

PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

26 BEDFORD ROAD
HARINGEY LONDON
N15 4HA

Quality Control

Document Preparation

VERSION NO./TITLE	PREPARED BY	CHECKED BY	DATE OF PREPARATION
Address	Surveyor	Surveyor	Date
26 Bedford Road P1	SM		17/11/2022
26 Bedford Road P2	SM		16/01/2023

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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 26 Bedford Road Haringey London N15 4HA.

2.0 Existing Premises

The building consists in two storey semi-detached Victorian house with a rear garden. The property is comprising of 2 self-contained flats, and it is traditionally built-in yellow London stock brick with hipped slate roofs with projecting eaves and decorative brackets instead of parapets.

2.1 Planning Restrictions

The building is situated in Clyde Circus Conservation Area. The Clyde Circus Conservation Area is in the south-eastern part of the Borough, close to the west side of Tottenham High Road. It is crossed in an east – west direction by the busy A504 West Green Lane from Seven Sisters to Turnpike Lane in the south and by the B153 Philip Lane in the north. Part of its eastern boundary abuts, across the railway cutting, part of the west boundary of the Tottenham Green Conservation Area at Clyde Road Depot. The St Ann's Conservation Area is located a short distance to the southwest of the conservation area.

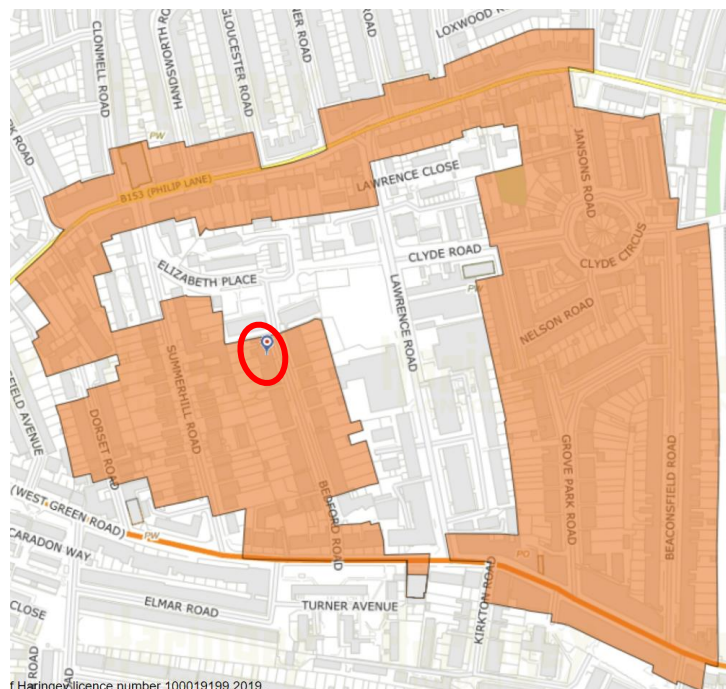


Figure 1: Clyde Circus Conservation Area (source: Haringey Council website)

In addition, the edifice is not 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/door installer. The proposed works will be carried out in line with all building regulations, with a suitable windows/door that meets all thermal, security and ventilation requirements. The new window/doors 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 elevation consists solely of double hung sliding sash units. The rear elevation consists of sash and casement windows.



Figure 2: Existing windows on front and rear elevation

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 glazed timber units, finished in white to match the existing 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. Only exception will be apply to the rear bedroom window/door unit showed in the drawings as door D03 that will be replicate the same design of the rear bedroom window showed as W14.



Figure 3: Existing rear windows/door unit D03 (Left) will replicate rear bedroom window W14 (Right)

The proposal of timber windows to the front elevation had been applied in order to provide an acceptable replacement solution to the overall street scene, proposing even a 14mm double glazing thickness to accommodate the conservation team's requirements.

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

26 Bedford Road Windows

Frame Material (Front & Rear):	Timber
Glazing Thickness (Front):	14mm
Glazing Thickness (Rear):	24mm
Glazing Bars (Front):	Integral bars with putty finish
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 a front timber entrance door and there are two rear timber doors with glass panels, giving to the residents' access into the garden. All doors are outdated and slightly deteriorated requiring an update.



Figure 4: Existing front door



Figure 5: Existing rear doors



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 to replace the main entrance door with a 4-panels timber unit and one of the rear door will be replace with timber to match the exiting. Instead, the other rear door will be replaced with a top hung casement windows, as mentioned in paragraph 3.2.

3.5 Car Parking/Transport

There is adequate parking on adjacent street; Bedford Road is in a CPZ. That will require a car parking resident permit.



Figure 6: Car parking in front the building (source: Google maps)

The block enjoys a location with many others transport methods such as buses, taxis and the London Underground (Seven Sister Station).

3.6 Refuse Disposal

All refuse which arises from the replacement windows 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.