

PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

91 PHILIP LANE

HARINGEY, LONDON

N15 4JR

REVISION: P2

MARCH 2023

Quality Control

Document Preparation

VERSION NO./TITLE	PREPARED BY	CHECKED BY	DATE OF PREPARATION
Address	Surveyor	Surveyor	Date
Philip Lane P1	SM		06/02/2023
Philip Lane P2	SM		23/03/2023

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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 91 Philip Lane, Haringey, London, N15 4JR.

2.0 Existing Premises

The building consists in two storey and a basement semi-detached Victorian house with a rear garden. The property is comprising of 4 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.

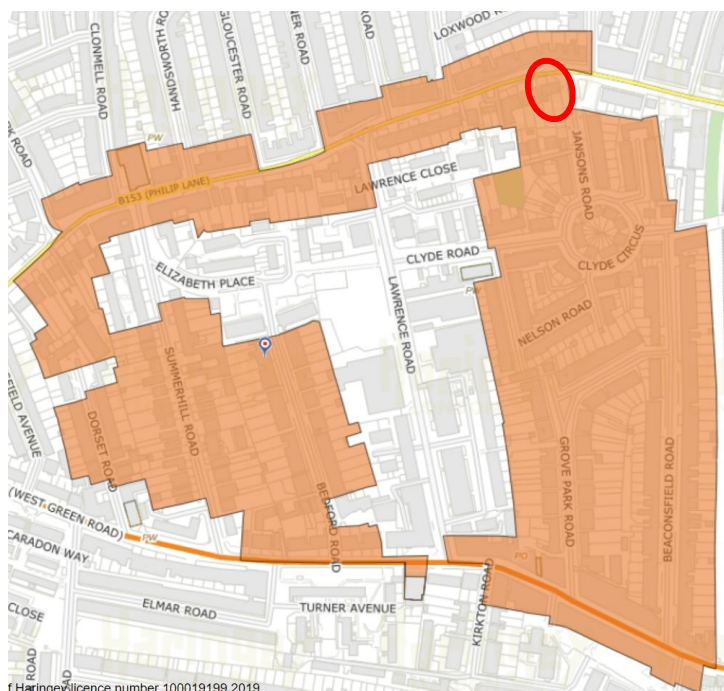


Figure 1: Clyde Circus Conservation Area (source: Haringey Council website)

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 and doors that meets all thermal, security and ventilation requirements. The new windows and 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.

