

DESIGN STATEMENT FOR WINDOW REPLACEMENT

122 Hewitt Avenue N22 6QE

Date: 20 February 2026

Prepared by: Regina Kertapati, Senior Architect (ARB no. 111002A)

Executive summary

The applicant, Regina Kertapati, of 122 Hewitt Avenue London N22 6QE seeks consent from the London Borough of Haringey to replace 6nos existing single glazed timber sash windows with 'like-for-like' double glazed timber framed sash windows.

The applicant is the homeowner seeking changes to their home. The home is a single dwelling which is owner-occupied.

The following documents are enclosed:

1. Standard application form
2. Design Statement (this document)
3. Location Plan at 1:1250 scale
4. Site Plan at 1:500 scale
5. Elevations at 1:100 scale
6. Site photographs
7. Ownership certificate and notices
8. Agricultural land declaration
9. Application fee

The site

The building is an existing two-storey attached terrace dwelling with brick façade located at no 122 Hewitt Avenue. The building is occupied as a single dwelling. Many decorative features of the original design remain intact including the original exposed brickwork, low brick boundary wall with cast iron railing and gate, and recessed porch. Since taking ownership in May 2023, conscious effort has been provided to repair and maintain the original external fabric where possible to avoid decay and degradation.

The site is located within the Noel Park Conservation Area and Article 4 Direction Boundary.

Current condition

The building's front façade facing towards Hewitt Avenue currently has 5nos windows each is a single glazed timber sash window. The rear façade has 4nos windows - 3 out of 4 of these windows have been replaced with double glazed windows (including 2nos timber framed sash windows) under previous ownership. There is still 1no sash window on the rear façade which is single glazed.

The single glazed sash windows are in working condition, however, are difficult to open and close. The timber frames and cills are showing signs of rot (externally). Internally mould has developed on the frames due to excess condensation. Due to their poor thermal performance these windows contribute to significant heat loss leading to excess energy use in order to heat the home to a comfortable temperature.

Proposed changes

Due to the reasons above, the property owners would like to replace the 6nos windows mentioned above with 'like-for-like' timber framed double glazed units. As an alternative option, installation of secondary glazing was considered, however, it was concluded that this would be impractical and wouldn't offer the same high-quality finish and airtightness as a double-glazed unit which will include discreetly integrated seals.

The Noel Park Conservation Area Appraisal and Management Plan notes that the installation of double-glazed units is acceptable provided they replicate the original frame profile.

The six windows to be replaced are:

- A. Front of house, upper floor, main bedroom
- B. Front of house, upper floor, main bedroom
- C. Front of house, upper floor, main bedroom
- D. Front of house, ground floor, living room
- E. Front of house, ground floor, living room
- F. Rear of house, ground floor, dining area

Proposed window specification and technical details

The proposed new windows will be manufactured and installed by

North London Box Sash <http://www.northlondonboxsash.com>

Window specification

- FENSA certified, slimline double glazed timber sash windows
- 100% redwood hardwood, FSC timber
- Discrete heritage trickle vents
- Conservation area 'like-for-like' frames, 35 mm midrails and 22 mm glazing bars
- Argon filled double glazing units of 4mm glass, 12 mm gap and 4mm glass
- Low-E glass to reflect heat in at winter and reflect heat from sun out in summer
- Up to 4 x more thermally efficient than single glazed windows
- Teknos 4 coat spray finish, painted RAL 9016 white satin
- Factory finished microporous painted joinery for flexible, durable, breathable finish
- Bacterial, Mould and UV resistant
- Fully draught proofed sashes with Schlegel design gaskets.
- Internally beaded sashes
- Long life UK manufactured waxed sash cord.
- Replicate profiles of historic windows including profiles, glazing bars, and horns.
- Fitting includes new weights, cords, draught-proofing, and beading.
- Replace window ironmongery including surface fastener, sash locks, and finger lifts.

Heritage statement

Located within the Noel Park Conservation Area the building was built in the early 1900s as part of the Noel Park estate. It is part of a series of model homes developed by the Artisans, Labourers and General Dwellings Company in the area's unique richly decorated style.

The proposed new windows will be designed and manufactured to carefully match the original design. As per the Noel Park Conservation Appraisal and Management Plan the new windows shall:

- Replicate all dimensions including the thickness and profile of frames and sash horns, the configuration, thickness and profile of glazing bars.
- Replicate the original frame profile.

With consideration for the above, the new windows will have no impact on the character of the Noel Park Conservation Area.

END OF STATEMENT

SITE PHOTOS

The six windows to be replaced are:

- A. Front of house, upper floor, main bedroom
- B. Front of house, upper floor, main bedroom
- C. Front of house, upper floor, main bedroom
- D. Front of house, ground floor, living room
- E. Front of house, ground floor, living room
- F. Rear of house, ground floor, dining area

Photos taken on 19/02/2026

FRONT ELEVATION



REAR ELEVATION

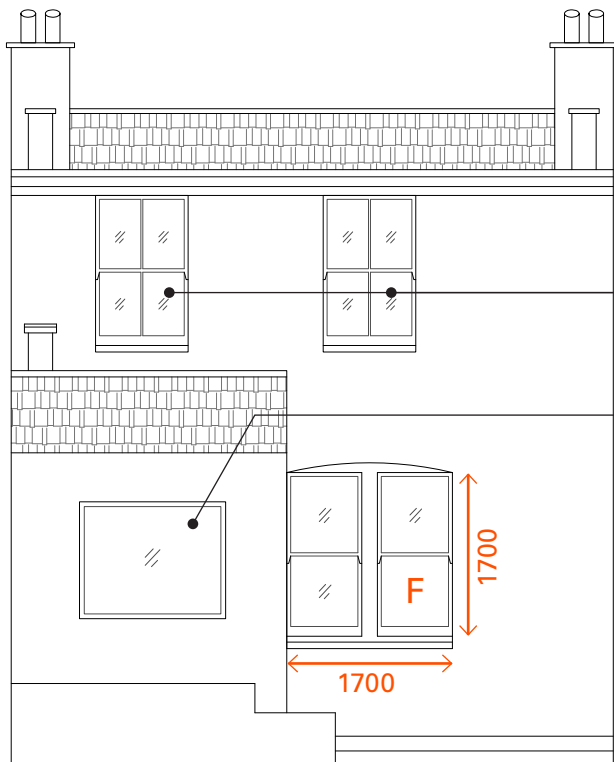




FRONT ELEVATION

The six windows to be replaced are:

- A. Front of house, upper floor, main bedroom
- B. Front of house, upper floor, main bedroom
- C. Front of house, upper floor, main bedroom
- D. Front of house, ground floor, living room
- E. Front of house, ground floor, living room
- F. Rear of house, ground floor, dining area



REAR ELEVATION

122 Hewitt Avenue, London N22 6QE

Front & Rear Elevations

Existing & Proposed Elevations

Drawing 1/1. 20 Feb 2026

SCALE: 1:100



SASH BOX WITH SOFT SEAL 145mm

