

PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

20 BEDFORD ROAD
HARINGEY LONDON
N15 4HA

REVISION: P1

APRIL 2023

Quality Control

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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 20 Bedford Road Haringey London N15 4HA.

2.0 Existing Premises

The building consists in two storey semi-detached Victorian houses with a rear garden. The property comprises of 2 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.

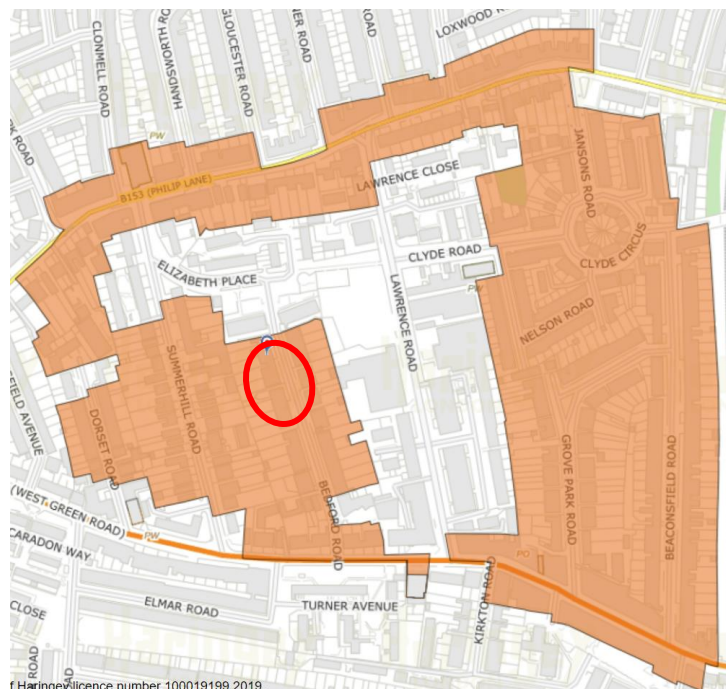


Figure 1: Clyde Circus Conservation Area (source: Haringey Council website)

In addition, the building is not a listed 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/door that meets all thermal, security and ventilation requirements. The new window/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 and immediate side elevation consists solely of double hung sliding sash units. The rear elevation consists of sash and casement windows, and there is a casement window to the side elevation on the side extension.



Figure 2: Existing windows on front and rear elevation

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

It is being proposed that all windows on the front and rear elevations are to be replaced with double glazed timber units, finished in white to match the existing windows. The windows are to remain in the same style and fenestration, with all new windows matching the existing fenestration and design as closely as possible.

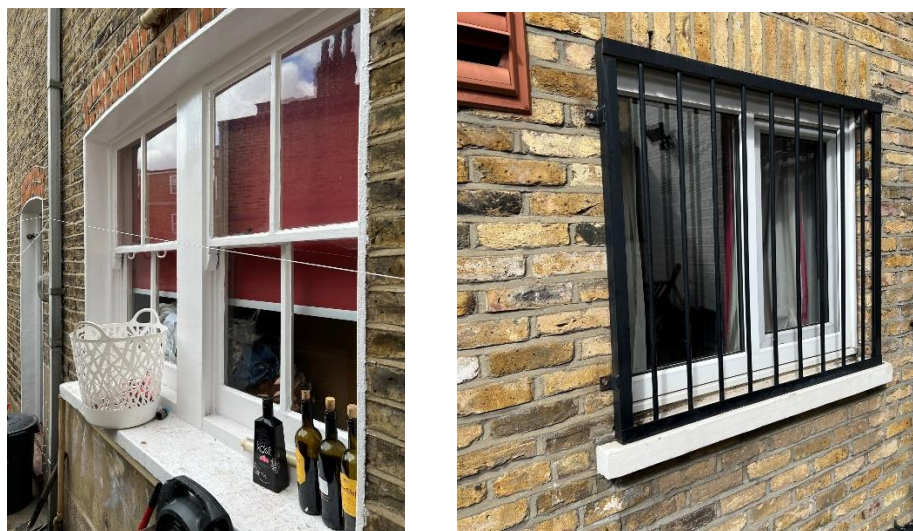


Figure 3: Existing rear windows

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 a 14mm double glazing thickness to accommodate the conservation team's requirements. Standards 24/28mm units will be installed to the rear elevations which are not visible from the road, which would also be the case for the less visible side elevations..

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

26 Bedford Road Windows	
Frame Material (Front & Rear):	Timber
Frame Material (Front & Rear):	Timber
Glazing Thickness (Front):	14mm (maximum)
Glazing Thickness (Rear):	28mm (maximum)
Glazing Bars (Front):	Integral bars with putty finish
Glazing Bars (Rear):	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
PAS 24:	Yes
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

3.3 Existing Doors

At present there are three front timber entrance doors (one per unit) and there are two rear timber doors (mostly glazed), giving to the residents' access into the garden. All doors are deteriorated and proposed for replacement.



Figure 4: Existing front door



Figure 5: Existing rear doors

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

3.4 Proposed Doors

It is being proposed to replace the main entrance door with a 4-panel timber unit to match the existing. The rear exit doors are also due to be replaced with fenestration to match the existing, and with double glazing.

3.5 Car Parking/Transport

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



Figure 6: 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 improve the quality of life for the residents within the housing block by virtue of improved window condition and thermal performance. The proposals simultaneously aim to retain the character and features of the building.