Flats 3 Wren View, 75 Hornsey Lane, London, N6 5LH
Design Statement for replacement windows
Document reference 704 / DS / 1

1. Introduction

Wren View is a six storey building on Hornsey Lane containing 15 flats. The building was erected in the 1960's and is within the Highgate Conservation Area.
Although the building is not described as providing a positive contribution to the Conservation Area within The Highgate Conservation Area Character Appraisal and Management Plan, this mid century building nonetheless contributes to the attractive mix of Victorian, Edwardian and twentieth Century buildings within Hornsey Lane as testament to the evolution of London residential design.

This application is for the replacement of the existing windows to flat 3 which has windows on the front elevation of the building. The reason for the window replacement is because the timber widows are severely dilapidated and beyond repair (see section 3 below).
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This application for window replacement is for identical new windows as recently approved for flats 4,7,10,12 & 13 (applications HGY / 2023 / 0973 & HGY/2023/2848)

2. **Planning history regarding window replacement**

Previous planning applications HGY / 2023 / 1990 for replacement windows to flats 4
Previous planning applications HGY / 2023 / 2848 for replacement windows to flats 7,10,12&13
Previous planning approvals HGY / 2013 / 1810 for replacement windows to flat 14
Previous planning approvals HGY / 2013 / 2439 for replacement windows to flat 8
The previously permitted windows are single panel combination, top-hung & double glazed timber frame windows with colour matched external powder coated aluminium cladding.

3. **Reason for window replacement**

The existing timber framed windows are the original windows from when the flats were built in the 1960's. Windows replacement is required for the following reasons :

- All of the to the existing timber windows are defective due to the age and design. There is extensive evidence of excessive previous repairs, particularly at the frame corner junctions. This results in a consequent danger of window failure and injury to persons below.

- The existing windows have unusual two-panel louvre opening operation with a horizontal glass-on-glass junction at the meeting of the window panels. (The original 1960'swindows were suppled by Gaudisson. A French window company which no longer exists). The window operation system is defective resulting in the inability to open some windows and the inability to close others. The difficulty of opening and closing the windows adds to the stress on the defective frame corner junctions

- The timber frames to the windows are beyond repair and the louvre operation mechanisms are no longer available.

- The widows are single glazed and impossible to draught proof due to the louvre type opening operation and the large gaps as the windows cannot be properly closed. This contravenes vital measures to improve energy efficiency to prevent climate change and reduce excessive energy costs of the cost of living crisis

- The inability to close windows represents a serious security risk and also provides no sound reduction to the traffic on Hornsey lane which is a busy road.

- The provision of windows with an exposed timber face to a multi-storey residential building causes an unnecessary on-going excessive maintenance cost.

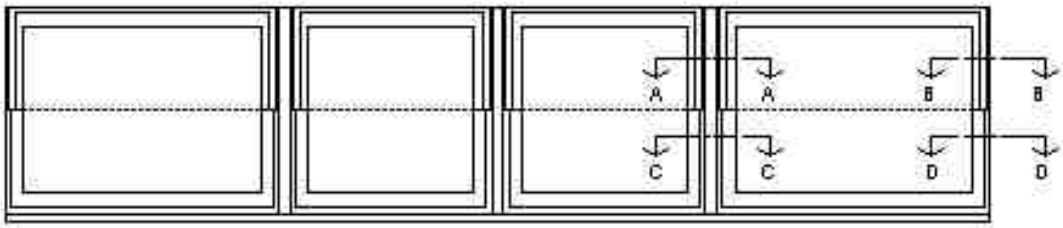
- **Generic images of dilapidated louvre windows**

Defective louvre opening operation results in defective closing and opening

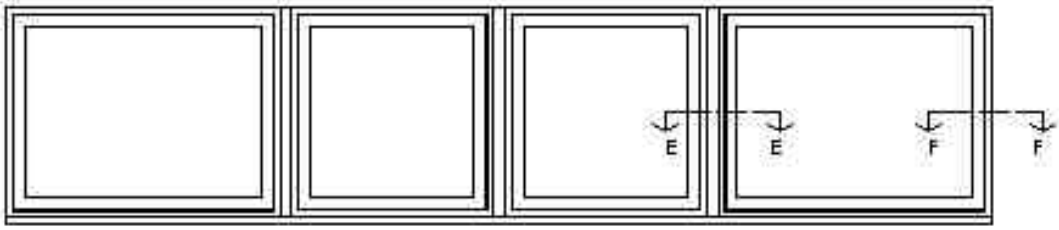
Defective frame junctions could result of complete window failure
and subsequent danger of severe injury to the public in Hornsey Lane below.

