softcoat I.I Low E as standard on E, S, W elevations.

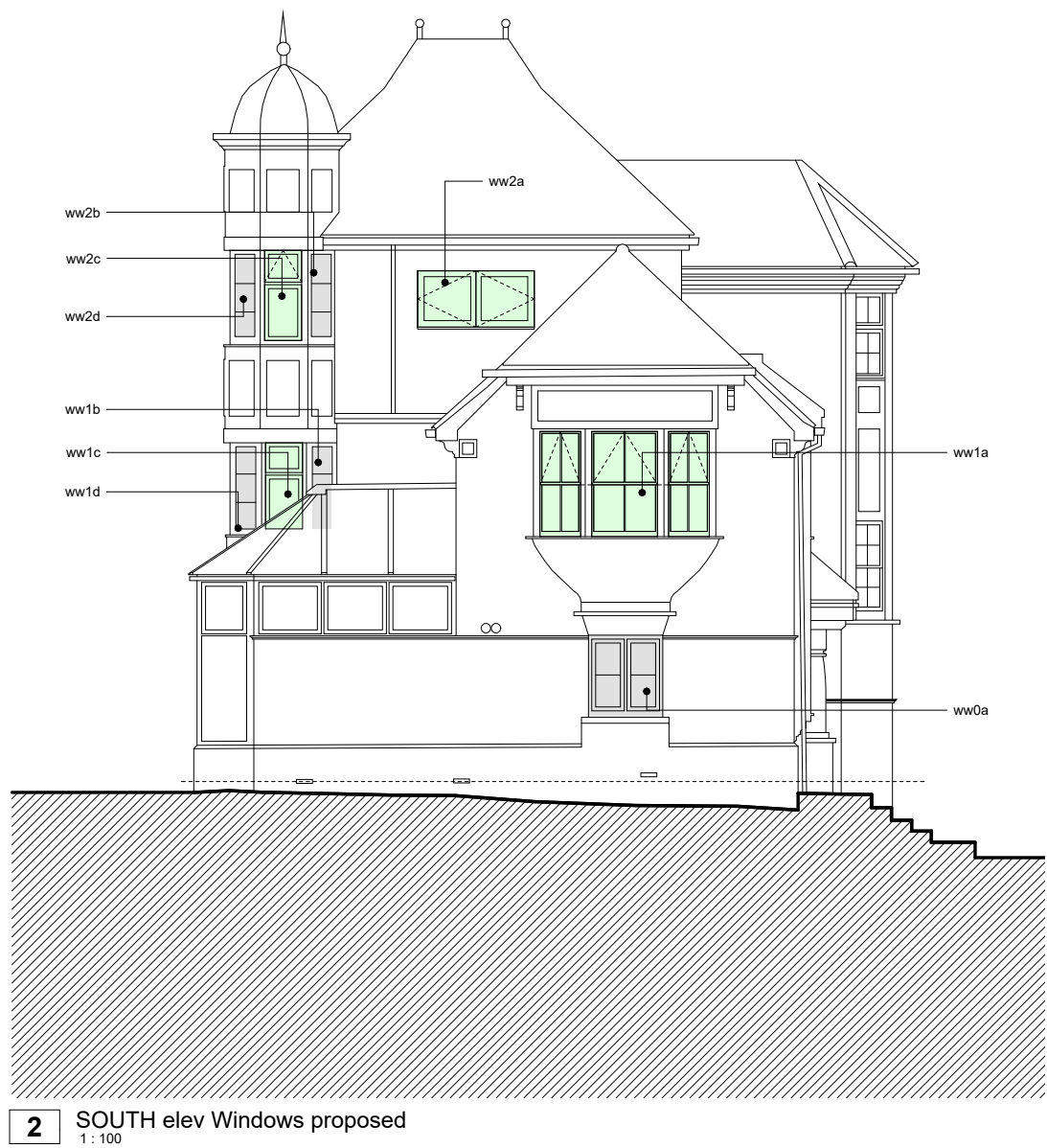


