

Haringey Council London Borough

Planning, Regeneration & Economy
Level 6, River Park House,
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Henry Story and Marie Usher

Second Floor Flat D,
25 Crescent Road,
Hornsey, London,
N8 8AL

Reference: PP-12854311

Matter: Second Floor Flat D, 25 Crescent Road, London N8 8AL -
Replacement Window

03 April 2024

Design and Access Statement

Introduction

This Design and Access Statement is submitted in accordance with the requirements set forth by the Town and Country Planning (General Development Procedure) Order (England) 2015 and The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended), as defined by Article 9 of the Town and Country Planning (Development Management Procedure) Order 2015. It accompanies the planning application for the proposed renovation works at Second Floor Flat D, 25 Crescent Road, Hornsey, London N8 8AL, which falls within a Conservation Area and involves the replacement of a malfunctioning wooden door with a PVC-U double glazed tilt and turn window in 'golden oak' wood colouring. The window would not be visible from street view.

Design Principles and Concepts

The design principles guiding this renovation focus on enhancing the property's aesthetic appeal and energy efficiency while respecting the architectural integrity of the Conservation Area. The chosen PVC-U material ensures durability and low maintenance, while the 'golden oak' colouring is selected to complement the period conversion building's existing aesthetics. The tilt and turn window design offers functional benefits, including improved ventilation and ease of cleaning, without compromising on security or thermal efficiency.

Contextual Consideration

The replacement of the malfunctioning door with a window takes into careful consideration the fact that the door opens onto the roof space of the downstairs neighbour, a space not within our property boundary and for which a door does not encourage appropriate use. The introduction of a window, rather than a door, is a response to this specific context, ensuring a solution that is respectful of property boundaries. The proposed development carefully considers the context of the Conservation Area, ensuring that the new window aligns with the architectural and aesthetic standards of the surroundings. The design respects the historical and visual significance of the area, with material and colour choices made to enhance the building's facade while preserving the character of the Conservation Area.

Access Policy and Consultation

This proposal adheres to local access policies, prioritizing secure, practical access within the property. The initial consultation process involved discussions with property management and neighbours to assess and incorporate their views on the proposed change, especially considering the door's current impracticality and the proposed window's impact on shared and private spaces.

Addressing Access Issues

The design directly addresses the issue of a door leading to a non-balcony roof space, recognizing that a window offers a more appropriate and safer alternative. This change not only enhances the property's security and thermal performance but also respects the limitations imposed by the property's layout and existing usage rights, ensuring no undue impact on the downstairs neighbour's roof space.

Conclusion

The proposed renovation at Second Floor Flat D, 25 Crescent Road, Hornsey, London N8 8AL has been thoughtfully developed to align with the criteria set out by the Town and Country Planning (Development Management Procedure) Order 2015. The design principles, contextual considerations, and specific access-related issues have been carefully addressed, with the proposed replacement of the door with a window reflecting a nuanced understanding of the property's unique situation. This project aims to improve the living conditions within the property and ensure compatibility with the character and requirements of the Conservation Area.

Signed: Henry Graham Story and Marie France Helene Usher

The image shows two handwritten signatures in black ink. The signature on the left is 'H. Story' and the signature on the right is 'M. Usher'.