

PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

2 GLOUCESTER ROAD
HARINGEY, LONDON
N17 6DH

REVISION: P2

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Quality Control

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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.

This design and access statement will support the planning application for the development of the premises 2 Gloucester Road, Haringey, London, N17 6DH.

2.0 Existing Premises

The building consists in two storeys terraced house with a rear garden. The property is traditionally constructed with bricks walls, rendered and white painted. The property is comprised of 2 self-contained flats.

2.1 Planning Restrictions

Gloucester Road is not situated within a conservation area, nor is it 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 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 building is currently fitted with a variety of window styles, all of which are single glazed timber units. The front and elevation consist solely of sash units. Instead, the rear is mix of sash and casements windows.



Figure 1: 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 and rear elevations of the building are to be replaced with double glazed uPVC units. All windows are to remain in the same style and fenestration, so mix of sash and casement windows are to be installed throughout the front and rear elevations (as existing). All new windows will match the existing fenestration and design as closely as possible, including frame depths.

All proposed windows will be with 24mm double glazing thickness to achieve building control compliance.

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

2 Gloucester Road Windows	
Frame Material (Front & Rear):	uPVC
Glazing Thickness (Front & Rear):	24mm (maximum)
Glazing Bars (Front & Rear):	Applied
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
Stained Glass:	Not applicable

3.3 Existing Doors

At present there is single leaf timber front entrance door and one single leaf rear door unit, providing access to the garden area. All doors are outdated and deteriorated requiring an update.

The existing doors no longer meeting the needs of the residents and are in a poor condition.

3.4 Proposed Doors

The proposals include provision for the front communal entrance door to be replaced with new composite panelled door, with rear private door being replaced with new uPVC units. All new doors will match the existing entrances and design as closely as possible.

3.5 Car Parking/Transport

There is adequate parking on adjacent street; Gloucester Road is in a CPZ. That will require a car parking resident permit.



Figure 2: 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 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.