

THOMAS  THOMAS

CHARTERED BUILDING SURVEYORS

Design & Access Statement

1-15 Yeats Court

March 2023

Prepared for
Metropolitan Thames Valley
77 Hatton Garden
Holborn
London
EC1N 8JS

Studio 2.1.02
The Leather Market
11-13 Weston Street
London SE1 3ER
020 7060 1899





Contents

Contents.....	2
1 Design & Access Statement.....	3
1.1 Client Name and Address.....	3
1.2 Property Address.....	3
1.3 Brief Description.....	3
1.4 Vehicle Approach & Car Parking.....	4
1.5 Pedestrian Access.....	4
1.6 Means of Escape.....	4
1.7 Appraisal.....	4
1.8 Design.....	5
1.9 Security.....	5
1.10 Transport.....	5



1 Design & Access Statement

1.1 Client Name and Address

Metropolitan Thames Valley
77 Hatton Garden
Holborn
London
EC1N 8JS

1.2 Property Address

1-15 Yeats Court
Tynemouth Road
London
N15 4UE

1.3 Brief Description

This design and access statement is in support of a full planning application for the wholesale replacement of the existing windows and doors at the site. The windows comprise a combination of double-glazed timber framed casement windows and double-glazed PVCu casement windows throughout and are to be replaced with double-glazed PVCu casement units. The doors comprise a combination of double-glazed timber framed doors and composite doors. These will be replaced with steel framed Gerda flat entrance doors, and double-glazed PVCu rear doors. The replacement units are to closely match the colour and profile of the existing units. The existing timber windows and doors are nearing end of life, and the proposal will increase the overall thermal efficiency and security of the property.

This report should be read in conjunction with the full plans application and the drawings attached:

- 22-3180-PL-YC-001 – Site Location Plan
- 22-3180-PL-YC -002 – Block Plan
- 22-3180-PL-YC -003 – Existing Front Elevation 1
- 22-3180-PL-YC -004 – Existing Front Elevation 2
- 22-3180-PL-YC -005 – Existing Rear Elevation 1
- 22-3180-PL-YC -006 – Existing Rear Elevation 2
- 22-3180-PL-YC -007 – Existing Flank Elevations
- 22-3180-PL-YC -008 – Proposed Front Elevation 1
- 22-3180-PL-YC -009 – Proposed Front Elevation 2
- 22-3180-PL-YC -010 – Proposed Rear Elevation 1



- 22-3180-PL-YC -011 – Proposed Rear Elevation 2
- 22-3180-PL-YC -012 – Proposed Flank Elevations
- 22-3180-PL-YC -013 – Existing Windows and Doors
- 22-3180-PL-YC -014 – Proposed Windows and Doors

1.4 Vehicle Approach & Car Parking

The site is located within a residential area of Haringey which fronts onto Tynemouth Road, off High Road (A10). Access to the property is to be maintained through the duration of the project. The car parking spaces adjacent to the site and the surrounding roads are resident permit holder only.

1.5 Pedestrian Access

Pedestrian access is via a concrete paved public footpath to the front of the property. Both Seven Sisters underground station and Tottenham Hale underground and overground station are approximately 0.5 miles from the property.

1.6 Means of Escape

There are two means of escape from the property. The primary exit is from the front entrance doors, leading onto the pavement. A secondary escape route is via the rear access door which leads into the rear garden. No alterations are proposed to these escape routes.

1.7 Appraisal

Local community

Given the nature and location of the proposed works, it is deemed unnecessary to notify the neighbours and residents of any works. Due to the nature of the proposed works in replacing existing windows, this will not affect the adjoining properties.



1.8 Design

The purpose of this application is to apply for approval for the replacement of the existing timber and PVCu windows with double-glazed PVCu casement units, to closely match the existing aesthetic and profile. The proposal will upgrade the thermal element of the property by including double glazing within the PVCu frames.

The composite flat entrance doors are to be replaced with steel framed Gerda doors, and the timber framed rear doors are to be replaced with double-glazed PVCu doors.

The profile of the proposed replacement windows and doors throughout the property is to match the existing to ensure the continuity of the surrounding characteristics are maintained.

The footprint of the property is to remain the same as the proposal does not concern altering the footprint, either increase or decrease, as it is solely relating to the windows and doors which are to be replaced.

1.9 Security

Multi-point locking windows and doors will be used throughout the property.

1.10 Transport

The property is a circa 5-minute walk from Seven Sisters underground station and Tottenham Hale underground and overground station, with trains to central London, Cambridge, and Stansted Airport.

THOMAS & THOMAS

Est.
- 1899 -