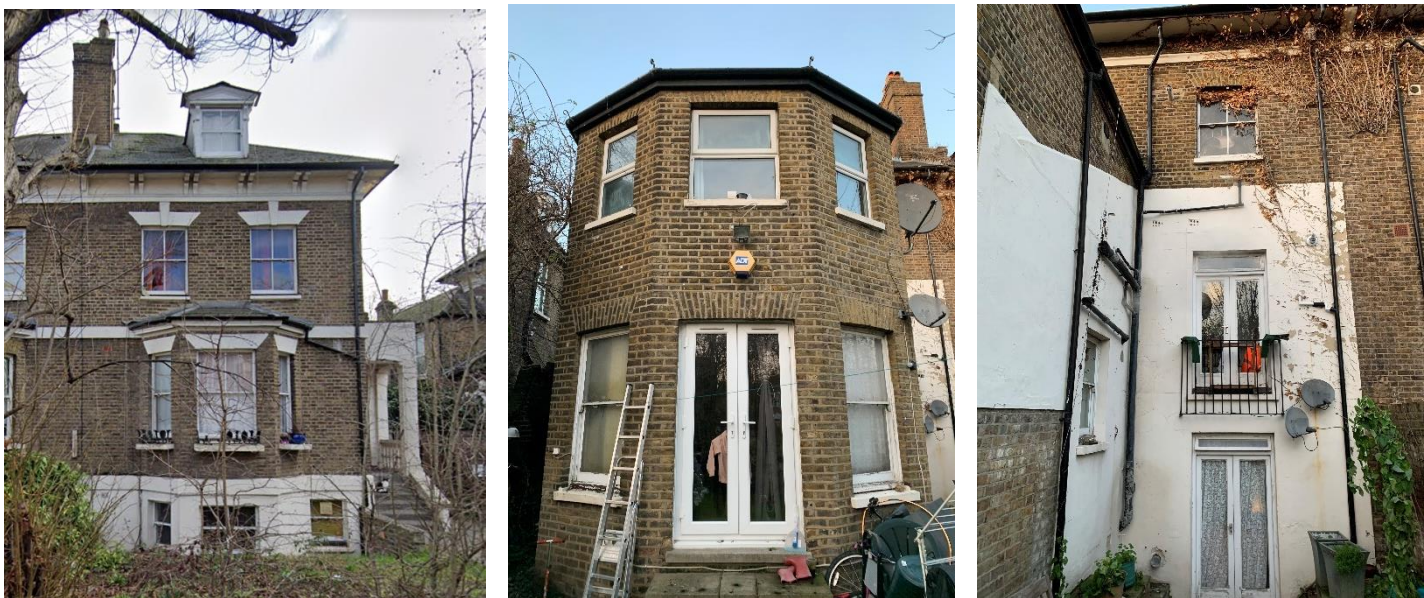


Figure 2: Existing windows on front and rear elevations

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

The proposals are to replace all of the external windows and doors. The windows to the front elevation of the building are to be replaced with double glazed timber units to maintain the character of the building in the context of the area, and uPVC framed windows to the rear, flank and side elevation(s). All windows are to remain in the same style and fenestration, so sash windows are to be installed throughout the front elevation, with a mix of sash and casement to the rear (as existing). All new windows will match the existing fenestration and design as closely as possible, including frame depths.

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 for the front elevation windows to accommodate the conservation team’s requirements. The rear elevation does not show a specific character therefore uPVC is deemed suitable as it would not drastically impact the buildings visual impact.

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

91 Philip Lane Windows	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm
Glazing Bars (Front):	Integral bars with putty finish
Frame Material (Rear, Flank and Side):	uPVC

Glazing Thickness (Rear, Flank and Side):	24mm
Glazing Bars (Rear, Flank and Side):	Applied
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
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

3.3 Existing Doors

At present there is a front timber entrance door and there are three 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 3: Existing front door



Figure 4: 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 any of the rear doors will be replace with uPVC to match the exiting.

3.5 Car Parking/Transport

There is adequate parking on adjacent street; Philip 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 Sustainability statement on uPVC windows to rear elevations

Due to ongoing works that Clarion Housing regularly conduct within the borough (for which Potter Raper have been submitting planning applications for since 2020), we are aware of the council's planning policies around uPVC windows, and the reluctance to accept the material for window frame in a range of instances. The main point of contention (outside of conservation areas and listed building) is with regards to the sustainability of the material. We would like to address this within this planning statement, as we propose to install uPVC frame windows on properties outside of conservation areas.

Where it is felt that the character of the area and street scene would benefit from timber framed units, we are proposing uPVC to the rear elevation(s) only to ensure that the character is maintained to the street scene, and consideration will also be given to the proximity of properties to conservation areas. Having installed a large number of timber windows over the 2021/2022 and 2022/2023 financial years, it is clear that it is cost prohibitive to install only timber windows to Clarion's housing stock. If this requirement was to continue through the 2023/2024 financial years, a large number of residents would miss out on thermal upgrades each year due to fixed capital works budgets. It is therefore the opinion that an argument for uPVC to at least the rear of properties needs to be made.

Throughout this section and for the purposes of this statement, uPVC and timber are analysed and compared against each topic raised, without mention of aluminium as an option due to supply chain complications.

4.1 Summary of Timber Windows

The timber being installed on behalf of Clarion Housing is softwood which is suitable for both contemporary and period-style homes. Softwood is popular choice for manufacturers, as it is easier to form and the capital costs are much lower than for hardwood windows, although still significantly more than uPVC. This wood can be stained but is usually painted and needs to be redecorated and maintained every 5-7 years. The cills are made of hardwood to enable a

longer life, as they are more exposed to weather elements. Hardwood is a slower growing type of wood and therefore has a tighter grain than softwood making them more stable and durable.

