

PLANNING AND DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

72 DONGOLA ROAD

HARINGEY

LONDON

N17 6EE

REVISION: P1

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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, by virtue of discharging statutory requirements such as planning permission.

This design and access statement will support the planning application for the development of the premises 72 Dongola Road, Haringey, London, N17 6EE.

2.0 Existing Premises

The subject property is a two-storey converted house, brick built with a tiled, pitched roof and timber sash and casement windows. The Front door is timber and forms the main means of escape.

2.1 Planning Restrictions

The building 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.

3.0 Design Proposals

3.1 Existing Windows

The building is currently fitted with timber windows (as shown on drawings) to front and rear elevations.



Front Elevation Windows



Rear elevation Windows

The existing windows no longer meet 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/flank elevations are to be replaced with double glazed uPVC units, finished in white. The fenestrations are also to change from sash windows to casement alternatives.

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

Proposed Window Details	
Frame Material (Front & Rear):	uPVC
Glazing Thickness (Front & Rear):	28mm
Glazing Bars (Front & Rear):	Not applicable
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – where existing (to Bathrooms)
Toughened Glass:	As required by building regulations
Spacer bars:	White, Plastic
Stained Glass:	Not applicable

3.3 Existing Doors

The Front Entrance door is currently timber and serves the communal areas for both flats. There are 2 rear exit doors as shown on drawings and photos below



Front Door



Rear exit door 1



Rear exit door 2

3.4 Proposed Doors

3.4.1 Main Entrance Doors

The Proposed Front door will be a composite 'Agila' door by Rehau:



Product literature has been provided along with this application

3.4.2 Rear Exit Doors

The Rear exit doors will be designed to match the existing fenestration in uPVC, using the Rehau Total 70 product:



Product literature has been provided along with this application

4.0 Car Parking/Transport

There is no private parking, but there is street parking on Dongola Road which is controlled, with residents only parking between 2 and 4pm. The nearest overground station is Bruce Grove, and nearest Tube station is Seven Sisters.

Other transport methods such as buses, taxis are readily available in the area.

5.0 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.

6.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

6.1 Information on space provisions for fire appliances and assembly points (criteria 1).

a)

The subject property is a two-storey converted street property (a house converted into 2 units), which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b)

The assembly point for an evacuation of this building would be directly outside on the street.

6.2 Information on passive and active safety measures (criteria 2)

The subject property is a two-storey converted street property (a house converted into 2 units), which we are proposing window replacements on. This passive and active fire safety measures will remain as existing, and are not relevant to the application.

6.3 Information and data on construction products and materials (criteria 3)

The subject property is a two-storey converted street property (a house converted into 2 units), which we are proposing window replacements on. The property is two-storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

6.4 Information on means of escape and evacuation strategy (criteria 4)

The subject property is a two-storey converted street property (a house converted into 2 units), which we are proposing window replacements on. The existing means of escape and evacuation strategy will remain the same. Escape windows will ensure compliance with the building regulations.

6.5 Information on access and equipment for firefighting (criteria 6).

The subject property is a two-storey converted street property (a house converted into 2 units), which we are proposing window replacements on. This item is not relevant the application.

7.0 Summary

This application includes works which will improve the thermal performance of the buildings, as well as the quality of life for the residents within the housing block. The proposals retain the existing features of the building from a planning perspective, maintaining the same fenestration as previous.