

DESIGN AND ACCESS STATEMENT

Revision 1

**Flat 4, 116 Crouch Hill
London N8 9DY**

Revised submission following the refusal of application HGY/2026/1132

**Replacement of existing sash windows with timber-framed double glazing
units to match**

NOTES TO REVISION 1:

We have revised the Design Statement and associated planning application drawings by providing more details on the proposal, measured drawings of the existing sash windows, heritage style detailing, slimmer framing glazing, horns and comparable approved precedents to address the concerns raised by the Planning Officer (Ref: 'DM Final Officer Report', dated 17 June 2026).

The revised proposal seeks to retain the existing architectural character of the terrace through a like-for-like replacement approach. The appearance of the windows, including proportions, glazing bar arrangements, horns and frame profiles, has been carefully matched to the existing windows. The principal change is the introduction of slimline double glazing to improve thermal performance (from 20mm cavity to 12mm cavity), reduce condensation and enhance the long-term sustainability of the property.

THE EXISTING BUILDING

116 Crouch Hill, N8 9DY, is located within an end-of-terrace property that has been subdivided into self-contained flats (likely mid-late 20th century). The property forms part of a late Victorian house, likely constructed in the late 19th century (circa 1890s), typical of the character of the Crouch End Conservation Area.

While the building is not listed, it is situated within the Crouch End Conservation Area.



The existing no.3 sash windows at the front elevation of the Flat 4 at the second floor, which are the subject of this application, are original single-glazed timber units. They are now in poor condition and require replacement as they are difficult to open and close. The timber frames and cills are showing signs of rot (externally). Internally, mould has developed on the frames due to excess condensation. Due to their poor thermal performance these windows contribute to significant heat loss leading to excess energy use in order to heat the home to a comfortable temperature. Refer to the Window Assessment provided by North London Box Sashes included in the revised submission for details.

THE PROPOSAL

Due to the reasons above, the property owner would like to replace the 3nos sash windows with 'like-for-like' timber framed double glazed units. As an alternative option, installation of secondary glazing was considered, however, it was concluded that this would be impractical and wouldn't offer the same high-quality finish and airtightness as a double-glazed unit which will include discreetly integrated seals.

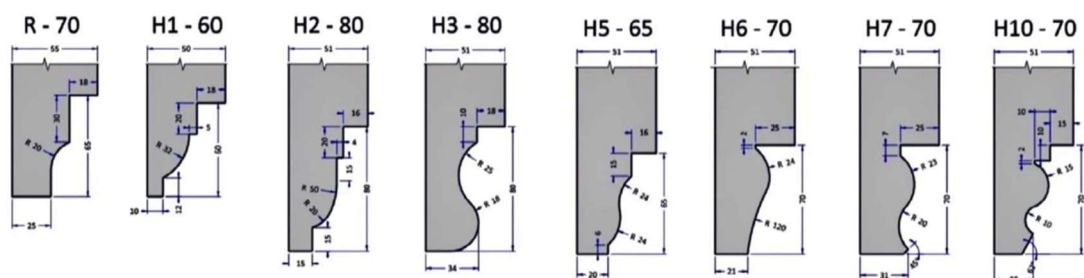
The three sash windows to be replaced are:

- A. Front of house, second floor, Living Room
- B. Front of house, second floor, Living Room
- C. Front of house, second floor, Kitchen

The proposal seeks to replace the existing single-glazed timber sash windows with double-glazed timber sash windows. The new windows will replicate the existing design, including horns and glazing bars, ensuring that the fenestration pattern remains unchanged.

The replacement windows will be finished in white to match the existing appearance as closely as possible, within the technical constraints of double glazing. Care has been taken to ensure that the new units maintain similar proportions and detailing, with frame dimensions closely matching the originals. A 12mm cavity between the glass panes will be used as shown by the above drawings to streamline the framing as much as possible and match the existing conditions. A slim 22mm bar will be used to closely match the existing condition.

Sash horns is a decorative timber that follows off from the end of the sash styles (side of the sash). Sash horns were originally used in timber sash windows to strengthen the window's structure. They supported the mortice and tenon joints and prevented the sashes from opening too far and becoming jammed. Our proposed window supplier North London Sash Boxes can provide bespoke horns to replicate existing conditions. We will select the horns type that closely matches the existing from their available range:



Screenshot from the North London Box Sash website showing the available horns range

In addition to preserving the visual character of the building, the proposed windows will significantly improve thermal performance. This will enhance occupant comfort and contribute to reduced energy consumption, thereby delivering environmental benefits.

The applicant is motivated by a need to address energy performance, condensation and internal living conditions in a way that remains compatible with that significance. The applicant

and window supplier North London Box Sash confirm that any replacement will be on a like-for-like basis in terms of appearance, so as not to harm the significance of the conservation area. Please refer to the existing and proposed window detailing included in the revised application.

Proposed window specification and technical details

The proposed new windows will be manufactured and installed by North London Box Sash <http://www.northlondonboxsash.com>

Window specification

- Heritage Slimline double glazed timber sash windows
- 100% redwood hardwood, FSC timber
- Conservation area 'like-for-like' frames, 22 mm glazing bars
- Argon filled double glazing units of 3mm glass, 12 mm gap and 3mm glass
- Low-E glass to reflect heat in at winter and reflect heat from sun out in summer
- Up to 4 x more thermally efficient than single glazed windows
- Teknos 4 coat spray finish, painted RAL 9016 white satin
- Factory-finished microporous painted joinery for flexible, durable, breathable finish Bacterial, Mould and UV resistant
- Fully draught proofed sashes with Schlegel design gaskets.
- Internally beaded sashes
- Long life UK manufactured waxed sash cord.
- Replicate profiles of historic windows including profiles, glazing bars, and horns.
- Fitting includes new weights, cords, draught-proofing, and beading.
- Replace window ironmongery including surface fastener, sash locks, and finger lifts.

CONCLUSION

The existing sash windows have reached the end of their serviceable life and are in need of replacement. The proposed works will provide a like-for-like replacement in terms of appearance and fenestration, with the key improvement being the introduction of double glazing.

The proposed new sash windows will be designed and manufactured to carefully match the original design. The new sash windows shall replicate all dimensions including the thickness and profile of frames and sash horns, the configuration, thickness and profile of glazing bar and original frame profile.

The development will preserve the character and appearance of the conservation area while delivering improved thermal efficiency and sustainability benefits.

In light of the above, it is respectfully considered that the proposals set out in this Design and Access Statement, together with the accompanying documentation, should be supported and that planning permission should be granted.