



RIDGE

**DESIGN AND ACCESS STATEMENT
WINDOWS REPLACEMENT WORKS
– 1-8 FIREMENS FLATS, GLEBE
ROAD, LONDON, N8 7DD**

August 2023

DESIGN AND ACCESS STATEMENT

1-8 FIREMENS FLATS, GLEBE ROAD, LONDON, N8 7DD



LONDON BOROUGH OF HARINGEY COUNCIL

August 2023

1-8 Firemens Flats
Glebe Road
London
N8 7DD

Prepared for

London Borough of Haringey Council
River Park House
225 High Road
London
N22 8HQ

Prepared by

Contact

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VERSION CONTROL

VERSION	DATE	DESCRIPTION	CREATED BY	REVIEWED BY
1.0	08.2023	Design and Access Statement	NW	TG

DESIGN AND ACCESS STATEMENT

1-8 FIREMENS FLATS, GLEBE ROAD, LONDON, N8 7DD

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THE PROPERTY



1-8 Firemen's Flats, Glebe Road, London, N8 7DD

LOCATION MAP



Location plan (Not to scale).
Site plan to scale attached to application
drawings.

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1. INTRODUCTION AND BRIEF

1.1. Instructions

Ridge and Partners LLP have been instructed by London Borough of Haringey Council to act as agents in all matters relating to planning for the installation of external wall insulation, window and door replacement works to the property known as 1-8 Firemens Flats, Glebe Road, London, N8 7DD. This design and access statement forms part of the application.

1.2. Property Location

The property is located within the London borough of Haringey and not within a Conservation area. The surrounding area is predominantly residential and made up of terraced dwellings.

1.3. Applicant Background

The London Borough of Haringey Council is a local authority with a vision of a borough where everyone has a safe, sustainable, stable and affordable home. To achieve this vision, Haringey are pursuing changes to; increase the number and variety of high quality and sustainable homes, improve the quality of housing, improve the quality of the private rented sector and decrease homeless households.

1.4. Summary of proposals

The proposed works include the replacement of windows throughout all elevations of the property with double glazed PVC white windows. Front entrance doors will be replaced, roof repairs will be undertaken where necessary and an external wall insulation is to be installed to the building envelope. The external wall insulation system will incorporate the existing Tudor decorative style to retain the current appearance of the building.

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2. PROPOSALS

2.1. Background

The London Borough of Haringey Council is a local authority with a vision of a borough where everyone has a safe, sustainable, stable, and affordable home.

Haringey have employed Ridge and Partners to undertake surveys to establish the cause of the subsidence and propose methods to stabilise the building along with improving the building fabric by carrying out the replacement of the windows, doors and installing External Wall Insulation. The following previous applications related to planning were identified when searching the Haringey Planning Portal.

1	Ref: <u>HGY/2006/0698</u>	Proposal: Erection of single storey rear extension
	Decision: Refuse	Date: 25/05/2006

2	Ref: <u>OLD/1987/0501</u>	Proposal: Conversion into 2 self-contained dwelling.
	Decision: Approve with Conditions	Date: 14/8/1987

2.2. Proposed Works

The building has been surveyed from ground level. The windows were generally found to be in poor condition with rotting noted to the frames. An energy assessment has identified heat loss from within the building through the existing windows, doors and external walls.

This application proposes to replace all the existing windows with colour matching white double glazed PVC windows, replace the external doors and install external wall insulation with timber elements to match the existing mock Tudor decorative design. The drawing references are listed below:

5020882 Firemens Flats - EXISTING REAR ELEVATION
5020882 Firemens Flats - EXISTING FRONT ELEVATION
5020882 Firemens Flats - EXISTING SIDE ELEVATIONS
5020882 Firemens Flats - EXISTING WINDOW TYPES
5020882 Firemens Flats – PROPOSED REAR ELEVATION
5020882 Firemens Flats - PROPOSED FRONT ELEVATION
5020882 Firemens Flats - PROPOSED SIDE ELEVATIONS
5020882 Firemens Flats - PROPOSED WINDOW TYPES
5020882 Firemens Flats – LOCATION PLAN
5020882 Firemens Flats – BLOCK PLAN

All other maintenance works will be undertaken in line with current building regulations and to match the existing materials, design and functionality as far as is reasonably possible to retain the aesthetics of the building.

2.3. Access

The proposed works will not alter the existing access to the property from the public highway, nor will they alter access for the residents.

The property is located along a quiet residential road, set well back from the thoroughfare. It is therefore unlikely that the works will have an adverse effect on local traffic.

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3. CONCLUSIONS

3.1. Supporting Statement

The applicant is a social housing landlord who has a duty to provide safe, secure, warm and efficient homes to a growing number of people. The proposed works will improve the existing thermal efficiency, ventilation, security and aesthetics of the building as well as replacing previously installed unsympathetic windows with those more typical to the age and type in this area.

3.2. Conclusion

This application contains no works that will detrimentally alter the appearance of the property. The replacement windows and maintenance works will in fact enhance and restore the building to a good state of repair, improving the aesthetics of the building from the street as well as the thermal comfort and security of its residents.

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APPENDIX 1 – PHOTOGRAPHS



Photo 1 Rear elevation



Photo 2 Windows to rear elevation.



Photo 3 Window on rear elevation



Photo 4 Window on front elevation



Photo 5 Front elevation



Photo 6 Wear to lead flashing (front elevation)

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APPENDIX 2 – MATERIALS SCHEDULE

Material	Existing	Proposed
Windows	Window: Painted timber Glazing: Single Operation: Sash (weight/pully system) & Casements	Window: PVC Glazing: Double Operation: Sash (weight/pully system) & Casements
Walls	External wall: Solid brickwork. Mock Tudor: Rendered with timber element mock Tudor design.	External wall: Solid brickwork. Mock Tudor: External wall insulation render system with timber element mock Tudor design.
Pointing	Lime and sand, flush	As existing
Roof coverings	Slate tiles	As existing
Roof flashings	Lead	As existing
Rainwater goods	Black cast iron gutters and downpipes	As existing
Decorations	Tudor decorative finish, brickwork face	As existing



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