

### Design and access statement

This is a planning application to replace obsolete windows at Flat 17, Southwood Hall, Muswell Hill Road, London, N6 5UF, with new ones of similar appearance.

#### Design:

The flat is one of 12 leasehold flats within the block, and is part of an estate built in the 1930s, originally with single-glazed metal-framed Crittall windows. There are around 50 flats in blocks of similar design and age.

On the estate, the large majority of flats have had their windows replaced with double glazed units of various, inconsistent designs and materials, mainly uPVC.

In this flat's building, 7 flats have had their windows replaced, while 5, including the subject of this planning application, retain Crittall Windows. These are in poor condition: many do not close fully, with rust, black mould, cracked windows and deformation to the metal frames. They suffer from extensive condensation in winter.

We propose to replace the windows and one glazed balcony door in this flat with new, metal-framed, double-glazed units, fitted into the existing wooden frames. The proposed units are The Heritage Window Company's aluminium-framed windows, which are designed as replacements for steel Crittall windows. Full details in attached document.

This approach has been recommended by the proposed contractor, and developed in consultation with, and the full support of, the board of directors of the freehold management company, as an intervention that retains as much original material as possible (i.e. the wooden frames and sills) while still replacing the existing Crittall windows and frames with units that meet modern energy efficiency standards.

The new windows will have the same pattern of glazing bars, openings and sizes as the Crittall windows, and have thinner frames than uPVC windows, so the change in appearance will be negligible. The balcony door will have a slightly different pattern of glazing from the existing door, but this is on a narrow alleyway to the rear of the building and is not visible from the street; existing uPVC replacement balcony doors on other flats are in any case of inconsistent designs.

The contractor (The Heritage Window Company Ltd) specialises in sensitive replacement of windows in conservation settings. The contractor has previously worked on another flat on the estate, for which planning permission was granted in 2019 (planning application HGY/2019/2267).

The proposed works have been approved by the freehold management company, Southwood Hall Management Company Ltd, with formal consent provided.

#### Access:

The proposed works do not make any change to access requirements.