

Design and access statement: 17b Scarborough Road, replacement rear windows

Proposal

Replacement of the two rear windows of 17B Scarborough Road. The rear of the property backs onto the c.6 railway lines running to / from Finsbury Park station which are used daily by passenger and freight trains. Sounds from the park, such as sporting activities, music and events, also reach the property. (Please see location and block plans and map 1 for proximity and broader location.)

17B is part of a terraced house which has been converted into three flats, it is the first floor flat. Number 17 forms part of a run of buildings along the North side of Scarborough Road. The building was constructed in c.1890 and converted into flats in c.1980 (according to survey conducted in October 2022). The rear of the property is not visible from public roads or footpaths.

Existing windows

17B's two existing rear windows are both single glazed. One window is a sash (see image 1), and one is a casement with three sections (image 2). Both windows have wooden frames. The existing windows offer little to no sound insulation against the passing trains which run from early morning to late at night and little heat retention benefits. The current EPC report gives 17B an energy rating of D and rates the windows as "very poor".

Please note, as the rear of the property isn't visible from a public right of way, we are unable to provide an image of the exterior of the windows.

Access for works

The windows will be replaced from the inside, so no access is required externally.

Appearance of proposed windows

The proposed windows will be double glazed. They will be UPVC windows to optimise the sound and thermal insulation. The material has also been selected as it will be easier to maintain given we are unable to easily access the exterior.

The proposed windows will be white, mirroring the existing windows and those of the neighbouring buildings.

The size of the window openings will be unchanged.

The sash window will be replaced with a sash window and the casement window with a casement window.

Consideration for the conservation area

The proposed windows reflect careful consideration of the Stroud Green conservation area in which we live while offering improved sound and thermal insulation benefits, to improve energy efficiency and quality of life for residents.

In selecting the proposed windows, we have considered the windows in neighbouring properties and the character of the property. Some neighbouring properties have UPVC double glazed units (a combination of sash and casement) at the front, facing the road. We are largely unable to see the rear of neighbouring and nearby properties as, like ours, they do not face onto public rights of way.

We understand that the Stroud Green conservation area is not under an Article 4 direction.

Maps and images

**Map 1 –
proximity of
railway lines and
park. 17B
identified in red
box.**

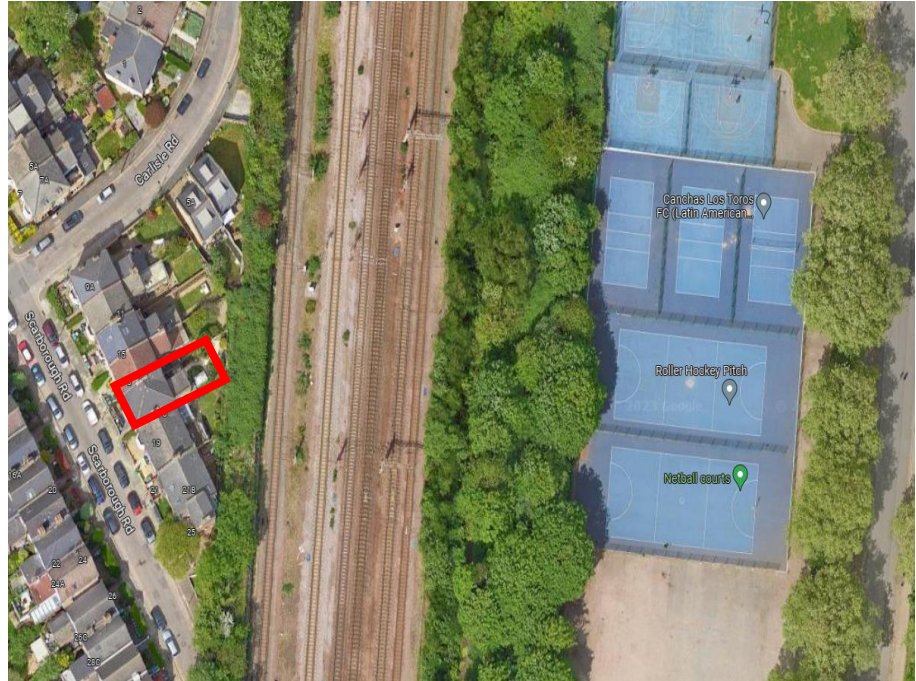


**Image 1 –
existing window**



**Image 2 –
existing window**

