



Design & Access Statement

Flats 1-6, Marley Close, Stanmore Road,
Haringey, N15 3PY

01 – Introduction

This Design and Access Statement has been prepared in support of a planning application for the replacement of existing windows at Flats 1–6, Marley Close, Stanmore Road, Haringey, N15 3PY.

The proposal involves the removal of the existing timber casement windows across all elevations of the building and their replacement with new uPVC double-glazed casement windows. The proposed windows will replicate the existing proportions, opening configurations and colour to ensure a consistent, like-for-like appearance throughout the block.

The works are intended to improve the quality of accommodation for residents by enhancing thermal performance, improving energy efficiency and addressing ongoing issues associated with deterioration of the existing windows, including draughting, damp and mould.

Site Location:

Flats 1–6 Marley Close
Stanmore Road
Haringey
London
N15 3PY

02 – Site and Block Description

Flats 1–6 Marley Close is a three-storey residential building comprising six self-contained flats. Two flats benefit from direct access at ground floor level from the side elevations, with the remaining four accessed via a shared central entrance on the principal elevation.

The building is not listed and is not located within a Conservation Area or any other designated heritage designation.

03 - Recent Planning History

In 2023, planning permission was granted for the replacement of the existing timber windows with new timber double-glazed casement windows (Ref: HGY/2023/1023). That permission has since expired.

The current application maintains the same principle of window replacement but proposes uPVC windows instead of timber, reflecting updated considerations relating to durability, long-term maintenance and affordability. The proposed windows remain consistent in appearance, proportion and layout with both the existing windows and the previously approved scheme.

04 - Proposed Works

The existing timber windows are in a poor state of repair, with widespread deterioration, including rot to frames and operational failure. Repair or refurbishment is no longer considered viable.

The proposal seeks to replace all existing windows with high-quality uPVC double-glazed casement windows. The replacement windows will:

- Match the existing window proportions and overall layout
- Replicate existing opening styles where practically possible
- Be finished in a colour to match the existing appearance
- Be installed consistently across the entire block

The selection of uPVC provides enhanced durability, reduced long-term maintenance requirements and improved thermal performance, contributing to increased comfort for residents and reduced heating costs.

05 - Use

The proposal relates exclusively to the replacement of existing windows. The lawful residential use of the building will remain unchanged.

06 - Amount

The works relate exclusively to the replacement of existing windows. The amount of development will not be affected by the proposed works.

07 - Layout

The works relate exclusively to the existing window openings. The internal or external layout of the building will not be altered. Historic glazing patterns and window layouts will be replicated as closely as practically possible.

08 - Scale

The scale of development will remain unchanged. The proposed windows will be installed within the existing window openings. Reference should be made to the submitted drawings showing existing and proposed elevations.

09 - Landscaping

The proposal does not involve any alterations to existing landscaping. All existing hard and soft landscaping will be retained.

10 - Appearance

The proposed window profiles, opening lights, proportions and colour will match the existing. There will be no change to the established fenestration rhythm or the composition of the building elevations. The window finish will be smooth, non-glossy and discreet, ensuring that the appearance of the building is preserved and that no visual harm is caused.

11 - Access

The proposed works relate only to window replacement. Access arrangements to the building and individual flats will remain unchanged.

Conclusion

The proposed replacement windows have been carefully designed to preserve the existing character and appearance of the building. The works represent a like-for-like replacement in terms of proportions, configuration, colour and positioning, ensuring visual consistency across all elevations.

The proposal accords with relevant local and strategic planning policies that seek to secure high-quality design, improve residential amenity and support energy efficiency improvements to existing housing stock. The development will result in no harm to the street scene, neighbouring properties or residential amenity.

This minor application addresses ongoing issues associated with ageing and deteriorating windows at Flats 1–6 Marley Close, and will ensure safer, more comfortable and more energy-efficient homes for residents, whilst responding appropriately to the established character of the site and its surroundings.