

**Window and Door Replacement
Programme**

Design & Access Statement

Newlon Housing Trust

Existing Window and Door Replacement Programme

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Prepared in support of planning application for the replacement of existing single glazed timber windows and doors.

At

2 Kerswell Close, Tottenham, London, N15 5HT.

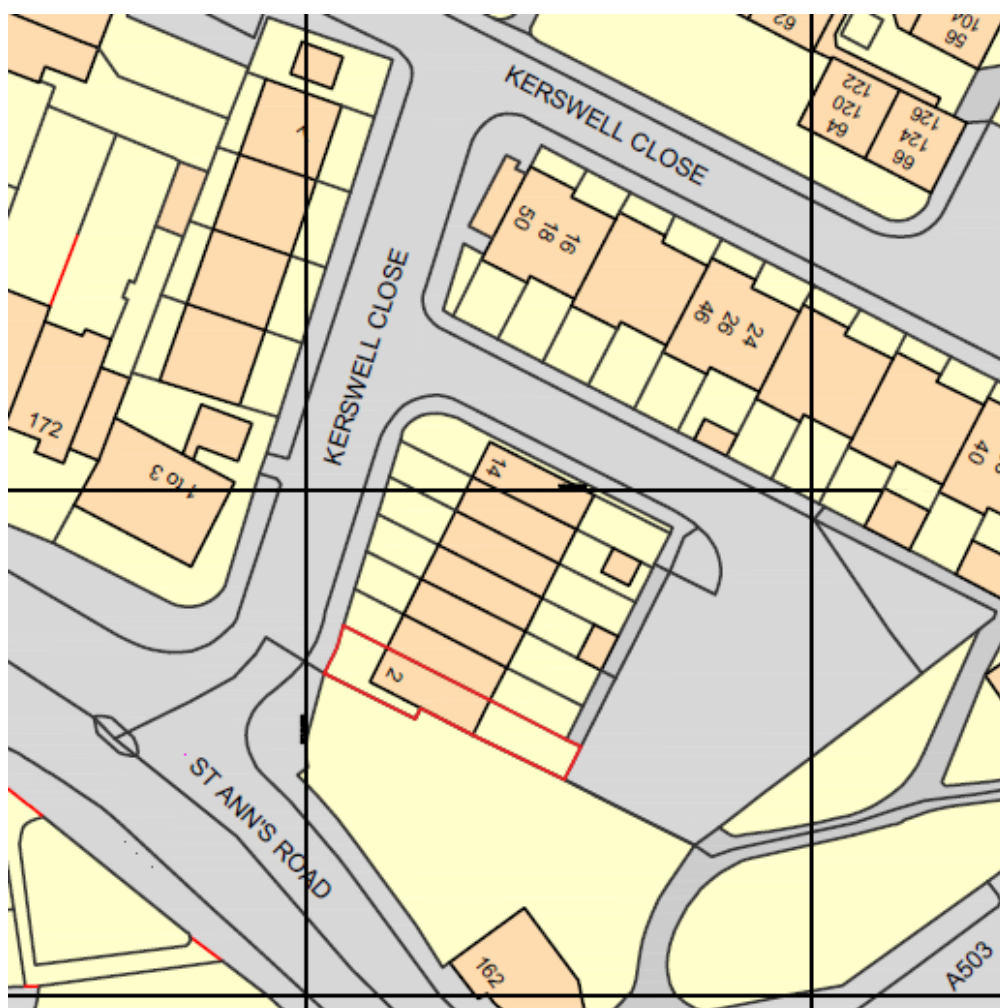
Planning Portal Ref: PP-12182710

1. Introduction

- 1.1 Stace LLP have been instructed by Newlon Housing Trust to act as agents in all matters in relation to window replacement works for the property located at 2 Kerswell Close, Tottenham, London, N15 5HT.
- 1.2 Newlon Housing Trust is a charitable housing association. Newlon owns or manages around 8,200 affordable homes, primarily in nine boroughs in north and east London, with many more in development.
- 1.3 This Design and Access Statement is prepared in line with Government Guidance on changes to the development control system and the related regulations to be provided with most planning applications.
- 1.4 This statement will demonstrate the proposed works comply fully with the relevant, national, regional and local planning policies.

2. Context to Application Site

- 2.1 The property is located on Kerswell Close off St Ann's Road, nearby seven sisters train station and the Paignton Road open space. The neighbouring buildings are a mixture of low rise residential and apartment blocks.



3. Use

- 3.1 The existing property comprises of 2no. storeys. The property is understood to be general needs rented accommodation.

4. Proposed

- 4.1 Proposals include for the replacement of the existing single glazed timber casement windows with uPVC double glazed casement windows, enhancing both tenant comfort and thermal efficiency in line with Building Regulations Approved Document L, as well as improving the general condition of the building's fabric. The new windows will be installed within existing window openings with fenestration patterns matching those existing.

