

PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

4 HOLMDALE TERRACE
HARINGEY, LONDON
N15 6PP

REVISION: P1

AUGUST 2022

Contents

1.0 Introduction..... 4

2.0 Existing Building 4

 2.1 Planning Restrictions..... 4

 2.2 Building Control Requirements 4

3.0 Design Proposals 4

 3.1 Existing Windows 4

 3.2 Proposed Windows 4

 3.3 Existing Doors 5

 3.4 Proposed Doors 6

 3.5 Car Parking/Transport 6

 3.6 Refuse Disposal 6

4.0 Summary 6

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1.0 Introduction

Potter Raper are working alongside Wates to facilitate the replacement of windows on properties, on behalf of Clarion Housing.

This design and access statement will support the planning application for the development of the premises located at 4 Holmdale Terrace, Haringey, London, N15 6PP.

2.0 Existing Building

The building in question is residential two storeys mid-terraced Victorian street properties. The two storeys are ground floor, and first floor. The property is traditionally constructed with solid walls in yellow London stock bricks. The main roof is a pitched roof. The front elevation shows the façade being generally solid fair faced brickwork with a decorated render bay windows on the ground floor.

2.1 Planning Restrictions

4 Holmdale Terrace is not situated within a conservation area, nor is it a listed building, or in a high flood risk area.

2.2 Building Control Requirements

All works included within this planning application will be covered by FENSA, the approved competent person scheme that permits self-certification by the window installer. The proposed works will be carried out in line with all building regulations, with a suitable window that meets all thermal, security and ventilation requirements. The new window will be also being compliant with Secure by Design requirements.

3.0 Design Proposals

3.1 Existing Windows

The building is currently fitted with a variety of window styles, all of which are single glazed timber units. The front and rear elevation consists solely of casement units.



Figure 1: Existing windows on the building

The existing windows no longer meeting the needs of the residents and are leading to issues with heat loss, condensation and other related defects.

3.2 Proposed Windows

It is being proposed that all windows on the front and rear elevations are to be replaced with double glazing uPVC windows. The windows are to remain in the same style and fenestration so where a sash window is currently installed, it will be

replaced with a sash window and where a casement window currently is, it will be replaced with a casement window. All new windows will match the existing fenestration and design as closely as possible.

Please see below summary regarding the windows proposed to be installed.

4 Holmdale Terrace Windows	
Frame Material (Front & Rear):	uPVC
Glazing Thickness (Front & Rear):	28mm
Glazing Bars:	Applied
Ironmongery finish:	As client's requirements
Frame depth:	To match existing, 137mm or 147mm
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
PAS 24:	Yes
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

3.3 Existing Doors

At present there is single leaf timber main entrance door on the front elevation. There is also one single leaf timber glass door and one double leaf timber glass doors on the rear elevation, giving to the residents access into the garden. All doors are outdated and slightly deteriorated requiring an update.



Figure 3: Rear door

The existing doors no longer meeting the needs of the residents and are in a poor condition. It is a necessity of all residents to have a safe door which meets building regulations.

3.4 Proposed Doors

It is being proposed that the main front door will be replaced with new timber unit. Instead, all rear doors units will be replace with new uPVC units. All new doors will match the existing entrances and design as closely as possible.

3.5 Car Parking/Transport

There is adequate parking on adjacent street Holmdale Terrace in a CPZ. That will require a car parking resident permit.



Figure 3: Car parking in front the building (source: Google maps)

The area enjoys a location with many others transport methods such as buses, taxis and the London Underground (Stamford Hill station)

3.6 Refuse Disposal

All refuse which arises from the replacement floor will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

4.0 Summary

This application includes works which will drastically improve the quality of life for the residents within the housing block, whilst simultaneously retaining all the existing features of the building.