

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**15-16 FELIXSTOWE ROAD
HARINGEY, LONDON
N17 6QF**

REVISION: P1

SEPTEMBER 2022

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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 Group.

This design and access statement will support the planning application for the development of the premises 15-16 Felixstowe Road, Haringey, London, N17 6QF.

2.0 Existing Premises

The existing properties consist of one terraced two-storey property and one semi-detached two storey property which both have rear garden areas. These properties are traditionally constructed with solid walls with red brickwork.

2.1 Planning Restrictions

Felixstowe Road is not in a conservation area, nor is it a listed building.

Felixstowe Road is also located in an area which is at a low risk of surface water flooding, also known as flash flooding, as well as at a very low risk of flooding from rivers or the sea.

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 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 two properties are currently fitted with both timber sash and casement units on the front and rear elevations. The front elevations are comprised of timber sash units and the rear elevations consist of a mixture of timber sash and casement units.



Figure 1: Front Elevations



Figure 2: Rear Elevations

The existing windows are 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 the timber window units at these properties be replaced with new double glazed uPVC units. 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:

15-16 Felixstowe Road 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
Spacer bars:	White, Plastic

3.3 Existing Doors

There are currently two single leaf timber front entrance doors on these two properties. Both front entrance doors have window panels installed, No.15 has four small glass panels on the top half of the door unit whereas No.16 has six glass panels covering a large area of the door. Additionally, there are two single leaf timber rear doors on these properties. The rear door of No.15 has only one glass panel on the top section of the unit whereas the door at No.16 has two glass panels separated by timber in the middle.



Figure 3: No.15 & 16 Front Entrance Doors



Figure 4: No.16 Rear Door



Figure 5: No.15 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 front main doors are to be replaced with new composite units, instead all rear doors will be replace with new uPVC units. All new doors will match the existing doors designs as closely as possible.

3.5 Car Parking/Transport

There are parking spaces available on one side of Felixstowe Road which can be accessed through Forster Road. This road is located in the Bruce Grove North CPZ.



Figure 6: Felixstowe Road (source: Google Maps)

There are also very good transport links in this area. This includes various bus routes that pass nearby as well as Seven Sisters and Tottenham Hale stations for National Rail and Underground services as well as Bruce Grove for Overground services.

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.