

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**140 THE AVENUE
HARINGEY LONDON
N17 6TG**

REVISION: P1

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Quality Control

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1.0 Introduction

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

This design and access statement will support the planning application for the development of the premises 140 The Avenue Haringey London N17 6TG.

2.0 Existing Premises

The building in question is characterised by mix of yellow and red bricks façade, with two storeys. On the property there are sashes mostly on front elevation, and mix of sash and casement on the rear. Deeply recessed doorway with fanlights and panelled doors.

2.1 Planning Restrictions

The buildings are not situated within a conservation area, nor is it a listed building, or in a high flood risk area.

2.2 Building and 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/door installer. The proposed works will be carried out in line with all building regulations, with a suitable door that meets all thermal, security and ventilation requirements. The new door will be also being compliant with Secure by Design requirements.

3.0 Design Proposals

3.1 Existing Windows

This property is currently fitted with single glazed timber units on both the front and rear elevations. These are all vertically sliding timber sash units which are either double or single hung. On the front elevation there are single sash windows on the ground and first floor of the property. On the rear elevation there are several timber sash and casement windows.



Figure 1: Existing windows on the building

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

These windows units are all of different sizes and have a single glazing thickness of 4mm.

3.2 Proposed Windows

It is being proposed that all windows on the front and rear elevation of these properties are to be replaced with double glazed uPVC window units, finished in white foil to match the existing windows. The windows are to remain in the same style and fenestration as the existing windows, 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:

140 The Avenue Windows

Frame Material (Front & Rear):	uPVC
Glazing Thickness -Sash Windows (Front & Rear):	24 mm
Glazing Thickness -Casement Windows (Front & Rear):	28 mm
Glazing Bars:	Applied – only where existing
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
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, the property is fitted with a single leaf timber front and two timber/glass panel rear doors, the front door is 6-panel doors with fanlight. These timber doors are outdated and slightly deteriorated requiring an update.



Figure 2: Existing front entrance door



Figure 3: : Existing rear doors

The existing doors on these properties are no longer meeting the needs of the residents and are in a poor condition. It is essential that all residents have a safe door that meets all thermal, security and functional needs whilst meet current building regulations.

3.4 Proposed Doors

It is being proposed that the front main door is to be replaced with new timber units, instead all rear doors will be replaced with new uPVC units. The new doors will be of the same colour as the existing units. All new doors will match the existing doors designs as closely as possible.

3.5 Car Parking/Transport

There is adequate parking on both sides of The Avenue however this would require the use of a residents parking permit.



Figure 4: The Avenue (Source: Google Maps)

In addition to parking for vehicles, there are also several public transport links in the local area. This firstly includes the use of Buses and Cabs/Taxis in the area. Additionally, there is access to the London Overground from Bruce Grove Station.

3.6 Refuse Disposal

All refuse which arises from the replacement windows and doors 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 significantly improve the quality of life for the residents within the properties on this road, whilst simultaneously retaining all the existing features of the properties.