

31 Cascade Avenue

London N10 3PT
Design and Access Statement

To support a planning application to Haringey Council.

Revision A
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Contact

Studio Hatcham Architects LLP
70 Cowcross Street,
London
EC1M 6EJ

T +44 (0)20 3394 0517
info@studiohatcham.com
www.studiohatcham.com

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1.0 Introduction

1.1 Existing Building

The existing building is an Arts and Crafts style, semi-detached residential property arranged over Ground, First, and Second (Loft) Floors. Located within the Rookfield Estate Conservation Area, the building displays characteristic period detailing throughout.

The front elevation is composed of red brickwork with an asymmetric layout, featuring multi-paned timber casement windows and a prominent Ground Floor bay window under a tiled canopy. The main entrance is set within a recessed brick archway, typical of the estate's cottage-style aesthetic. A pitched, tiled roof crowns the property, featuring a small rooflight to the front and a pitched dormer window to the side and rear.

The rear of the property is similarly finished in red brick with white multi-paned timber windows that echo the front facade. The ground floor opens directly out to a paved patio area, with a wide central door assembly framed by a shallow brick arch. The building line currently stands without any previous extensions, presenting its original, uniform flat profile to the rear garden.

The rear garden is primarily laid to lawn and artificial turf, accessed from the Ground Floor patio. It is well-screened by established trees and mature shrubbery along its boundaries, offering a relatively private and usable amenity space, though it remains restricted in its direct internal-to-external layout and connection.

1.2 Proposal

The proposed works are to improve the thermal performance of the building following a detailed analysis of its energy performance and heat loss.

The proposed strategy to achieve this includes insulating certain areas and replacing the existing glazing. This application seeks permission for:

- Replacement of all existing windows and glazed doors with double glazed timber casement windows, matching the existing colour, finish and glazing bar arrangements.
- Replacement of the existing front door to match the existing door.

The following document provides more detail on the above proposals.



Aerial photograph of the site
(Google maps)

2.0 Photographic Study

Photographs of the existing building. Notes below comment on the limitations of the building due to its age, heritage and aesthetics.



1. Heritage style glazing installed flush with external brickwork.
2. Solid brickwork walls with no insulation.
3. Inset porch with exposed soffit below bedroom.
4. Converted garage with timber doors fixed shut.



1. Converted roof space into room in roof with two dormers
2. Semi-detached property with two exposed walls and a shared party wall.
3. Cottage style appearance of property limits headroom and size of dormer extensions at roof level.



1. Mixture of single glazed and slimline double glazed timber windows.



1. Conversion of existing garage into habitable room.
2. Small extension between garage and main house limited in height.



1. Single glazed heritage style timber windows in front bay window.



1. Internal view of single glazed timber windows on front elevation with privacy provided by glazing bars.



1. Existing slimline double glazed timber windows in rear elevation.



1. Internal ceiling showing visible roof structure and eaves in first floor rooms.

3.1 Planning Context

The property lies within the Rookfield Estate Conservation Area. The properties contribute to the character of the area. There is an Article 4 direction on the site which restricts changes to the appearance of the building, but windows are not mentioned in this direction.

Changes to the appearance of the building proposed in this document are restricted to the windows only.

The following policy and guidance has been followed and acknowledged in the design and preparation of this proposal:

- National Planning Policy Framework
- Planning Practice Guidance
- Haringey Local Plan
- Sustainable Design and Construction SPD 2013
- Rookfield Estate Design Guidelines

3.2 Sustainable Design and Construction SPD

Listed Buildings & Conservation Areas

There is much that can be done in the historic environment to further the aims of sustainable living. The works to buildings which are listed, or located in conservation areas need to be considered to ensure that any works complement best practice for the historic built environment.

Home Energy Retrofit

The reduction of carbon emissions in the existing housing stock is an increasingly important challenge. Home energy retrofit will also improve the thermal comfort and health of occupants. Improving the energy efficiency of homes will also reduce the fuel bills and help secure against future rises in energy costs. Home energy retrofit should be approached by adopting the energy hierarchy.

Energy Hierarchy:

1. Be Lean (Use Less Energy): Focuses on a fabric-first approach, passive design, and maximum efficiency through high-quality insulation, efficient glazing, and LED lighting.
2. Be Clean (Supply Energy Efficiently): Prioritizes local low-carbon heat networks (such as Decentralised Energy Networks) and efficient communal heating.
3. Be Green (Use Renewable Energy): Maximizes on-site renewable generation, such as solar PV arrays and heat pumps.

This proposal seeks to address the energy efficiency of the building, targeting step 1 of the energy hierarchy in order to reduce the amount of energy used.

3.3 Rookfield Estate Design Guidelines

Windows

Windows are of wooden sash and casement, with small panes and painted white, funning a uniform feature in the composition of individual properties and the terrace.

Problems are caused by decayed wood in the frames and sills. Complete renewal is seldom necessary.