1 WEST Rear elev Windows proposed
1:100

.NORTH
replace 5 x windows



.SOUTH
replace 6 x windows



WINDOW DETAILS

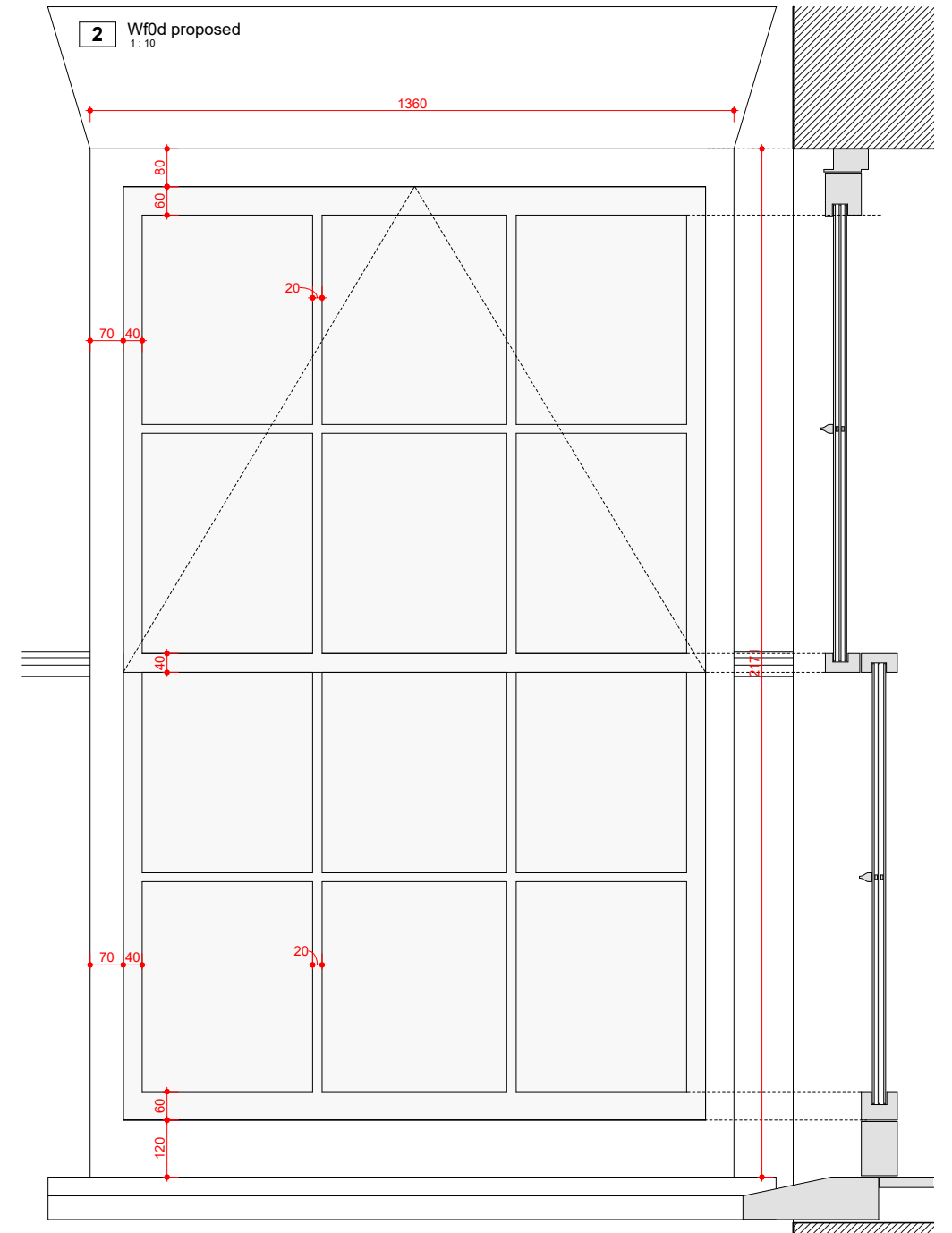
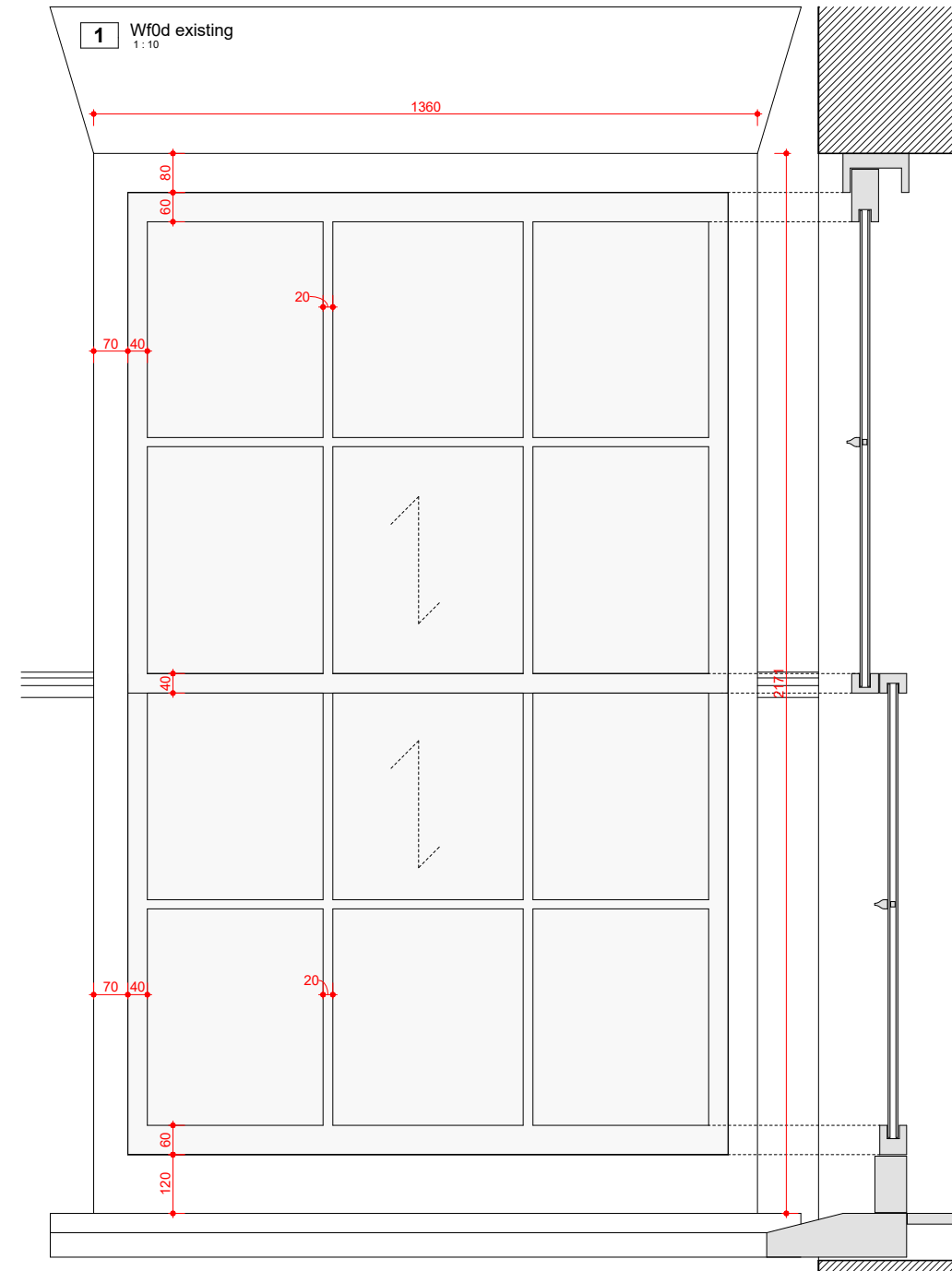
Wf0d - typical window drawings 1:10

