

DESIGN & ACCESS STATEMENT

640-656 TOTTENHAM HIGH ROAD

N17 0AD

Decarbonisation Application
November 2022



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1.0 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

Lawray architects have prepared as part of a planning application for the decarbonisation of the Department for Work and Pensions building at 640-656 Tottenham High Road..

This planning statement provides information regarding the window replacement and heating system proposed to make the existing building more carbon efficient.

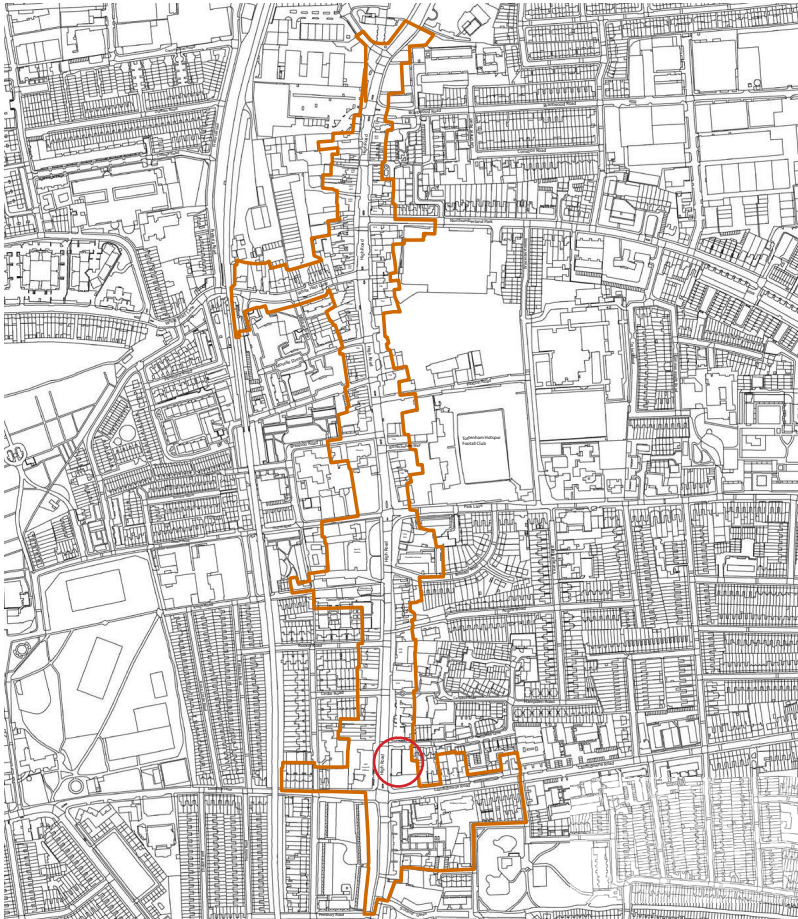
1.2 THE SITE

The building is situated on the Eastern side of Tottenham High Road on the corner of Hampden Lane, within the Haringey Council London Borough .

The building is not listed and is within North Tottenham Conservation Area.



Proposed site



North Tottenham Conservation Area

2.0 THE EXISTING BUILDING

The building is a 1970s’ purpose built office building in red brick with bands of white painted concrete window heads. The windows are single glazed outward opening metal windows in black with black painted timber sills. There is an existing plant on the roof which provides heating and hot water.

3.0 PROPOSAL

3.1 GENERAL

It is proposed to replace the existing gas based heating system with an air source heat pump and replace all the single glazed windows with high quality double glazed windows.

3.2 THE PROPOSED WORKS IN DETAIL

Removal of existing gas boiler, BMS, dosing pots, expansion vessels, flues, pressurisation unit and pumps and replacement with new ASHP including replacement radiators, distribution pipe work/TRVs, point of use water heaters, BMS. Upgrade/replace the pressurisation system for the new ASHP. Upgrade/ Replace the water treatment / dosing system for the new ASHP installation. Replace the circulation pumps for the new ASHP installation. A new electrical supply for the new ASHP installation
Removal of existing single glazed metal windows and replacement with double-glazed high performance windows to achieve a maximum U-value of 1.4 W/m²K. There will be no internal space planning changes.
There will be no changes to access.

