Planning and Heritage Statement

5 Bourne Road, N8 9HJ, London

5th December 2023

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Introduction

This Statement accompanies the planning application for replacement of 7nos of windows to front and rear facades at No.5 Bourne Road, London.

No.5 Bourne Road is located just off Weston Park which links it to Crouch End Broadway. The site is located within the boundaries of the Crouch End Conservation Area.

Fig. 1. Site Location

The Site and Context

The existing building is a two-storey mid-terrace house with an existing rear ground floor kitchen outrigger extension.
The property is set within Crouch End Conservation Area and the house is not listed.
The property is located on the east side of Bourne Road and the area is predominantly residential. The housing stock along the east side of Bourne Road is fairly homogeneous, alternating between pitched and gable end roofs. A number of properties have been extended at ground floor as well as roof level.

The Building

The front elevation of the single occupancy dwelling is white painted brick and has a roofed porch. The roof covering above the porch is red concrete tiles matching that on the main roof. The rear elevation is a primarily London yellow stock brick with red brick arches above the windows. All windows to the front are white painted timber sashes and to the rear the windows at first floor match the front, while at ground floor the doors are white pvc. The existing kitchen outrigger extension has a bitumen covered flat roof. The existing party wall to the south is 3.7m high.

Fig. 2. Front View

Fig. 3. Rear View

Planning Context:

In October 2023 a planning permission HGY/2023/2160 was granted to extend the property to the loft with a dormer window and at ground floor to the rear. The new dormer sash windows are to be wood effect uPvc - exactly the same as replacement windows being proposed here.

Heritage Statement:

As mentioned previously, the site is located within the Crouch End Conservation Area. It is positioned adjacent to the eastern boundary as shown on the map below and is referred to as sub area 4 (Weston Park to Cecile Park) in the Councils CA appraisal.

No.5 Bourne Road sits in a terrace block of 15 dwellings on the eastern side of the street. The terrace is made up of mainly red brick houses with slate roofs (some have been replaced with concrete tiles) and ground floor square bay windows that are combined with tile roofed porches. The roof line features groups of full width half-timbered and rendered gables.

There is a paradigm between consistency and variety along Bourne Road, but it is considered that all of the buildings make a positive contribution to this part of the conservation area. The same applies to windows along the terrace, with a mixture of seemingly original single glazed sashes, replacement double glazed sashes and PVC casement windows.

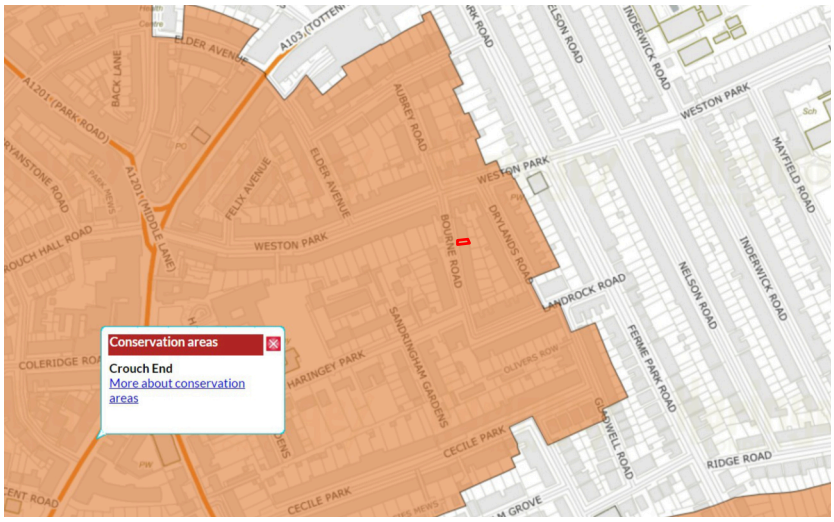

Fig. 4. Site Location within Crouch End Conservation Area

Assessment of Impact:

It is proposed to replace the existing windows with new double glazed units matching existing in form and style. The existing windows are in poor condition, cracked and loose in places, and in need of replacement. Additionally, as single glazed units, they provide very little thermal insulation, resulting in significant heat loss to the property.

Mitigation Proposal:

The applicant's intention is to replicate the existing windows in form as closely as possible, replicating mullion and transom arrangement and profiles as well as the perceived materiality. At the same time, through double glazing and draft prevention they are keen to improve the environmental and thermal performance of the property, ensuring it longevity.

Proposed Materials:

It is proposed for the replacement windows to be wood effect uPvc. The visual difference between this and real timber is not perceivable from the street perspective, nor upon close approach, with significant practical and economical benefits.

Access

- Vehicle and pedestrian access to remain unchanged.

Trees

- There are no protected trees or shrubs affected by the proposals.

Energy

- The proposal will meet all current Building Regulation standards and offers a significant improvement to the overall performance of the building.
- Current Energy Performance Certificate for the property is D with 'Poor' performance marked for windows and recommendation for replacement with double glazing. It is expected that the proposed window change alone will improve the EPC rating to C.

Waste

- The existing waste storage and disposal arrangements to remain unchanged.