

DESIGN and HERITAGE STATEMENT

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40 Granville Court, Mount View Road, N4 4JL

Project #: 1409

25th February 2026

"Replacement of whole fenestration"



Prepared by:

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1. PROJECT PARTICULARS

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2. INTRODUCTION

This document is to support an application for replacement of the window of the property located at 40 Granville Court.

It has been prepared by KIMA Design & Build and is submitted on behalf of the leaseholder of the property.

Permission is sought for the replacement of windows to the only elevations facing the inner court. This is to improve thermal efficiency and replace outdated and damaged fittings.

The intention is to replicate design and colour with a different material preserving the appearance.

This document is to be read in conjunction with the following drawings and information:

1409-010-(EX)-Existing Plan

1409-011-(EX)-Existing Elevation

1409-020-(EX)-Existing Window Schedule

1409-021(EX) -Existing Window Details

1409-Proposed Window Details

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3. BUILDING and PLANNING POLICIES

The building is located within Stroud Green conservation area at the cross between Mount View Road and Granville Road

It is a purpose-build mansion block built in the 30s in art deco style with red brick. Round bow windows are finished with red tiles. Windows are white single-glazing Crittall style fixed on a timber frame.

The flat is located at the top floor facing the internal yard.



Figure 1 Aerial view from South with flats highlighted in red

There is no appraisal for the conservation area.

Planning policy map policies and Strategic Policies 2013 – 2026 refer to Policy CSV1 from the Haringey Unitary Development Plan (2006):

Development in Conservation Areas:-

“The Council will require that proposals affecting Conservation Areas:

- a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;
- b) recognise and respect the character and appearance of Conservation Areas;
- c) protect the special interest of buildings of architectural or historic interest.

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Policy DM9 “Management of the Historic Environment” from the Development Management DPD July 2017:

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
- b Character appraisals and management plans or other guidance, where they are available;
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
- g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The conservation area is described in the “Proposed Stroud Green Conservation Area” by Mike Dunn (Haringey Council Conservation Officer):

“The late 19th-century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area. The triangular area enclosed by Stroud Green Road and the Haringey/Islington border to the south and west, Mount View Road to the north-west, and the railway line to the east, includes a significant variety of 19th-century house types. These range from elegantly crafted artisans' cottages to Gothic-revival and Italianate-renewal terraces, to Queen Anne style semidetached houses.”

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4. EXISTING WINDOWS

The flat is located at the top floor with all the windows facing the internal yard and they are not visible from the street.

Existing window are Crittal steel window F Series with single glazing.

The condition of the current fittings is poor.

Glazing putting compound is missing and brittle.

Steel frame is damaged and paint flaking.

Closing devices are not working properly.

Timber surrounding frame is decaying and water enters the property damaging sill and surrounding walls.



Figure 2 View of the South Elevation



Figure 3 External view of the windows



Figure 4 Internal detail of the window



Figure 5 External detail with projecting hinge

5. PROPOSAL

While refurbishment of the existing windows is possible, it is not recommended. Refurbishment of existing steel windows is expensive and it is required regularly to keep the fitting in good working order. Additionally, single glazing steel windows fall short of current energy saving requirement as set by Building Regulation Part L.

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Upon visit at the property it is evident the general disrepair of the current windows. Additionally a few uPVC windows, unsympathetic to the building fabric, have been fitted in other properties.



Figure 6 uPVC window installed in the block

The proposal is to fit Benenden slimline profile Conservation range manufactured by The Heritage Window Company

This series has been designed to march the aesthetic of traditional steel windows and provide an upgrade for period properties that would meet modern energy performance.

They have a ultra-slim profile of 39mm for maximum sightlines, and argon filled double glazing achieving an U Value of 1.5 W/m²K which is compliant with current regulation.

Furthermore, they are PAS24 rated with a modern multipoint locking system.

The polyester powder coat would be white to match the existing windows in the building. They will be fitted with dummy projection hinges to match the existing hinges and preserve the building appearance

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Figure 7 Benenden slimline profile Conservation with dummy hinges next to an old steel window

A new white painted timber frame would be installed to replace the existing one, like for like.

Additionally, they would not require the same maintenance of steel windows ensuring a long lasting look to the building.

6. IMPACT

The proposed rear extension will have almost no impact on the appearance of the Conservation Area as it will not be visible from the street and it will match existing windows.

Nevertheless, the value of an Art Deco building, the existing rationale for establishing the conservation area does not refer to this style of buildings and refers only to Victorian domestic architecture, artisans cottages, Gothic-revival and Italianate-renewal terraces, and Queen Anne style semi-detached houses. While the building has a positive impact to the area it cannot be considered a designated heritage asset. Additionally the impact of the proposals on that significance will be negligible.

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The proposals is sympathetic to the architectural style, scale, proportions, materials and details of the host building. No real alteration is proposed and the windows will retain the architectural style, scale, proportions, materials and details of the host building as originally designed.

The proposal is parts of measures to mitigate and adapt to climate change improving the flat performance and reducing energy consumption.

It is considered the replacement of window will no detract from the character and appearance of a Conservation Area and its setting.

7. CONCLUSIONS

Considering that:

- Proposed window would match existing aesthetic
- Energy efficiency of the flat would be improved
- The proposed window would maintain their aspect longer without requirement of regular maintenance
- Other flat had unsympathetic windows fitted
- the windows of flat 40 are not visible from the public domain
- To all intents and purposes the external appearance would be identical to that of the existing whilst the elevation will remain unchanged

It is deemed our proposal will meet Planning Control approval.