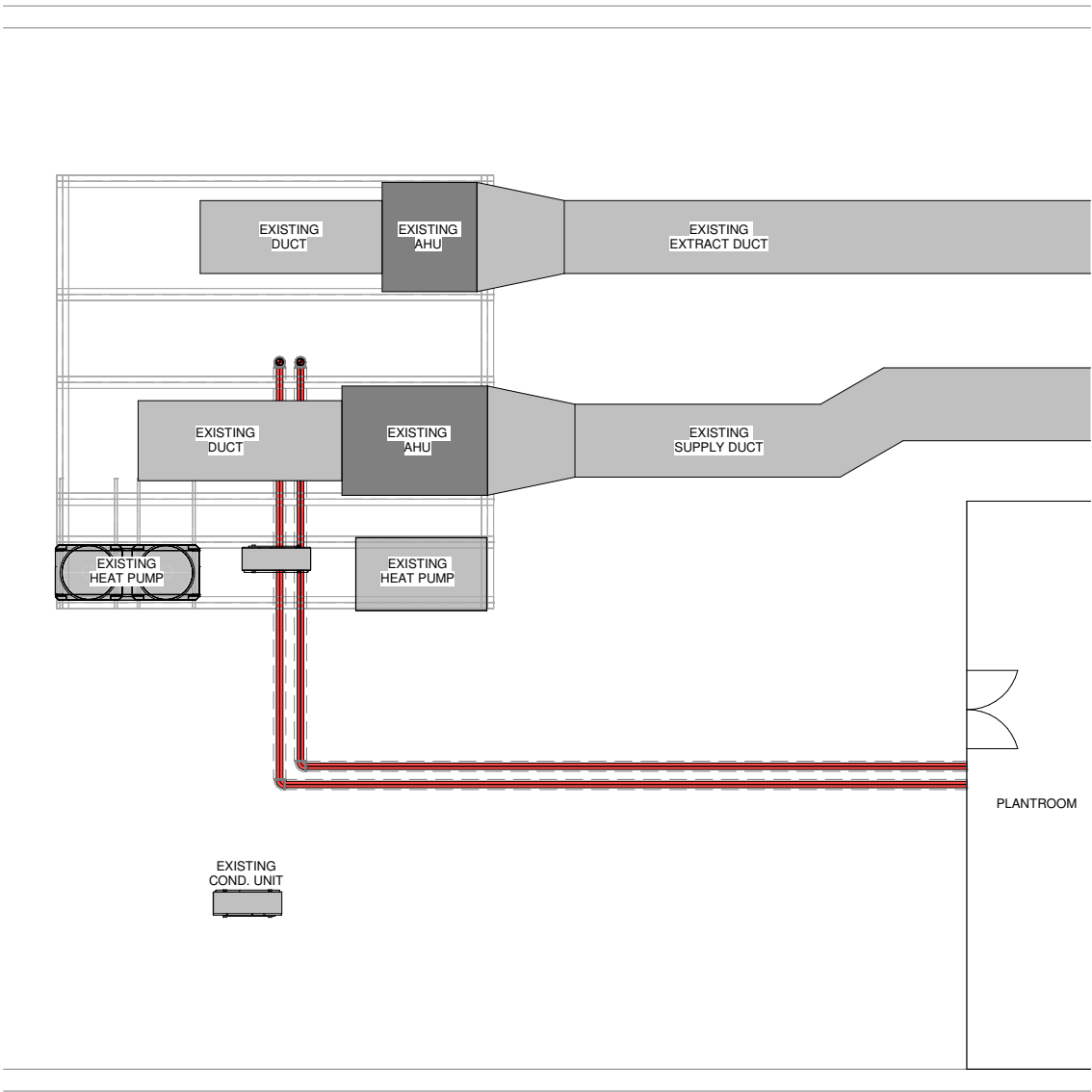


View of the existing building

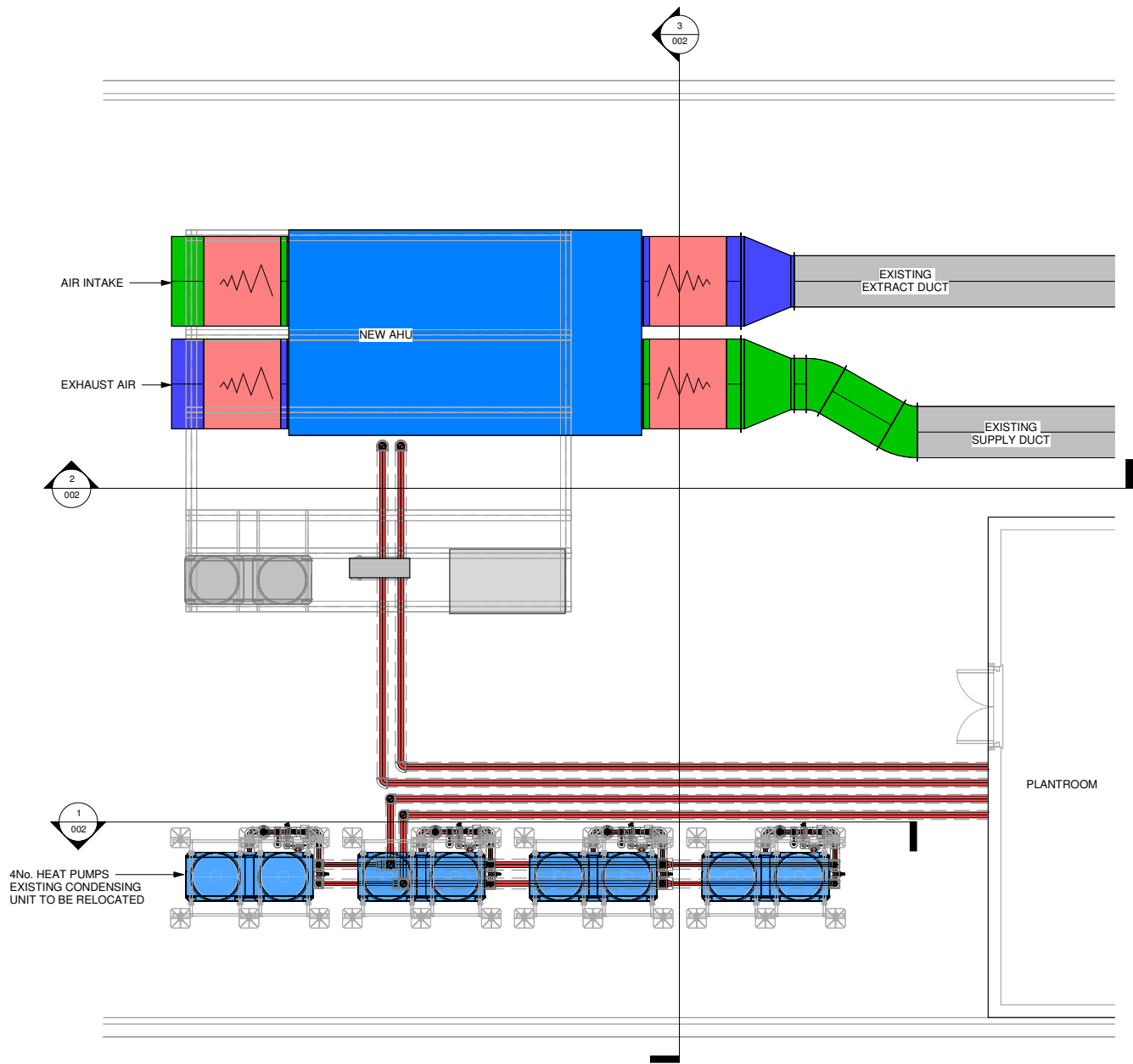


View of the existing plant on roof

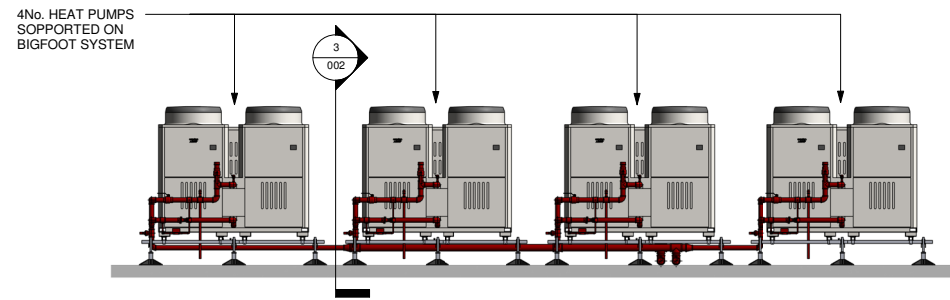
4.0 PROPOSED MECHANICAL WORKS AT ROOF LEVEL



