



Design and Access Statement

Kenneth Robbins House
Northumberland Park
London
N17 0QA

Prepared on behalf of
Haringey London Borough Council
Haringey Council
River Park House, 225 High Road
London
N22 8HQ

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Prepared By: **Bailey Ellis**

Authorised for Issue:



For and on behalf of Baily Garner LLP

May 12, 2023

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1.0	07/12/2022	Planning Application
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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access statement has been prepared by Baily Garner LLP on behalf of Haringey London Borough Council. It accompanies the full planning application for the window and infill spandrel panel replacements, communal entrance door replacement, and replacement doors to the community centre entrances.
- 1.1.2 This report responds to the requirements of the The Town and Country Planning (Development Management Procedure) (England) Order 2015 for planning applications (with some exceptions).
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 – Understanding the Context
 - Section 3.0 – Design, Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 – Access
 - Section 5.0 – Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 Kenneth Robbins House was built late 1960's and is located north-eastern of the London Borough of Haringey in North London on the Northumberland Park Estate. There are 128 flats, arranged as eight per floor.
- 2.1.2 The building is a seventeen-storey high rise block with the communal front entrance facing the children's play area adjacent to Northumberland Park Road. Construction is of an exposed concrete frame infilled with brick and block cavity walls, spandrel panels and a large expanse of windows to create the façades. The roof of the building is of a flat roof construction weathered with a Langley Waterproofing three layer felt system which is approximately 11 years old.
- 2.1.3 Kenneth Robbins House falls under the sui generis use class as per the Town and Country Planning (Use Classes) Order 1987 (as amended) as the building hosts C3 class residential units and two F2 class community centres. The surrounding area is predominantly low rise C3 class residential blocks with a convenience store and fuel station a short walk east.
- 2.1.4 Primary access to the building is via the main front entrance door to the east elevation, accessed at ground level facing the small children's play area. Access to the upper-storey accommodation is via communal staircases and lifts located internally.

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2.2 Heritage Context

- 2.2.1 The property does not hold a locally listed status.
- 2.2.2 The property is not located within a Conservation Area.
- 2.2.3 Kenneth Robbins was Town Clerk of Tottenham when it was a separate London borough. He became the first Town Clerk of Haringey after it was joined with Hornsey and Wood Green.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 Identified works include but are not limited to:
 - Replacement windows
 - Replacement spandrel panels (White or grey in colour)
 - Replacement communal front entrance door and those serving the ground floor community centres
- 3.1.2 The current windows have reached the end of their useful life; currently constructed with uPVC frames and double-glazed units to be replaced by aluminium frames with double-glazed units. The proposal is to increase the thermal efficiency of the flats in line with Approved Document L: Conservation of fuel and power. The proposal is also set to improve the fire resistance and overall security of the dwellings.
- 3.1.3 Proposed Window System (Ecofutural) for Kenneth Robbins House.

The new windows may slightly alter in fenestrations; however, every effort has been made to maintain the overall appearance of the new windows to match the existing original fenestration.

Opening vents to be either tilt-turn or top hung as per existing installations. Key locking handles to allow vents to be locked in 'Tilt' mode only. Restrictors to be determined/agreed for side-hung open-in mode.

Double glazed units of centre-pane u value 1.0W/m²K with 44mm aluminium infill panels providing 0.99W/m²K centre pane. Aluminium composite panels proposed are FR-A Type 2 comprising two skins of 2mm powder coated aluminium with a Nexus Lamella non-combustible core with a Euroclass A2-s1,d0 as per EN13501-1: 2018, colour to be either white or grey, supplied by Panel Systems of Sheffield.

3.2 Use

- 3.2.1 The building is a seventeen-storey residential block of flats serving 128 no. flats.
- 3.2.2 The property use is largely residential but also hosts the Eric Allen Community Centre and Project 2020 (a business hub which offers engagement activities for young people) to the ground floor.

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3.3 Layout

3.3.1 No alterations are required to the existing layout of any dwelling.

3.4 Scale

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

3.5 Appearance

3.5.1 The windows are to be replaced with new powder coated aluminium frame units to match existing colour scheme.

4.0 Access

4.1.1 Access to the site will be unaffected by this proposal.

4.1.2 Access to the community foodbank will remain open but alternative arrangements will be sourced, if necessary, to ensure continual operation of this essential function.

5.0 Summary

5.1.1 The proposed smart architectural aluminium Ecofutural EFi+ window system has been considered in relation to the safety of the residents in the event of a fire and the impact upon the building and wider local area as well as the aesthetical implications.

5.1.2 From a visual perspective the impact of the proposal is considered acceptable.

5.1.3 We therefore believe the application for full planning consent in relation to the proposed work should receive approval.