Clarion understand the importance of character, and timber units are being installed on all of Clarion's traditional stock that are located within a conservation area. This is regardless of the local authority, and applies to the front and rear elevations to help compliment, preserve, and enhance the character of various council's conservation areas.

4.2 Summary of uPVC framed windows

uPVC is the abbreviation for Unplasticized Polyvinyl Chloride which is a rigid and chemically resistant form of PVC which can be used for pipework, wire covering and window frames among other types of structure. The material is strong, long lasting, and has good resistant to damage from sunlight, making it a popular material for windows since the double-glazing boom in the 1970s. uPVC windows are low maintenance, requiring only periodic ironmongery refurbishment and adjusting in order to reach the longer end of their expected lifecycle.

uPVC is a much cheaper alternative to timber, both from a capital cost perspective, and ongoing maintenance costs. It is therefore a very popular choice amongst various landlords, especially when there are high volumes of stock such as large housing associations like Clarion. Installing uPVC to a range of properties where appropriate, allows the programme of works to encompass a much higher volume of stock, making vast reductions in heat loss on a macro scale.

Other local authorities are allowing the installation of uPVC windows to a range of different stock.

4.3 Capital Phase – Capital Cost Analysis

The specific cost data regarding Timber and uPVC has been excluded from the scope of this statement as it is sensitive data, however the below will summarise the effects that the restriction of only installing Timber has on a broad range of issues.

The estimated capital cost saving over one financial year for the North London Team only (if able to install uPVC windows to 50% of properties to the rear elevations only) is an estimated £1.5m There is a back-up calculation for determining this.

Based on this, we estimate that enabling the installation of uPVC to 50% of Clarions annual programme will allow roughly an extra 50 properties to be upgraded in each financial year. 50 extra properties annually would subsequently benefit from having a significantly improved thermal envelope, and reduce energy use in each of the properties.

Increasing the number of window replacements that Clarion can complete each year would not only result in a significant reduction in the energy consumption of these properties but would assist in reducing the risk of fuel poverty in a large number of homes. This result would see a significant impact on reducing the carbon footprint of these buildings and would help to relieve the effects that the recent fuel crisis is having on fuel poverty. The fuel crisis is having a dramatic effect on households across the country, so 50 properties annually is not an insignificant figure, and will have a positive, sustainable impact.

As an affordable housing provider, Clarion are responsible for providing quality accommodation for a large number of residents and installing predominantly/solely timber windows will result in more dilapidated homes (where older timber windows are not being replaced as early as they would otherwise be), and less thermally efficient homes. As such a large provider of homes, the repercussions of Clarion's actions can be felt on a grand scale.

4.4 Operation/Asset Phase - Maintenance, Repair and Replacement

This section of the report will assess the operational phase of the products proposed and draw comparisons.

4.4.1 Timber Maintenance

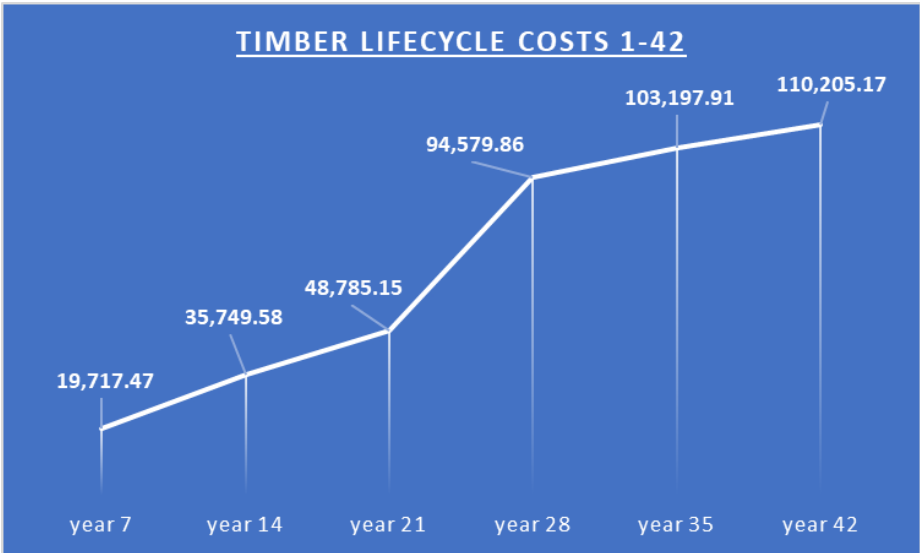
Whilst timber windows make a significant visual contribution to the elevations of many fine buildings, the material choice has a much more stringent maintenance cycle than that of uPVC, requiring more frequent easing and adjusting, refurbishment, repairs, re-decoration around every 5-7 years. On modern timber sashes, sash cords can often fail owing to age, mis-use, and wear and tear often replaced with what needs to be good-quality cords; it is also only appropriate to replace the cords in pairs, which further inflates maintenance costs.