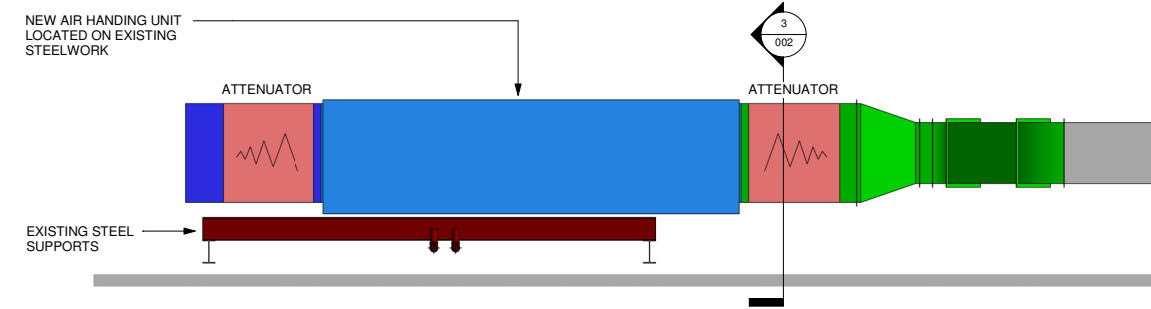
1 Existing Plant Layout
1 : 50



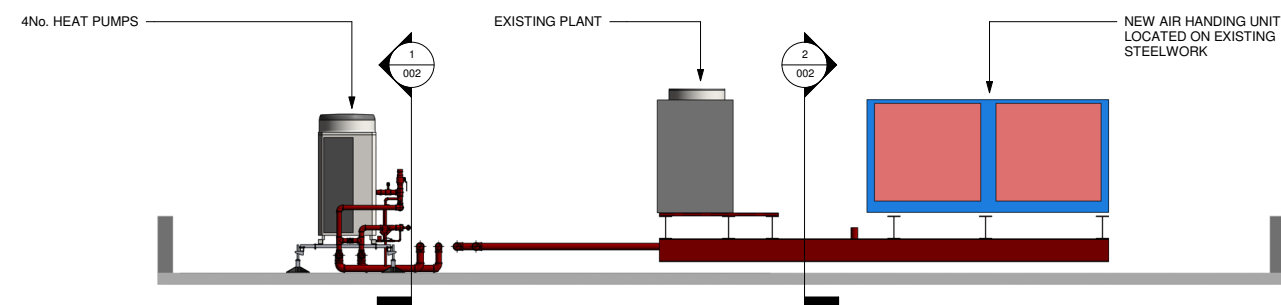
2 Proposed Plant Layout
