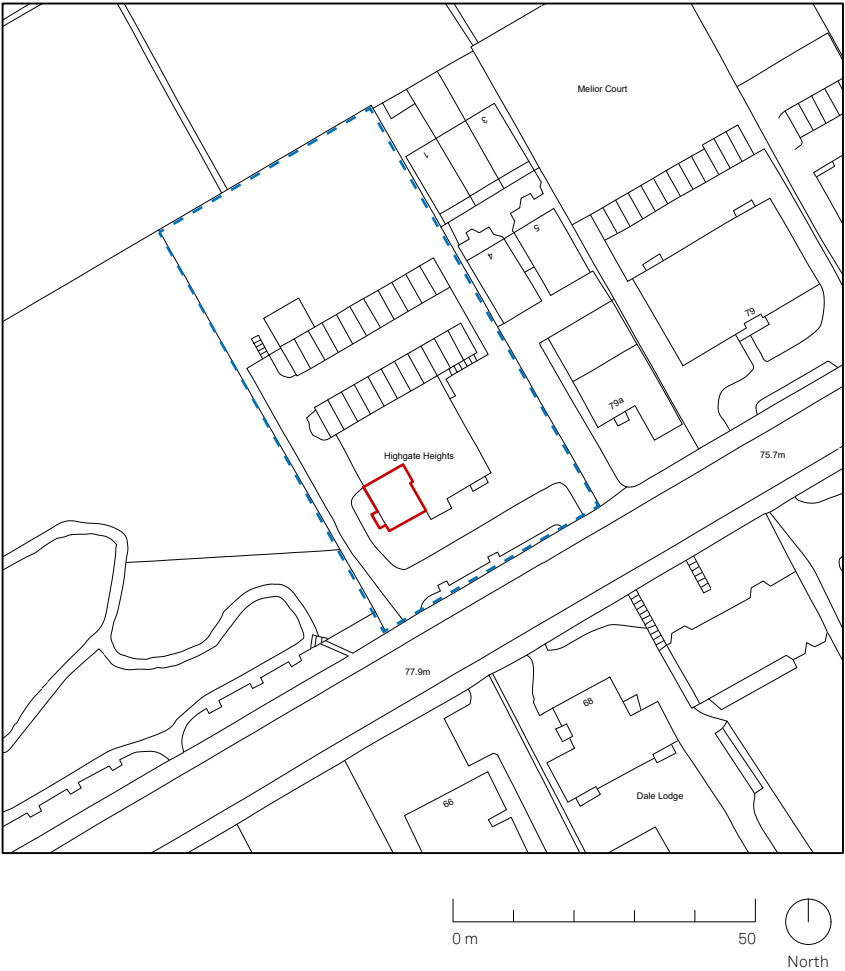


Design and Access Statement
Flat 1 Highgate Heights, 77 Shepherds Hill

1.0	Introduction	This application seeks planning consent for the replacement of windows and balcony doors for the apartment no. 1 located at Highgate Heights 77 Shepherds Hill, London, N6 5RF.
2.0	Site	The property is a ground floor one bedroom flat within the Crouch End conservation area. The general character of the immediate area is residential, showing a mix of Victorian houses and building blocks with pockets of green areas in between. Queen's Wood and Highgate Wood's parks stretch just behind the Highgate Heights building.
3.0	Planning history	Sept 2021 - HGY/2021/268 Replacement windows and patio doors of second floor flat no.10 only. Application permitted



OS site map showing Highgate Heights, 77 Shepherds Hill
Flat no.1 highlighted in red.
Site outline shown in blue.

- 4.0 Client brief

The client wishes to replace the existing obsolete windows, which are in poor condition, and have no trickle vents for background passive ventilation, causing constant condensation and black mould inside the property.
- 5.0 Existing

The internal layout of the flat is single storey, comprising an entrance lobby that provides access to the kitchen, the living space, the bedroom and the bathroom.



Photos of the building's façades
Flat no.1 highlighted in red



Front elevation showing inconsistency in the window frames within the same building



Side elevation showing inconsistency in the window frames within the same building



Photo of the existing window and balcony door showing poor condition of the frames and mould



Photo of the existing bathroom

6.0 Proposals

1. Glazing
- The existing windows present white frames externally; the proposed replacement ones would be matching the colour of the other frames on the other flats in the block. To improve the thermal efficiency of the glazing, a Velfac or similar spec has been selected, in line with the application granted to no. 10. These timber and aluminium composite windows will include trickle vents for background ventilation. The building management board has reviewed and approved the proposal.
2. Ventilation
- To improve the condensation issues, the installation of fans with heat recovery units has been proposed for each room. The building management board has also reviewed and approved the proposed specifications.



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7.0	Access	Unchanged.
8.0	Use	Unchanged.
9.0	Conclusion	The proposals aims to enhance the thermal efficiency of the existing envelope and to improve the ventilation and air quality of the space. These changes are sympathetic to the existing fabric and form of the original building, match the neighbours in the same block and have no detrimental effect on the building or surroundings.



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