Repairs should be made with the removal of decayed wood and a new piece of wood grafted to match the existing. Decay can be minimised by maintaining the putty to the glazing and regular painting. When complete replacement is necessary at the front this should be in wood and match the existing mullions, transoms, and glazing bars.

At the rear, replacement should take the form and proportion of the original windows.

Aluminium windows are not suitable. Draught and sound proofing should be carried out without interfering with the appearance of the frontage. Remember that stopping all draughts may cause ventilation problems and condensation.

The use of proprietary sealants to poorly fitted windows is preferred to double glazing.. Secondary glazing behind existing windows is preferred to new windows.

The guidance advises that windows to the front elevation should be repaired where possible, or replaced with new windows of matching style.

Rear windows should take the form and proportion of the original windows, but are not as heavily restricted.

3.4 Planning Precedents

The following neighbouring properties have had works permitted that are similar in nature to the proposal in this document.

30 Cascade Avenue
HGY/2026/3063

Approval of details pursuant to condition 4 (window details) attached to planning permission ref HGY/2024/2058 approved on 12/11/2024 for roof refurbishment and loft conversion with introduction of rear dormer; one front and one rear rooflight; alterations to door and window on rear elevation; alterations to existing garden terrace; renewal of casement windows with double glazed timber windows.

Excerpt from submission documents:

Frame and glazing specification:

New windows to be traditionally made with frame and glazing bar details to match existing windows and individual double glazed units as follows:

Frames: solid hardwood with decorative wooden pegs at top corners and junctions

Glass: max 16mm 'heritage' slimline Double glazed units with 4mm clear glass and white edge spacers

Glazing: putty fillet or bevel bead to replicate putty fillet

Ironmongery: butt hinges, window stays and Catches to match existing

20 Cascade Avenue
HGY/2025/0748

Enlargement of existing rear dormer and installation of a rooflight and replacement of rear windows.

Extract from Final Officer Report:

Rooflight and windows

The proposed installation of a rooflight on the flat portion of the roof and the rear elevation windows would be replaced to improve the thermal performance of the host property. The new rooflight would sit flush and not visible from the street scene and the new rear windows would match the existing in terms of the design. Due to the relatively minor scale and location of the works, the new rooflight and rear windows are not considered to adversely impact the street scene and CA and is in keeping with character and appearance of the locality.

16 Cascade Avenue
HGY/2024/1265

Replacement of existing rear-facing windows to a ground floor extension with sliding door.

Extract from Final Officer Report:

The works here relate to the replacement of existing timber-frame windows of a previously approved extension with sliding double doors finished in aluminium. The new door would be 2994mm in width, an increase of 1211mm over the existing.

The proposed doors would be at rear ground level, meaning they are not visible from the roadway, and minimally visible from neighbouring properties. Additionally, it is noted the proposed replacement doors form part of a modern addition as opposed to altering an original feature. The type of door proposed differs from the area and host building, however there are a number of other extensions in the area with larger volumes of glazing within their rear face, such as at No. 20 Cascade Avenue (Approved under HGY/2020/1999).

It is noted that a number of objections were raised in relation to alterations to facades within Rookfield Conservation Area. In specific, these objections refer to an Article 4 direction removing permitted development rights for alterations to the front elevation. This proposal is at the rear of the site, and so the Article 4 direction does not apply in this instance, as alterations not on the frontage of the building are not covered by the article 4.

10 Cascade Avenue
HGY/2021/1447

Replacement of all front, side and rear windows with timber framed windows.

The proposed windows are timber casement double glazed units: 4-16-4.

24 Cascade Avenue
HGY/2022/4104

Replace soft wood timber windows on 2nd floor loft (rear and side) with like-for-like replacement hard wood timber windows.

Proposed double glazed timber casement windows: 4-16-4mm

4.0 Proposed Works

4.1 Window Replacements

The property has a mixture of single glazed timber windows and slimline double glazed timber windows and glazed doors.

This application seeks permission to replace all windows and glazed doors with timber double glazed units to match the existing style, size and glazing bar arrangements.

The diagram opposite illustrates the thermal performance comparisons of single glazed, slimline double glazed and double glazed windows. As shown there is a significant improvement to be made in upgrading the thermal efficiency of the windows, in turn reducing the energy usage.

Note: The u-values opposite are for new windows, and the slimline double glazed windows on-site are likely to be of slightly worse thermal performance.

The replaced windows are to match the existing windows, replicating their size, colour, profile and glazing bar arrangement.

