

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**28 GROVE PARK ROAD
HARINGEY LONDON
N15 4SN**

REVISION: P1

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Quality Control

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1.0 Introduction

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

This design and access statement will support the planning application for the development of the premises 28 Grove Park Road, Haringey, London, N15 4SN.

2.0 Existing Premises

The subject property is a two storeys terraced house, brick built with a tiled, pitched roof, timber sliding sash windows and a partially glazed timber front door. The property is comprised of two self-contained flats.

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.

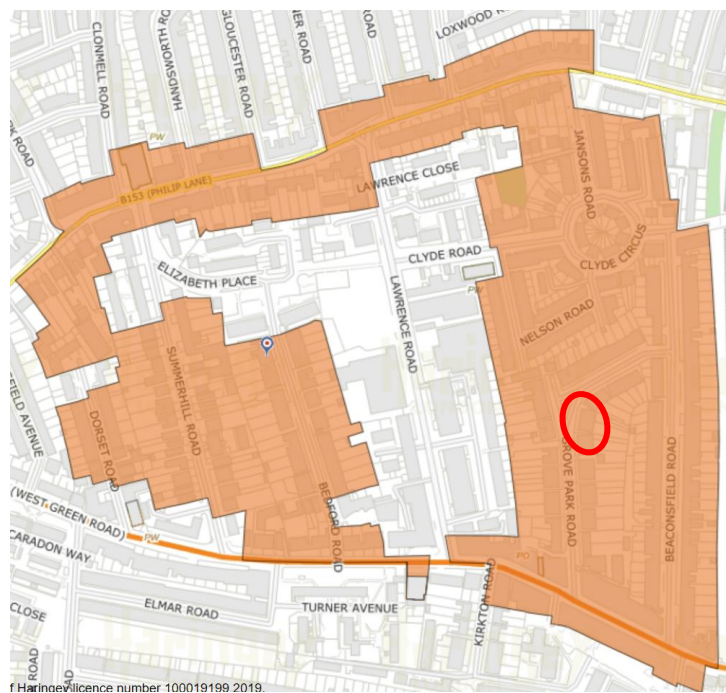


Figure 1: Clyde Circus Conservation Area (source: Haringey Council website)

The building 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 window/door that meets all thermal, security and ventilation requirements. The new window/door 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 a mix of sash and casement windows.



Figure 2: Existing windows on the building

The existing windows no longer meet the needs of the residents which is contributing 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 as the existing, 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.

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 a glazing thickness of 14mm double glazing thickness to compliment the conservation area.

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

28 Grove Park 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 single leaf timber front entrance door with two opaque glass panels, and a timber door unit to the rear of the house. All those doors are outdated and deteriorated requiring an update.



Figure 3: Existing front entrance door



Figure 4: Existing 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 to replace the main entrance door with a 4-paneled timber unit and the rear door is to be replaced with new timber/glass doors. All new doors will match the existing entrances as closely as possible.

3.5 Car Parking/Transport

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



Figure 5: 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.