

Flats 2. Wren View, 75 Hornsey Lane, London, N6 5LH
Design Statement for replacement windows
Document reference 712 / DS / 1

1. Introduction

Wren View is a six storey building on Hornsey Lane containing 15 flats. The building was erected in the 1960's and is within the Highgate Conservation Area.

Although the building is not described as providing a positive contribution to the Conservation Area within The Highgate Conservation Area Character Appraisal and Management Plan, this mid century building nonetheless contributes to the attractive mix of Victorian, Edwardian and twentieth Century buildings within Hornsey Lane as testament to the evolution of London residential design.

This application is for the replacement of the two existing windows to studio flat 2 which is a ground floor flat windows on the rear elevation of the building. The reason for the window replacement is because the timber widows are severely dilapidated and beyond repair



Front elevation



rear elevation

flat 2

2. Proposed replacement windows

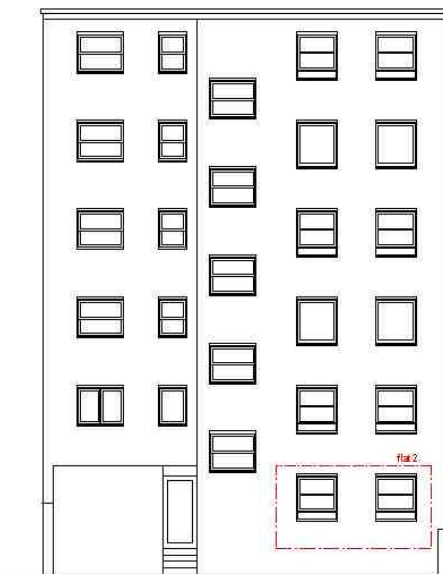
The existing windows have an unusual casement opening arrangement (top and bottom hung in a vertical arrangement above a bottom fixed light) which are not a suitable window opening method. It is therefore proposed to replace the windows with those similar to previous replacement windows to flats 8 and 14 above which have similar window proportions. This will also provide a balanced vertical composition for the whole window arrangement to windows on this dominant façade of the rear elevation.

By using the same window manufacturer and window type , Rationel Windows AuraPlus Combination windows or similar, a match to the existing frame appearance will be achieved. It is proposed that the external colour of the windows will match (RAL 8019).

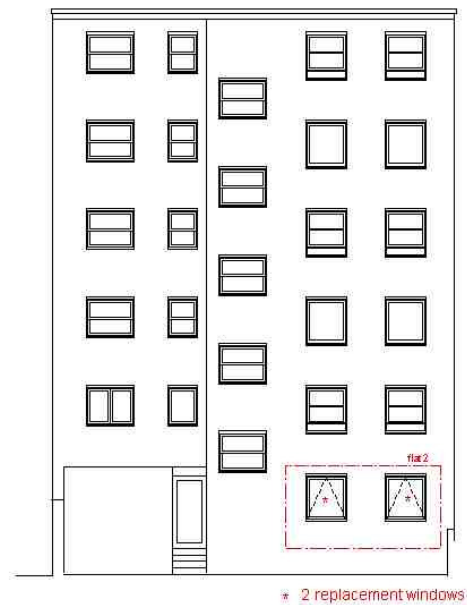
Previously installed aluminium faced
new windows to flat 8 with
“RAL 8019 grey brown” polyester
powder coating finish



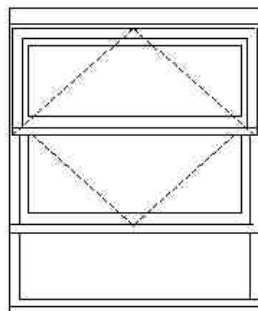
Existing window composition
and colour to flat 5 above
flat 2



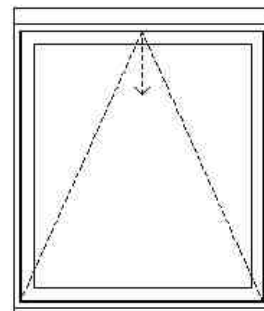
Existing rear elevation



proposed rear elevation



Existing windows



proposed window

3 Planning history regarding window replacement

Previous planning applications HGY / 2023 / 2848 for replacement windows to flats 7,10, 12 & 13

Previous planning applications HGY / 2024 / 0880 for replacement windows to flats 3

Previous planning applications HGY / 2023 / 1990 for replacement windows to flats 4

Previous planning approval HGY / 2013 / 1810 for replacement windows to flats 14

Previous planning approval HGY / 2013 / 1439 for replacement windows to flats 8

4 Planning Policies

National Planning Policy Framework (NPPF)

The window replacement proposals secure a high standard of design whilst preserving the existing window frame proportions. The proposals also enhance the appearance of the building and the surrounding area by re-establishing the original frame colour which provides contrast with the brickwork of the façade.

London Plan 2021 / HC1 Heritage, Conservation and growth

The window replacement design will improve the appearance of the rear elevation of the building.

London Plan 2021 / S1 Minimising greenhouse gas emissions

Changing the windows to double glazed windows that are able to be closed will result in a significant reduction of greenhouse gas emissions whilst also reducing the energy costs to the occupants which is now a major concern for households.

Highgate Neighbourhood Plan

The replacement windows preserve and enhance Highgate's unique character

Haringey Local Plan SP0 Sustainable development

The replacement windows significantly improves environmental sustainability

Haringey Local Plan SP11 Design

The replacement windows will significantly improve environmental sustainability

The replacement windows do not cause any loss of amenity to adjacent buildings regarding an overlooking problem.

Haringey Local Plan SP12 Conservation

The replacement windows will maintain the character of the building and the wider Highgate Conservation Area.