There are a large number of surfaces on windows which are exposed to harsh weathers, with traditional puttied joints on timber windows becoming a specific source of water egress and window defects. Due to the frequent expansion and contraction of timber, the movement of the sashes can also cause wear to the protective film causing premature decay.

One of the most common problems with timber frames is wet rot, which is a result of water ingress through deteriorating finishes that allow moisture into the timber frames and cills. This wet rot can lead to a significant loss of strength and performance in timber. This issue is observed by Clarion’s team of surveyors on a significant number of properties each year. It is commonly not possible to observe the decay from ground level, meaning that the requirement for replacement is often highlighted at a later stage once scaffolding is erected. It is also not always possible to obtain access to properties, which can also lead to a delay in identification and cause further deterioration. Both of these types of delay lead to further costs and compounded delays due to scaffold hire costs and the need for planning consent.

Timber also has a tendency to expand and warp, leading to windows that require an increasing amount of effort to open and close, which can accelerate deterioration due to additional force being used to open/close.

Timber sash windows are more expensive to maintain in comparison to uPVC, and require more attention throughout the lifecycle. Factory finished timber windows usually need re-painting after six years, then every five years after that. When you combine the initial costs with the maintenance costs over a 20-year period, timber windows can cost significantly more than their uPVC counterparts. It should also be noted that careful specification of paints for the timber windows is considered to ensure that there is a low VOC count.



The cost associated with the maintenance of timber should not to be viewed from a financial perspective alone. There are significant carbon emissions associated with maintaining timber windows during the operation phase. The works that are carried out every 5-7 years require significant energy use and resources such as:

- Travel to site

- Water and energy in carrying out the works
- Materials and energy used to produce and transport the paint for redecoration
- Recycling/disposal of paint cans upon completion

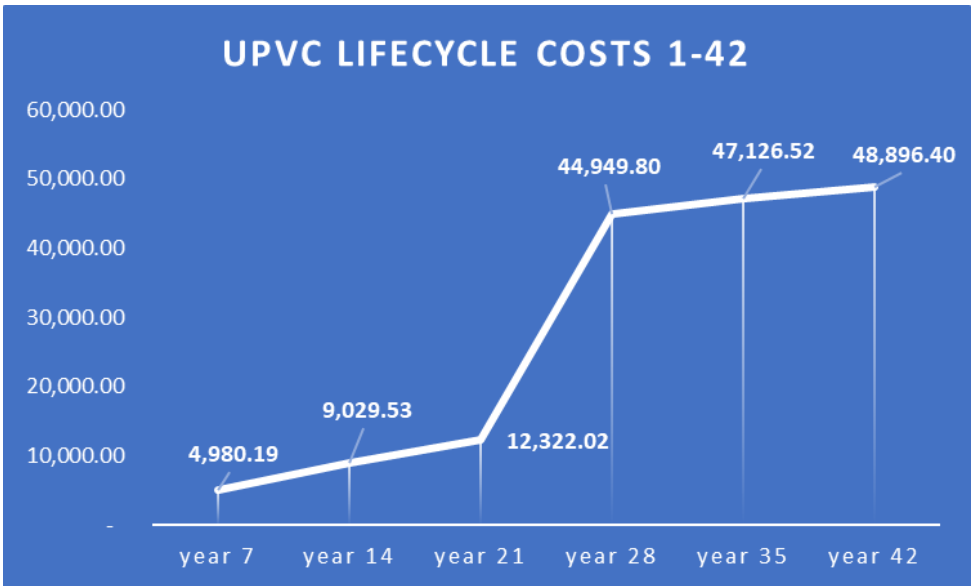
Some of these costs would be incurred to maintain uPVC units, which is difficult to quantify, however if calculated based on the maintenance costs alone as a rough guide, timber maintenance would indicate roughly 3-4 times as much carbon use.

