

Design and Access Statement
For alterations to
Sandler Ltd
1A Fountayne Road, Tottenham, N15 4QL

Date: September 2023



The entrance to the site is directly from Fountayne Road with manual double metal entrance gates controlling vehicular and pedestrian access onto the yard areas.

There is provision of six private parking bays to the underside of the front elevation, with access controlled to the service yard by a double set of painted steel gates and paladin type fencing provided to the adjoining residential and commercial occupiers.



Existing Building

The current use for the building is Class B2 for manufacturing, office and storage.

Constructed in 2005, the property provides warehouse, ancillary office facilities at ground, first and second floors, a secure service yard and private parking for six cars under the first floor overhang to the front of the building.

The building currently provides warehouse accommodation of 796.99m² (8,579sq.ft) and two-storey office accommodation of 258.08m² (2,778sq.ft). Additional mezzanines were fitted to the warehouse in 2003.

Existing construction

The warehouse property is of steel frame construction and perimeter beams, with a cast in-situ load bearing concrete floors forming a warehouse floor slab, with upper floors to office accommodation formed in pre-cast concrete slab supported on steel beams.

External elevations comprise a combination of perimeter brick and block cavity walls up to 2.4m with a built up factory clad system comprising vertical and mansard wall elements terminating at parapet level. Brickwork and vertical cladding to the front elevation and part service yard elevations incorporates a series of double glazed UPVC window sets and 1number 3.6m x 2.6m electrically operated roller shutter doors.

To the flank service yard elevation there are two roller shutter loading doors and a single fire exit door set.

Roof structures to the building comprises a shallow pitched built up factory clad system incorporating internal and external factory finished profiled metal sheet with a

Rockwool insulation sandwiched between and incorporating GRP roof sheets to approximately 10% of the roof area. The roof structures drain into pressed steel gutter outlets that discharge via externally positioned PVC rainwater downpipes connecting to the mains drainage system.

Internally to the offices finishes comprises exposed grid incorporating suspended mineral fiber ceiling tiles to the second floor and painted plasterboard ceilings elsewhere with series of recessed spot and surface mounted light fittings, perimeter radiator panels and wall mounted power and data socket outlets, with plywood floor finishes to circulation areas and ceramic tiled floors to the toilet accommodation. Painted plasterboard walls are provided to the offices, circulation cores and toilet accommodation respectively. Natural daylight is provided to the office accommodation by the double glazed pivot opening window sets to the front elevation and service yard elevation at ground, first and second floor levels.

Vertical movement between the ground and second floors is provided by a single steel-framed staircase with plywood treads and risers set within the fire-protected staircase serving the office accommodation to the front of the building.

The property is served by power, lighting, gas boiler serving hot water and heating to the offices, plumbing and drainage services together with fire alarm system incorporating break glass and sounder units in the circulation areas that suit the current layout. The occupier has installed a CCTV system covering both internal and external demised areas.

Windows and External Doors

The building is equipped with two vehicular access doors comprising of full height galvanised metal roller shutter doors to the warehouse to the yard elevation and a half height roller shutter door to the front elevation to the undercroft area.

The main entrance to the building to the front elevation is provided with a single leaf Aluminum framed double-glazed. A single leaf timber door is provided to the perimeter of the building that serves as a final means of escape door onto the service yard and is inclusive of panic exit bars.

Proposed Alterations requiring planning permission:

Planning permission is sought for the following external alterations~

- Provision of new window to the side to the West elevation of the building, fenestration to match existing windows. The windows will be permanently frosted and fixed so they cannot be opened.
- The provision of the window is required to an internal area that is to be converted from a store room to an office area.

Access to the site will remain as existing