The proposed window frames are:

- painted hardwood timber with modern TGU (triple glazed units) to closely match the existing thickness i.e. 28mm (16-20mm existing).
- The thermal performance of the new window units will be a significant improvement and the aesthetic appearance will be almost identical to the c1993 windows.
- Assume typical 28mm IGU = 0.9W/m2K

.CONSERVATION

- Material, and proportions of frames, casements and panes to closely match existing sashes.
- White painted timber frame fixed lights or opening casement windows as indicated.
- Slim profile double glazed TGUs (28mm)
- Narrow glazing bars / muntins / astragals to match existing.
- Note: some glazing bars removed where original fenestration pattern too dense.
- Opening size, head and cill profiles all to closely match existing.
- Softcoat I.I Low E as standard on E,S,W elevations.



HERITAGE STATEMENT

Highgate Conservation Area Appraisal Document (Page??)
There is a short paragraph about Parklands, which describes it as “a pastiche ‘post-Arts & Crafts’ style”.

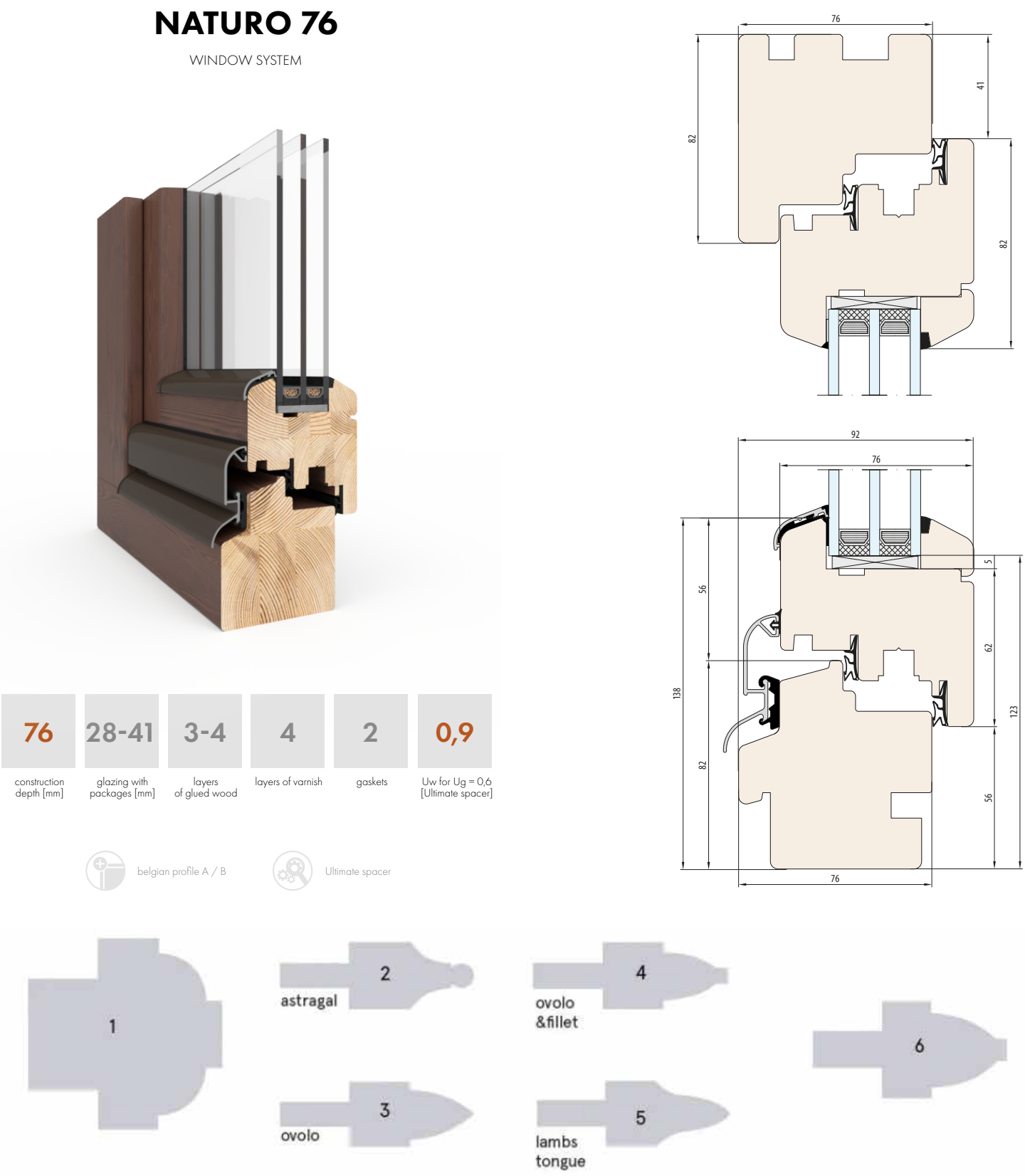
Preapplication advice (PRE/2023/01290

- No 21. is currently considered to have a neutral impact on the significance of the Conservation Area. The architectural quality, detailing and existing materials of the buildings at Parklands are deemed to be a sympathetic integration within the historic environment of the Conservation Area which were designed so that the development would not harm to the significance of the Conservation Area. Accordingly, it is important to ensure that any proposed alterations retain the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.
- The existing windows are c1993 and are failing painted softwood DGUs. The proposed change to upgrade 40x windows and 3x doors retains the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.

- It is accepted that the replacement windows here will deliver benefits in terms of greater thermal efficiency which would be given some weight when considering such a planning application, in specific mindful of Haringey’s Climate Change Action Plan (HCCAP) and the objective to be net zero carbon by 2041.
- The proposed windows are painted hardwood TGU (triple glazed unit) to closely match the existing window profiles, colour and finish. The U value is approx 0.9 significantly better than a DGU (double glazed unit).

- As such installing triple glazing to achieve greater U values to help insulate the building’s fabric prior to installing an air source heat pump may be supported, given the age/ character of this property, subject to understanding/ assessing the profile of such windows.
- The proposed windows are painted hardwood TGU (triple glazed unit) to closely match the existing window profiles, colour and finish. The U value is approx 0.9 significantly better than a DGU (double glazed unit).