4. Comparison of existing and proposed window frame proportions

The proposed windows will be identical to those previously installed to flats 8 & 14.
(Rationel Auraplus combination top hung casement windows with sliding / projection hinges) made in Scandinavia.
These windows have very similar frame face proportions to the existing window

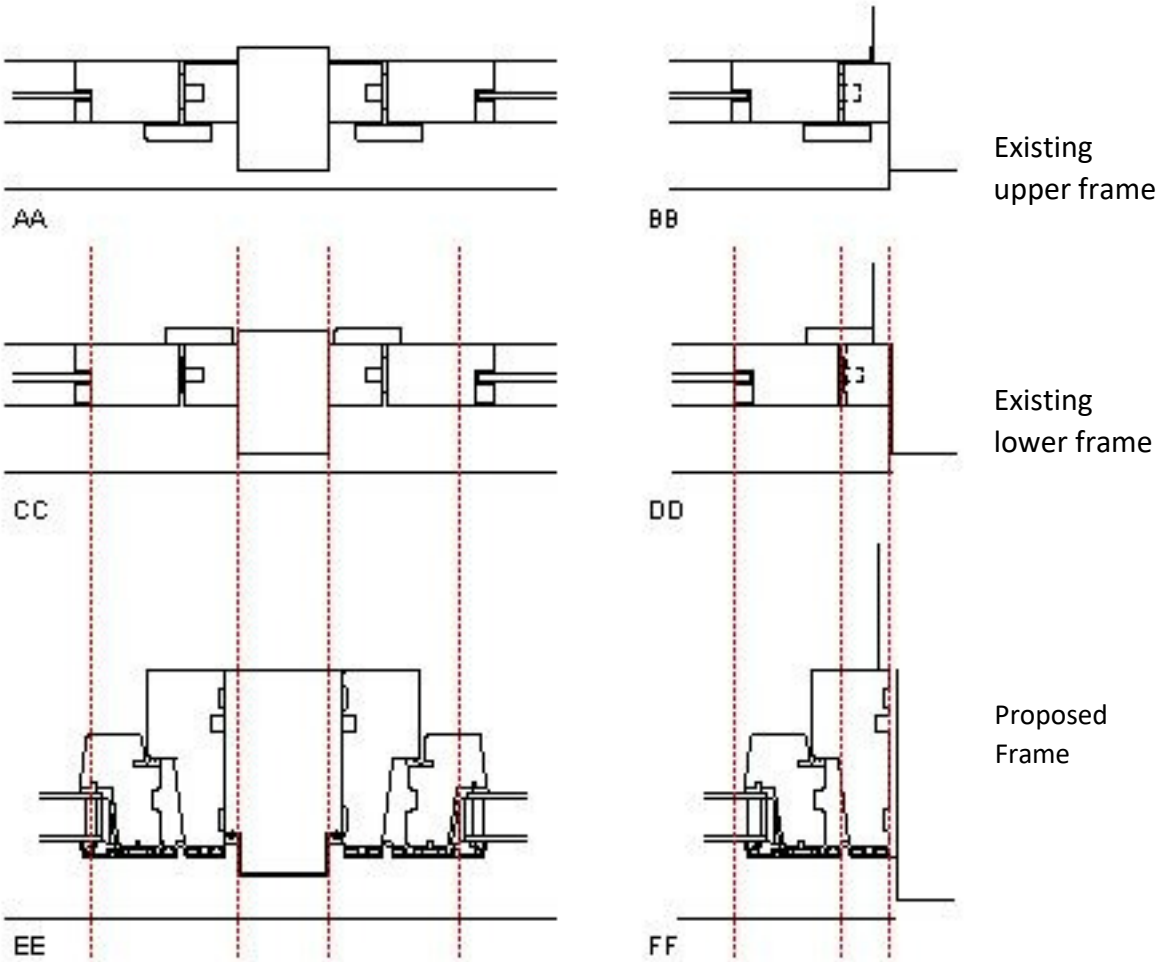


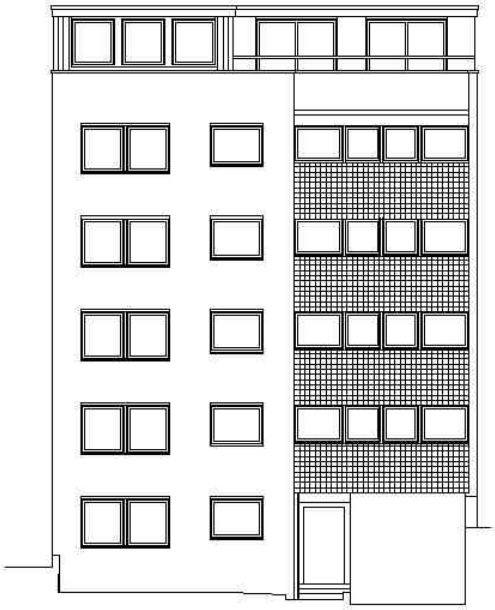
Existing windows



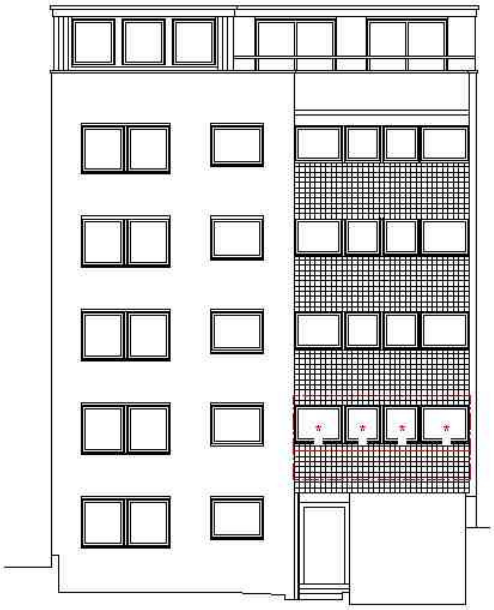
Proposed windows

Frame sections

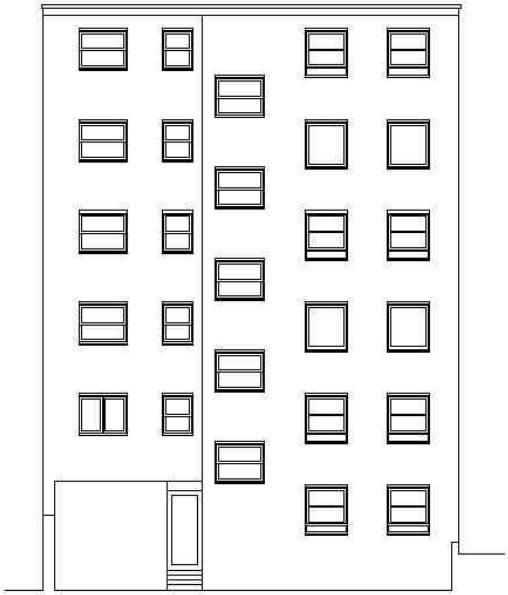




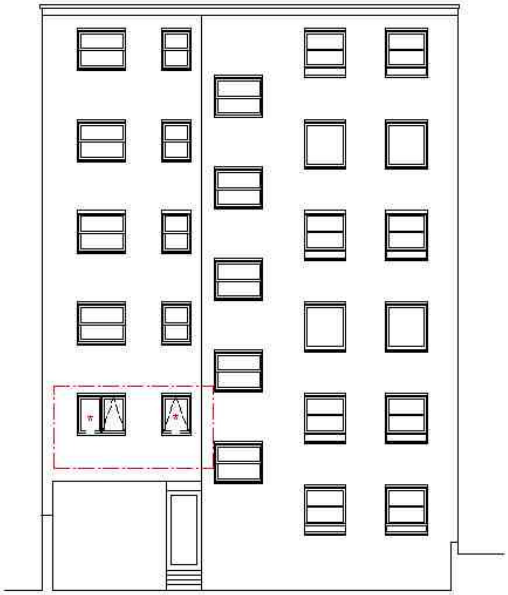
Existing front elevation



* replacement windows to flat 3



Existing front elevation



* replacement windows to flat 3

5. Window frame colour

The original cherry hardwood windows are dark brown in colour as indicated in the photographs of internal face of the window frames in section 3 above. Redecoration of the original window frames was carried out in 2022 and colour matched to a lighter shade of brown of the new windows to the penthouse. This flat is recessed behind the main façade and has a different composition to the uniform five storey flats below being a wrap-around window arrangement.

The lighter colour of brown works for the penthouse as this flat on the sixth floor has a different form to the main façade of the building. The redecoration of the flats front elevation windows in 2022 to match the penthouse is unfortunate as there is now a loss of contrast between the window frames and the surrounding brickwork.

Previous window frames provided a pleasant contrast with the face brickwork

Redecoration of the timber window frames in 2022 with a lighter brown shade has resulted in a lack of contrast between the window frames and the brickwork and therefore detracts from the building's appearance