Timber windows can last for 60 years at least, with a constant maintenance over its lifecycle, but only if maintained consistently. Being a large housing provider, it is not always possible for Clarion to fulfil maintenance to properties due to access issues and budgetary constraints, therefore windows generally last for less time on average. Gaining access to front elevations is generally more practical, so having a balance of needing to maintain timber framed windows to the front, with the ease of maintaining uPVC to the rear where they are less accessible would reduce the burden.

4.4.2 uPVC Maintenance

uPVC windows are tough, durable and have a long expected life. The material itself is low maintenance in the respect that it will not need to be painted or treated like other materials used for window frames, and simply need cleaning and overhauling. When it comes to the cleaning of the material it is very straightforward, with discolouration and damage only occurring if windows are neglected for a long periods of time. The process of cleaning should be quick and easy, usually only requiring a cloth to wipe over the material to keep it in good condition. The unique compounds in uPVC allow for a very smooth gloss finish, preventing warping, rot, and the need for redecoration.

Good workmanship and quality installation of uPVC combined with the seal locator grooves creates an excellent barrier against tough weather conditions and will withstand air and water ingress well, which minimises interior damage and damage to the windows themselves. As raised above, there is less carbon associated with the maintenance of uPVC windows in relation to how often these are serviced over the lifetime of the window units in relation to travel to site, water and energy use associated with the works.



4.5 Scaffolding

One of the key advantages of having uPVC units to rear elevations revolves around scaffolding and access issues. The fact that uPVC requires significantly less maintenance over the course of it's life means that properties that cannot be maintained due to access issues will have units that last for a longer period of time.

The properties that can be accessed for maintenance will also not need scaffolding erected at every cycle, as they can generally be cleaned without scaffolding. Erecting scaffolding to rear elevations can be particularly difficult, especially with space restrictions, rear extensions, conservatory's, and a regular need to either bring scaffolding through the property, or crane over the roof.

The erection of scaffolding to the front elevation is much easier to arrange, and as such having timber windows to the front elevation does not pose the same logistical complications with regards to maintenance.

4.6 Operational cost analysis

Our calculation to determine the difference in operational cost between timber and uPVC windows (experienced every 6 years to take an average) is £24,250 - £6,125 = £18,125. This applies to 6 elevations, and therefore this would be around £3,000 per elevation. Taking our assumption from earlier that the resulting decision would apply to an estimated 300 properties per year, this would mean that in year 6, there would potentially be saving of 300 x £3,000 = £900,000. If this money was invested into improving additional properties, further 30 properties could be added to the programme after year 6.

4.7 Total Cost Analysis and impact

Combining the capital and operational cost over 6 years, this could mean that every 6 years, the installation of timber only would result in 330 ([6 x 50] + 30) fewer properties having been improved within Clarion's North London Team alone.

4.8 Recycling

Recycling is a key component of sustainability, with a focus on reducing waste to landfill. Clarion agree with the planning authority in that this is a key topic and requirement when selecting materials. Timber from well-managed forests is a genuinely renewable resource. As timber is a sustainable resource, and so long as it is properly sourced, manufacturing timber windows from sustainably managed forests reduces carbon dioxide emissions. When the windows do need to be replaced, they can be disposed of by burning and recycling reusable parts. Timber windows can actually, help to remove carbon (a leading cause of climate change) from the atmosphere. This is because plant-based organisms, like trees, absorb carbon.

Timber windows have a good reputation for sustainability over uPVC on grounds of the recyclability of the frames, however the ability to recycle uPVC is often overlooked. Due to advancements in the process of recycling combined with product innovation, uPVC is now credited as being a sustainable option in the construction industry. Old window frames can now be recycled and/or repurposed up to around 10 times without the integrity of the material being compromised in terms of quality and performance. In theory, this could mean that the same piece of uPVC last for 350 years before disposal.

