

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**OPAL COURT
PARK ROAD
HARINGEY, LONDON
N11 2LS**

REVISION: P2

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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 Opal Court Park Road Haringey London N11 2LS.

2.0 Existing Premises

This blocks of properties is comprised of four storeys and consist of a residential block of fairly new development, traditionally constructed with mixed red and yellow bricks walls and butterfly roof. The property is comprised of eight self-contained flats.

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 suitable windows and doors that will meet all thermal, security and ventilation requirements. The new windows and doors that are installed will also be compliant with Secure by Design requirements.

3.0 Design Proposals

3.1 Existing Windows

The two blocks are currently fitted with single glazed casement timber units on the front and rear elevations. These window units vary in size depending on location on front or rear elevation.



Figure 1: Front Elevation



Figure 2: Side Elevation

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. The smaller double window units on all elevations are approximately 1200mm in length and vary in height from 1040mm to 1180mm with a few being 1215mm in height. The single units on the front elevations are 480mm x 740mm in length and height on ground level. The triple window units are all 1745mm in length and either 1205mm or 1355mm in height.

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 to match the existing windows. The windows are to remain in the same style and fenestration as the existing windows, so where a casement window is installed, it will be replaced with a casement window. All new windows will match the existing fenestration and design as closely as possible.

These will be internally glazed chamfered casement units. The proposed windows will be the same sizes of the existing window units in order to match the lengths and widths exactly.

Opal Court Windows	
Frame Material (Front & Rear):	uPVC
Glazing Thickness (Front & Rear):	-
Glazing Bars:	Not applicable
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, the block is served with a communal single leaf timber front entrance door, with a top glass panels. This timber doors is outdated and slightly deteriorated requiring an update.



Figure 1: Existing Block entrance door

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 communal front entrance to the block is replaced in timber like for like. 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 adjacent street; Park Road and Amethyst Close even if it is in a CPZ. That will require a car parking resident permit.



Figure 4: Niagara Close (Source: Google Maps)

In terms of public transport links there are various Bus routes that run through the area from roads nearby. There are national rail links from stations fairly nearby at Bowes Park and Underground stations at Bounds Green on the Piccadilly Line.

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.