

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**13 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 13 Felixstowe Road Haringey London N17 6QF.

2.0 Existing Premises

The existing property consist of one terraced two-storey residential house with a rear garden areas. The building is traditionally constructed with solid walls with red brickwork.

2.1 Planning Restrictions

Felixstowe Road is not in a conservation are, 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 property is currently fitted with both timber sash and casement units on the front, rear, and side elevations. The front elevation is comprised of timber sash units and the rear elevation consists of a mixture of timber sash and casement units.



Figure 1: Front Elevation



Figure 2: 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 the timber window units at this property 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:

13 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 is currently one single leaf timber front entrance door unit with two glass panels on the top half at this property. There is also a single leaf timber door unit with one large glass panel on the top half located at the rear of this property which allows access to a lean-to construction.



Figure 3: Front Entrance Door



Figure 4: Rear External 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 door is to be replaced with new composite units, instead all rear doors will be replaced 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 5: 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.