This application proposes to replace all timber single glazed casement windows with uPVC double glazed units. Please refer to drawing references below:

2024/0127/301 – 2 Kerswell Close - Site Location Plan

2024/0127/302 – 2 Kerswell Close – Block Plan

2024/0127/303 – 2 Kerswell Close – Existing Elevations

2024/0127/304 – 2 Kerswell Close – Proposed Elevations

2024/0127-1 – Typical Window System

2024/0127-2 – Typical Window Detail

5. Appearance

- 5.1 The property is constructed with running bond brickwork, a pitched roof makeup with a clay tile finish, and lead flashings.
- 5.2 The property comprises various sized single glazed timber casement windows and period features.
- 5.3 The existing external fabric of the property will remain unaltered. The proposed windows will be of a similar finish and appearance however will consist of double-glazed UPVC casement windows.

6. Access

- 6.1 The proposed works will not alter the existing access to the property from the public road, nor will it alter access for tenants.
- 6.2 The property is accessible from Kerswell close. Access to the property is via the main door located at the buildings side elevation will remain unchanged.

7. Conclusion

- 7.1 The aim of the replacement scheme is to improve the thermal efficiency of the property without altering the building's façade or historic structure. The proposed replacement windows will further improve the condition and life span of the existing building.
- 7.2 This statement is to be read in conjunction with planning application **PP-12182710** including supporting documents and associated Stace drawings: **24/0127/301-4**.
- 7.3 Overall, it is considered that the replacement of the existing single glazed casement windows will have very little impact on the appearance of the building and therefore will not negatively impact the appearance of the existing street scene. All new windows will match the appearance of the existing single glazed units, however, will incorporate double glazing to assist with the thermal efficiency of the building.

8. Photos



Photo 01 Existing Front Elevation

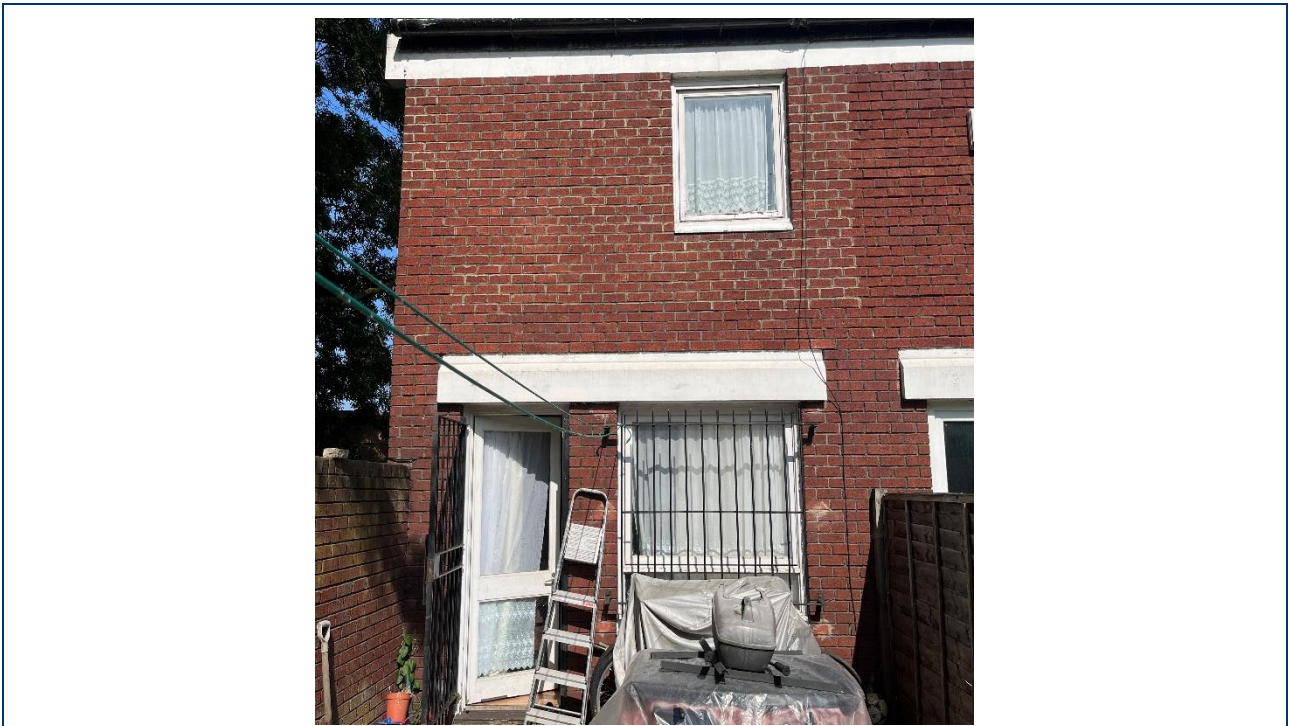


Photo 02 Existing Rear Elevation



Photo 03 Roof Plan View (Google Maps)

9. Proposed Materials Key



Photo 04 Proposed Casement Windows



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