As the proposed replacement timber windows will have an external aluminium face for durability, as installed to the windows flats 8 and 14 on the rear elevation, it will not be possible to change the window colour once they are installed. A decision is therefore required whether replacement windows on the front elevation should match the dark brown original window colour or the lighter shade as the recent window redecoration

Inspection of the replacement rear elevation windows reveals that the difference in colour of the frames to the new windows compared with the lighter redecoration does not detract from the appearance of the whole façade.

see below

Rear elevation

Previously installed aluminium faced new windows with RAL 8019 “grey brown” polyester powder coating finish

original window with paint decoration

It is inevitable that all of the windows to the block will require replacement due the dilapidated and dangerous condition. It is therefore argued (as in the previous approval of the planning application for the windows to flat 4) that the replacement windows to the front elevation should be dark brown as the rear elevation replacement windows to enhance the appearance of the building and the wider appearance of the Conservation Area.
In the event of the remaining four flats of the front elevation painted windows not being replaced these may be changed to match the darker brown colour of replaced frames at the subsequent redecoration.

6. Planning Policies

National Planning Policy Framework (NPPF)
The window replacement proposals secure a high standard of design whilst preserving the existing window frame proportions. The proposals also enhance the appearance of the building and the surrounding area by re-establishing the original frame colour which provides contrast with the brickwork of the façade.

London Plan 2021 / D9 Tall buildings
The amendment of the windows to aluminium faced windows with the original window colour will ensure that the architectural integrity of the building is achieved and maintained by avoiding future maintenance problems.

London Plan 2021 / HC1 Heritage, Conservation and growth
The window replacement design with similar frame proportions will maintain the appearance of the building and the local street scene. In addition, returning the window frame appearance to the original dark brown colour will improve the building appearance within Conservation Area.

London Plan 2021 / S1 Minimising greenhouse gas emissions
Changing the windows to double glazed windows that are able to be closed will result in a significant reduction of greenhouse gas emissions whilst also reducing the energy costs to the occupants which is now a major concern for households.

Highgate Neighbourhood Plan
The replacement windows preserve and enhance Highgate's unique character

Haringey Local Plan SP0 Sustainable development
The replacement windows significantly improves environmental sustainability

Haringey Local Plan SP11 Design
The replacement windows will significantly improve environmental sustainability
The replacement windows do not cause any loss of amenity to adjacent buildings regarding an overlooking problem.

Haringey Local Plan SP12 Conservation
The replacement windows will maintain the character of the building, the local street scene and the wider Highgate Conservation Area.

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25 March 2024