Design, Access & Heritage Statement

London Borough of Haringey has commenced a window replacement program so that their housing stock meets the British Governments Housing Corporation, Decent Homes Standards.

This program involves in some cases the replacement / refurbishment of windows and doors. London Borough of Haringey has an obligation under its Registered Social Landlord commercial status to provide a product and service package to its customers, which is both best value and that meets all of the legislative requirements laid down by various bodies e.g. building control, planning, and of course the decent homes standards themselves. The new products must offer the tenant customers a practical easy to use fenestration solution whilst offering a good aesthetic design, which supports the properties original architectural style. In addition, cost in use, high energy efficiency, and life cycle costing have major impact on the proposed application for replacement.

To this end this planning application recognises the fundamental requirements for a window replacement program, in respect that the existing windows are already both beyond economic repair and also that they do not afford acceptable levels of thermal insulation.

The attached planning application is based upon the following design, access and heritage statement for the property at address / location:-

19a & 19b Bedford Road, London, N15 4HA

The property is located within a conservation area, thereby qualifying it for a formal and full planning application. The precise age of the property is unknown and the existing windows are single glazed timber incorporating Georgian bar.

This proposal is based upon double glazed timber vertical sliding windows incorporating the Georgian bar to the front elevation where existing and PVCu windows and Doors to the rear elevation. All of the aforementioned products offer a high level of specification in terms of energy efficiency and security. The timber products have been applied in order to provide an acceptable replacement solution to the overall street scene of this property.

We would welcome any questions which may arise from the planning officer’s review of this application.