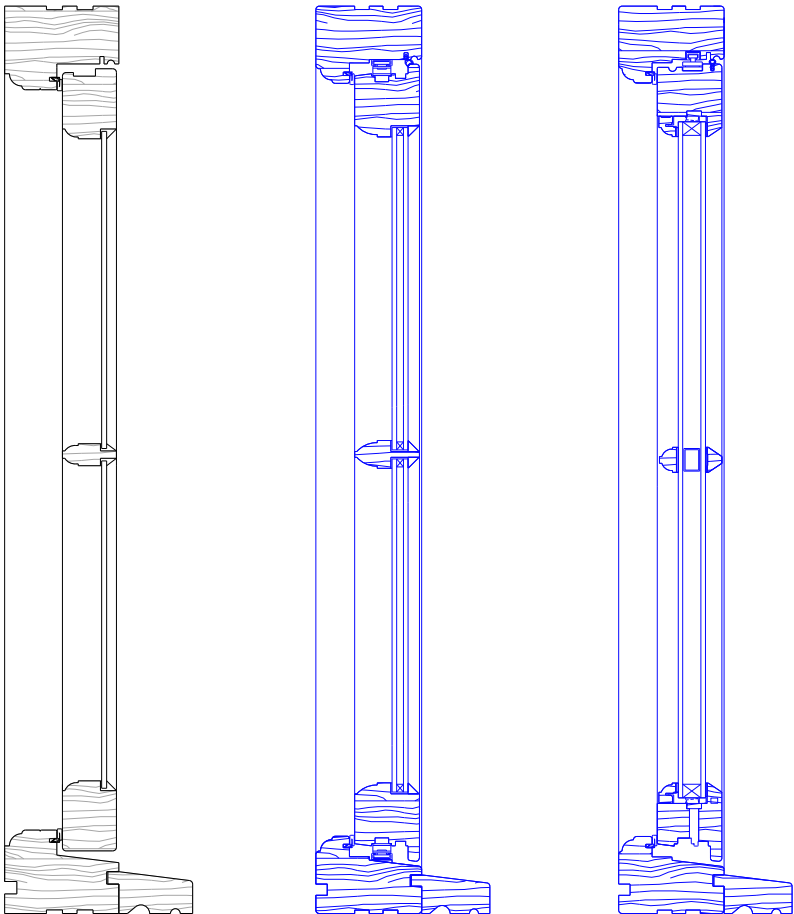
The proposed window profile is to be double glazing of maximum 24mm thickness (4-16-4) which is to match other applications which have been approved (10 Cascade Ave. 24 Cascade Ave.). This is to be in keeping with the other properties which make up the conservation area and adhere to the council's policies.

Please refer to the submitted window schedule and details for further information.

4.2 Front Door Replacement

The existing front entrance door is currently in disrepair and allows a draft into the house, increasing heat loss.

This application seeks permission to replace the existing door with a new timber hardwood door. The proposed door is to be a Victorian 6-panel door to match the existing door, with the top 2 panels glazed as existing. The door will also be painted to match existing.



Single Glazing
Timber Casement
U-Value: 4.2w/m2k
G-Value: 50%

14mm DGU
Timber Casement
U-Value: 1.7w/m2k
G-Value: 52%

24mm DGU
Timber Casement
U-Value: 1.3w/m2k
G-Value: 50%
Rw: 36db Rw

Existing & proposed window details

This statement fulfills the statutory requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraph 201 of the National Planning Policy Framework (NPPF), Haringey Strategic Policy SP12, and Development Management Policy DM9. It assesses the significance of the heritage asset and evaluates the impact of the proposed works on its character and appearance.

31 Cascade Avenue is an Edwardian-era semi-detached dwelling that contributes positively to the character of the Rookfield Estate Conservation Area. While the property is not locally or statutorily listed, its external envelope—particularly its front elevation facing Cascade Avenue—forms an integral part of the cohesive, historic streetscape that defines the conservation area’s significance.

Proposed works and Impact Assessment:

Replacement of existing windows and front door
It is proposed to replace the existing windows with high-quality, bespoke double glazed timber casement units. The front door is to be replaced to match existing. The glazed doors to the rear are proposed to be replaced with double glazed timber doors to match the existing.

The impact is assessed as wholly positive/neutral (preservation). The new windows will perfectly replicate the architectural profiles, frame dimensions, meeting stiles, and opening mechanisms of the original fenestration. No PVC-U or aluminum will be introduced. The primary street-facing elevation will remain visually unaltered in its architectural rhythm and depth.

In line with Haringey Local Plan Strategic Policy SP12 and Development Management Policy DM9, the proposed works seek to significantly improve the thermal performance and carbon footprint of the existing dwelling through high-quality, context-sensitive retrofitting, rather than disruptive or unsympathetic alterations.

The overarching strategy for the building envelope follows a “fabric-first” approach. The replacement of the existing, thermally inefficient, and deteriorating windows represents a major upgrade to the property’s operational energy efficiency.

In keeping with the historic character of the conservation area, all replacement windows will be constructed from sustainably sourced, FSC-certified timber. Timber acts as a natural carbon sink and possesses significantly lower embodied carbon compared to alternative modern materials such as aluminum or uPVC.

Overall, this proposal seeks to improve the energy performance and lifespan of the building fabric in general, contributing to a Net-Zero target.

The existing access into the house and around the house remains unchanged.

The use will remain as a C3 single residential dwelling.

This application has been prepared with respect to the character of the conservation area and the existing house, while contributing to the council’s targets for energy efficiency and sustainability.

We welcome the opportunity to respond to any questions or suggested amendments.

Kind regards,
Studio Hatcham Architects