Conclusion
The replacement windows proposed match the existing in terms of material, finish, style and detailing, and so preserve the appearance and character of the host building and the Highgate conservation area. They retains the existing design and material quality which defines 21 Parklands and its group within the Conservation Area.



J FOSTER ARCHITECTS

J Foster Architects is a London-based practice founded in 2014 from a passion for the design and craft of delightful and durable buildings and spaces. We have significant experience delivering a growing portfolio of completed works.
‘As little design as possible’, Dieter Rams
The client’s brief underpins our approach and uniquely frames the ambitions and aspirations for each project. We harmonise their needs with the site, context, spatial programme, material palette and most importantly, the budget.

Architecture
We deliver architectural design and management services across all the RIBA project work stages – from concept design and planning, through detailed design and construction until completion and post-occupancy. We have worked in a diverse range of sectors – from public realm to commercial retail and offices, multi-dwelling and private, one-off houses. We have a proven track record in designing for constrained and sensitive sites.

Services
The RIBA Project Work Stages can be offered as a whole package for the duration of a project or tailored to suit specific client requirements. We add tangible value to every project stage, delivering innovative, intelligent and stimulating designs and refined architectural solutions.

- RIBA Project Work Stages 1-6
- Stage 0 - Strategic Appraisal
 - Stage 1 - Design Brief
 - Stage 2 - Concept Design
 - Stage 3 - Preapplication/Planning/Lawful Development
 - Stage 4 - Technical Design
 - Stage 4b - Detail Design
 - Stage 4c - Tender
 - Stage 4d - Contract
 - Stage 5 - Construction/Contract Administration

We carry out a site visit and consultation for new clients and develop a project outline and fee proposal letter based on this. Our process engenders a strong working relationship from the outset to achieve the best possible results.

Sustainability
We are advocates of sustainable approaches to architecture and the myriad social, economic and environmental benefits. We try to include natural daylight, passive technologies, sustainable materials and elegant working details to make a virtue out of the pragmatic. The Circular Economy informs our approach to each project and we consider the lifecycle costs. Our aim is to minimise energy input, energy use, and environmental impact.

Masterplanning and Urban design
We have significant experience delivering larger, more complex urban projects. Our urban regeneration experience involved weaving contextual modernism into whole urban blocks with listed/conservation elements at their core. Sustainability and ecology was integral to the architecture, as was the structural and services design, the public realm hard landscaping, and architectural and amenity lighting. We have working relationships with some of the leading consultants in these disciplines.

Consultation and Engagement
We believe that the design process enriches the end product and we evolve each project in close dialogue with the client, users and stakeholders. We have a wealth of experience of one-on-one consultations at Ask an Expert at the Homebuilding and Renovation Show, as well as Ask an Expert at the The Grand Designs Show. We also took part on the expert panel on the main stage at the Grand Designs Show. On our most sensitive heritage projects, design clinics, informal meetings and charrettes is a great way to engage with neighbours and the wider community.

Research and Education
Research and Development is a cornerstone of the practice methodology. Cutting edge computer technology and visualisation software with enhanced BIM capabilities together with robust workflows and iterative feedback systems ensures design quality is maintained and continuously improved. In this way value is added for our clients. We are implementing BIM Level 2 in line with BS 1192.

Links with education are crucial and Jeremy has been a guest Lecturer at Sheffield Hallam Institute of the Arts and a guest critic at the CASS, London. He also sits on the Design Review Panel for Islington since 2017.

People
Jeremy Foster founded the practice in 2014 with a growing portfolio of residential work as well as retail, office and public realm. He lives and works in Islington. Whilst at Eric Parry Architects he worked on a portfolio of residential, commercial, retail and CAT A office buildings of the highest calibre for Clients including Scottish Widows, Stanhope and The Crown Estate, namely the award winning One Eagle Place (BCO Award 2014) and 50 New Bond Street (RIBA Award 2012). He also worked for Simpson Haugh on One Blackfriars, a 48 storey tower by Blackfriars Bridge and at Patel Taylor on their 39 storey Tower at Southbank Place for Canary Wharf Contractors.

Contact
J Foster Architects Ltd
110 Regent Studios
1 Thane Villas,
London
N7 7PH

t: 07974662637
e: info@jfoosterarchitects.co.uk
w: www.jfoosterarchitects.co.uk



www.jfoosterarchitects.co.uk

t. +44 (0) 7974 662637
e. info@jfoosterarchitects.co.uk
210 Regent Studios, 1 Thane Villas
London N7 7PH Reg. 9041297