

Haringey Council London Borough

Planning, Regeneration & Economy
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

Marie France Helene Usher

Second Floor Flat D,
25 Crescent Road,
Hornsey, London,
N8 8AL

Reference: PP-14907666

Matter: Second Floor Flat D, 25 Crescent Road, London N8 8AL - Replacement Windows

04 May 2026

Design and Access Statement

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of five windows at Second Floor Flat D, Crescent Road, London N8 8AL (the "Property"). The Property is situated within a conservation area in the London Borough of Haringey.

The statement sets out the design rationale for the proposed works and demonstrates that the replacement windows will preserve the character and appearance of the conservation area.

2. Site and Context

The Property is a second-floor flat forming part of a residential building at 25D Crescent Road, Hornsey, London N8 8AL. It is located within a conservation area designated by the London Borough of Haringey.

The building is not listed. The Property is a flat and therefore does not benefit from permitted development rights, which is the basis on which this planning application is made.

The existing windows are not original to the building. They are double-glazed aluminium casement units installed by a previous owner or occupier. A number of the existing windows have deteriorated significantly: several are blown, warped, and no longer close properly, leaving noticeable gaps when shut. The windows are therefore in need of replacement on functional as well as aesthetic grounds.

3. Description of Proposed Works

It is proposed to replace the five existing double-glazed aluminium windows with double-glazed PVC-U casement windows of the same style, size, and configuration. The proposed windows have been specified as follows:

Location	Size (mm)	Style	Glazing	Additional Details
Kitchen (front right)	1010 x 1550	Casement, white PVC-U	Double glazed, A-rated	Georgian bar (single, white insert)
Living Area (front middle)	1010 x 1550	Casement, white PVC-U	Double glazed, A-rated	Georgian bar (single, white insert)
Living Area (front left)	995 x 1550	Casement, white PVC-U	Double glazed, A-rated	Georgian bar (single, white insert)
Bathroom (side)	765 x 1180	Casement, white PVC-U	Double glazed, A-rated	Obscure glass (Everglade), Georgian bar
Landing (rear)	930 x 1510	Casement, white PVC-U	Double glazed, A-rated	Georgian bar (single, white insert)

All windows will be supplied and installed by Anglian Home Improvements, who are registered members of FENSA (Fenestration Self-Assessment Scheme). Night vents (trickle vents) will be fitted to all units in compliance with Building Regulation requirements under Approved Document F.

4. Design Rationale

4.1 Like-for-Like Replacement

The proposed replacement windows are of the same casement style as the existing units and match them in size, configuration, and opening method. The replacement will not alter the size or arrangement of any window openings, and no new openings are proposed. The external appearance of the building will remain materially unchanged.

4.2 Material and Finish

The existing windows are aluminium and are not original to the building. The proposed PVC-U windows will be white, consistent with the existing units, and will not alter the visual character of the elevation. Georgian bar inserts replicate the existing glazing pattern.

It is acknowledged that PVC-U is a modern material. However, given that the existing windows are themselves a non-original aluminium replacement (not timber), the proposed works represent a continuation of the building's current material character rather than a departure from its original or historic fabric. The external appearance will not change.

4.3 Conservation Area Considerations

The application has been prepared with full awareness of the Property's location within a conservation area and the council's policies on window alterations. The proposed works are considered to satisfy the following criteria:

- No change to the size, shape, or arrangement of window openings
- No change to the external appearance of the building
- Replacement of non-original aluminium windows — not original timber or historic units

- Matching casement style, configuration, and white finish retained
- Works required on functional grounds due to failure of existing units

The applicant considers that the proposed replacement would not cause harm to the character or appearance of the conservation area and respectfully submits that planning permission should be granted accordingly.

5. Access

The Property is a second-floor flat. Installation will be carried out via scaffolding erected to the exterior elevation. No changes to pedestrian or vehicular access to the building are proposed. The installer (Anglian Home Improvements) has noted an additional elevation surcharge in their schedule of works reflecting the access requirements.

Access to any neighbouring land required for scaffolding erection will be arranged by the applicant in accordance with the Access to Neighbouring Land Act 1992 if necessary.

6. Relevant Planning Policy

The following policy framework has been considered in preparing this application:

- National Planning Policy Framework (NPPF) — Chapter 16: Conserving and enhancing the historic environment
- London Plan 2021 — Policy HC1: Heritage conservation and growth
- Haringey Local Plan Strategic Policy SP12 — Conservation of historic significance of heritage assets
- Haringey Development Management DPD — Design and conservation policies

The proposed works have been designed to comply with the above policy framework by ensuring no harm to the character or appearance of the conservation area and no loss of architectural or historic significance.

7. Conclusion

This statement has demonstrated that the proposed replacement of five windows at 25D Crescent Road represents a like-for-like replacement of non-original, deteriorating aluminium units with equivalent PVC-U casement windows of the same style, size, and external appearance.

The proposed works will not alter the character or appearance of the building or the conservation area. They are required to address the functional failure of the existing windows and to improve the thermal performance of the Property in line with current Building Regulations.

The applicant respectfully requests that planning permission be granted for the proposed works.

Signed: Marie France Helene Usher