1 : 50



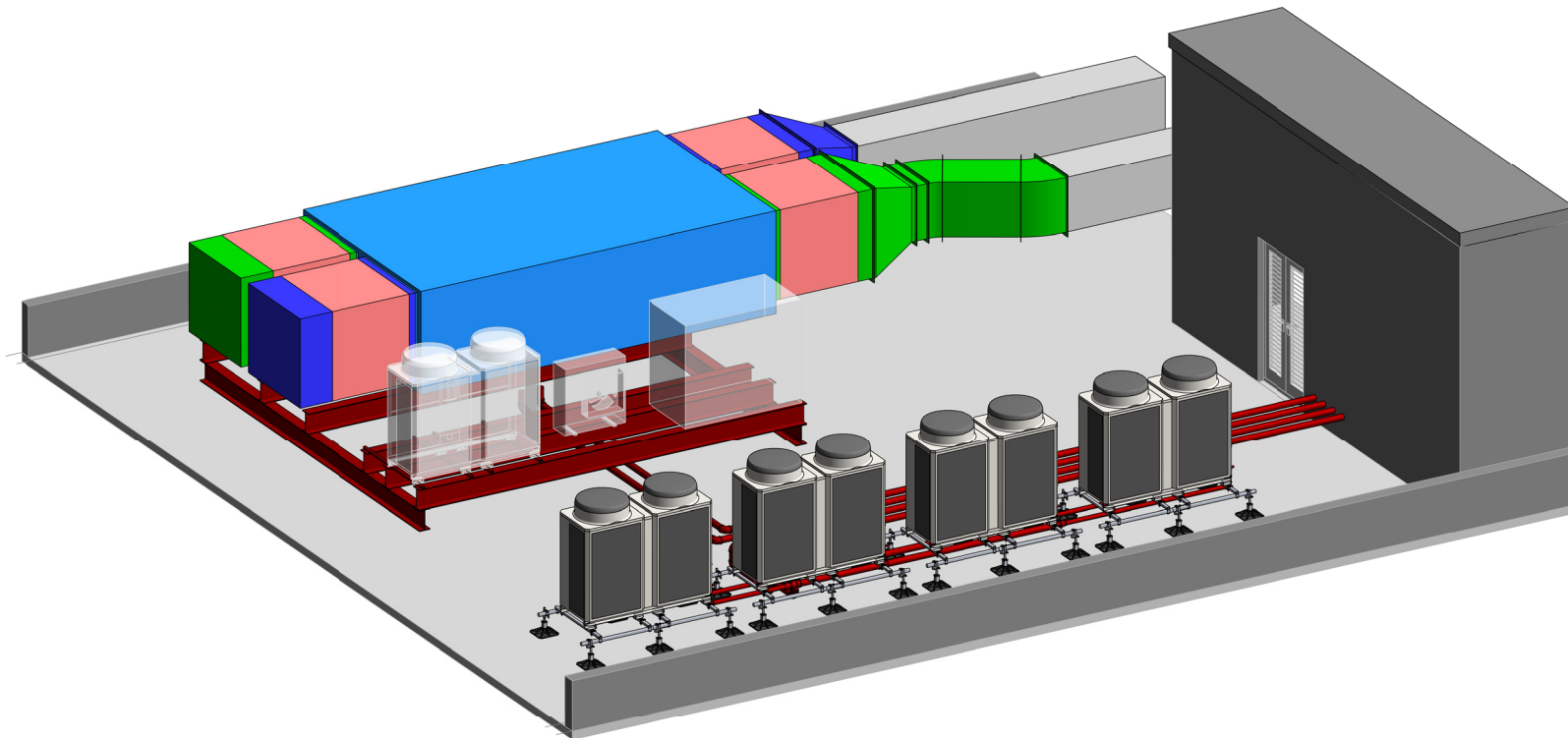
1 Section 1
1 : 50



2 Section 2
1 : 50



3 Section 3
1 : 50



4 3D View - Proposed Plant Layout