# DESIGN & ACCESS STATEMENT (16/10/26 rev A)

(including Flood Risk, Fire Statement, Planning History and Planning Statement)

## First Floor Flat, 69 Pemberton Road, London N4 1AX

### PROPOSAL

The proposal is for the replacement of eight existing single glazed timber windows at first floor level with double glazed UPVC windows. The replacement windows are located on the front, rear and side elevations. The proposal is limited to replacing existing windows and does not involve any alteration to the size or position of the existing window openings. The proposal aims to improve the dwelling's thermal and acoustic performance, reduce heat loss, and improve the overall standard of the accommodation.

### APPLICATION SITE

The application property is a self-contained first floor flat within a mid-terrace residential property. The property is not a statutory listed building, locally listed or located within a Conservation Area.

### EXISTING WINDOWS

The existing windows are eight single glazed timber sash windows with the following specifications:

- Painted white timber frames
- Traditional sash opening arrangement
- Box-frame depth of approximately 122–125mm
- Single glazing
- A combination of clear glass, Flemish-style textured glass and frosted film
- Glazing bars to the upper sashes of the front windows
- Glazing bars to the upper and lower sashes of the rear windows
- Exterior run-through window horns

### PROPOSED WINDOWS

The proposed windows are double glazed UPVC windows (6 sash and 2 casement) with the following specifications:

- White UPVC frames
- Sash windows with spiral mechanisms/balances
- Two casement windows serving the kitchen and bathroom
- Box-frame depth of approximately 128–150mm (including the cill)
- 24mm double glazed units comprising 4/16/4 glazing with grey spacer bars for sashes
- 28mm double glazed units comprising 4/20/4 glazing with grey spacer bars for casements
- Clear glass and satin glass where required for privacy
- No glazing bars to the upper sashes of the front windows
- Glazing bars retained to the upper and lower sashes of the rear windows
- Exterior run-through window horns

The replacement windows will occupy the existing window openings and will not alter the established location or overall fenestration arrangement. The sash windows will retain the general vertical proportions and traditional appearance of the existing windows, including external run-through horns. The two casement windows are proposed to serve the kitchen and bathroom and will provide practical ventilation to these rooms while retaining the existing window openings. The proposal therefore seeks to maintain the established visual rhythm of the elevations while providing substantially improved thermal and acoustic performance.

The property already has a mixture of window styles, materials, and glazing types at ground floor level; likewise, the windows on either side of the property vary. Please refer to the photographs submitted.

## ACCESS

There are no proposed changes to pedestrian access, and the proposal for new windows does not change access arrangements within the property or means of escape.

## FLOOD RISK

The property is in flood zone 1, an area with a low probability of flooding. The application is for new windows to the first floor level only, with no proposed changes to any ground floor levels or thresholds.

## FIRE STATEMENT

The proposal is limited to replacing existing windows and does not involve increasing the height or number of storeys, a change of use, or alterations to the building's means of escape. The proposal does not constitute development of a relevant building requiring a planning Fire Statement. The works do not alter the existing access arrangements or the general fire safety strategy of the building. The replacement windows will be installed in accordance with the relevant Building Regulations requirements.

## CONCLUSION

The eight new UPVC, double glazed windows would improve the thermal and acoustic performance of the property and not cause harm to the building or setting of the terrace. The proposed new double glazing is compatible with the character and appearance of the existing property while providing essential improvements to achieve a modern standard of accommodation.

## PLANNING HISTORY

| Application Reference | Proposal | Site Address | Decision | Decision Notice Sent Date |
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| HGY/2019/1153 | Formation of roof dormer and erection of second floor rear roof extension. Installation of 2 rooflights to front roofslope (Class use C3) | First Floor Flat 69 Pemberton Road London N4 1AX | Approve with Conditions | 04/6/2019 |
| HGY/2019/0313 | Formation of rear roof dormer extensions. | First Floor Flat 69 Pemberton Road London N4 1AX | Refuse | 21/3/2019 |
| HGY/2016/2082 | Extension of existing basement storage area and conversion to habitable rooms by increasing floor-to-ceiling height | Ground Floor Flat 69 Pemberton Road London N4 1AX | Approve with Conditions | 26/7/2016 |
| OLD/1987/1551 | 20/11/86 Conversion into 2 self-contained flats. | 69 Pemberton Road London N4 1AX London | Approve with Conditions | 24/2/1987 |

## PLANNING STATEMENT

**National Planning Policy Framework**
Current national design policy requires development proposals to respond to the history, character and features of their site and setting and to use appropriate materials and architectural features. The proposal responds positively to these principles because it:

- Retains the existing window openings
- Retains the established white colour
- Retains the general proportions and traditional appearance of the sash windows
- Responds to the existing variety of window treatments within the immediate surroundings
- Improves the energy and acoustic performance of the dwelling

The proposal is therefore considered to represent an appropriate and proportionate alteration to an existing residential property.

**Haringey Local Plan**
Policy SP4 supports measures which contribute towards reducing carbon emissions and improving the sustainability of buildings. Replacing single glazed windows with double glazed units will improve the thermal performance of the existing dwelling and reduce heat loss. The proposal therefore makes a positive contribution towards the energy efficiency of the existing housing stock.