We have been provided with some data from last year for the Wates/Clarion Partnership, based on removals completed between the start of January and the end of August 2021. The waste management company used is Powerday, who are leaders in Waste Management and Recycling services. The below is extracted from Powerday's Duty of Care Compliance Matrix, dated the 10th January 2021. This highlights the disposal site, and that the recycling method is reuse.

Waste type and EWC code		Service Provider	Registration number / License number	Expiry date	Disposal site name and address	Type of site	Licence, permit or exemption number
10	15.01.02 - UPVC	Powerday	EPRPP309 3EE	Not Applicable	VEKA Systems, Manor Way, Swanscombe, DA10 0LL	Reuse	BB3003CH/V0 02

The total amount of plastic recycled within these dates is 30.22 tonnes.

4.9 Thermal Efficiency

Thermal efficiency is measured using a 'U-value', the lower the U-value, the smaller the loss of heat, i.e. better energy efficiency. uPVC windows are engineered and contain multiple chambers within the frame to stop heat transfer. With a quality double glazed unit, on this contract the U-Values are the same between our uPVC and timber installations and meet a u-value of 1.2Wm²K or alternatively a Window Energy Rating (WER) of A+. Slimline units are often requested in conservation areas (therefore are not relevant to the properties in question) and these only achieve a U-value of 1.9 W/m²K, but are significantly better than existing windows and are being installed to maintain character.

There is therefore no difference in the thermal efficiency of the windows being installed on this contract. This item is relevant when taking into account the number of units achieved in a year (which depends on the capital cost, and therefore material). With more properties being upgraded, total resident fuel consumption is reduced and fuel poverty reduced.

5.0 Clarion's Sustainability Ethos

To further support our approach, we have included some information about Clarion's approach to sustainability on a more general level within this section. Sustainability is high on the association's agenda, and is a topic that is taken very seriously. As a responsible business, Clarion recognises that they have a substantial direct and indirect environmental footprint that must be addressed. Therefore, Clarion have created a strategy outlining their approach to environmental sustainability. Sustainability objectives are:

- To develop sustainable and affordable homes across all tenures.
- To promote biodiversity, green living and working.
- To enable the health and wellbeing of our communities.

Clarion's strategy is based on a clear business case that understands that making Clarion resilient to the risks associated with sustainability issues can improve the wellbeing of communities they work with, increase customer satisfaction, improve employee engagement and deliver more efficient services.

From 2018, the five-year plan for sustainability has been focused on the following areas:

- Creating an improved housing stock with SAP ratings of 'D' and above by 2025. (This Window Replacement Programme ties in closely with this item)
- Refreshing their commercial fleet with a significant proportion of hybrid/electric vehicles.
- Enabling employees to be active participants in 'green' living inside and outside the office, with a focus on training and rewarding action.
- Reducing fuel poverty and supporting their residents through Clarion Futures work. (The window replacement also plays a key role here)
- Ensuring new build homes conform to a new set of sustainability standards focussing on quality and performance.
- Substantially reduced direct carbon emissions and non-recyclable waste from operations such as the "Green" fit-out for More London offices.

Contractors and suppliers are also a key part of their indirect environmental footprint. When they elect companies to work with, the Contractor's commitment to sustainability and environmental management approach is one of the key

criteria in the selection process. Clarion work with them to address sustainability issues and impacts to reduce their indirect environmental footprint.

Since Clarion's 2018 sustainability plan, their own 'Clarion 2040 Standard' for asset management has been developed, planning for long-term, sustainable homes for all, with a focus on upgrading existing stock as well as improving standards for new-build units. The Clarion 2040 Standards takes into account sustainability, safety, and the important of place.

Clarion's standards include the processes, materials, and components employed in their asset management, with investment in innovation playing a key role. Having established long contractual relationships, innovation has the opportunity to develop and grow within Clarion's processes. This process has enabled Clarion to ensure that their supply chain is responsible in their approach to sustainability, and in particular recycling.

6.0 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.

Whilst the council would prefer Clarion installed timber windows throughout this property, we believe we have justified our reasons for proposing uPVC to rear elevations, including from a sustainability perspective.