

DESIGN & ACCESS STATEMENT



FRANKHAM

PLANNING APPLICATION FOR NEW WINDOW OPENINGS

AT:

TOTTENHAM FIRE STATION
49 ST LOYS ROAD
LONDON
N17 6UE

For:



London Fire Brigade
169 Union Street
London
SE1 0LL

Prepared by:

Frankham Consultancy Group Limited
First Floor
Bridge House
181 Queen Victoria Street
London
EC4V 4EG

Telephone: 020 7651 0790

Issue Date:
October 23

File Reference:
441623-FCG-MB-XX-DAS-B-0402-S4-P01

BRINGING IDEAS TO LIFE



DOCUMENT VERIFICATION

DESIGN & ACCESS STATEMENT PLANNING APPLICATION FOR NEW WINDOW OPENINGS

AT: **TOTTENHAM FIRE STATION**
49 ST LOYS ROAD
LONDON
N17 6UE

FOR: **LONDON FIRE BRIGADE**

FRANKHAM PROJECT NO.: **441623**

Signature:

Name:

Prepared by: _____ **Joshua Kelly**

Reviewed by: _____ **Robert Battley MRICS**

Approved by: _____ **Paul Marsh MRICS**

Issue Purpose	Rev.	Issue Date	Prepared by	Reviewed by	Approved by
For Review	P01	02/10/2023	Joshua Kelly	Robert Battley	Paul Marsh



CONTENTS

1.0	INTRODUCTION AND THE PROPERTY	4
2.0	REASON FOR THE ALTERATIONS	5
3.0	SUMMARY	5

APPENDIX A LIST OF SUPPORTING INFORMATION

APPENDIX B PHOTOGRAPHS



1.0 INTRODUCTION AND THE PROPERTY

1.1 London Fire Brigade (LFB) are proposing to create new window openings at the Breathing Apparatus Training Centre at Tottenham Fire Station, 49 St Loys Road, London, N17 6UE. This Design and Access Statement has been prepared in support of the planning application for these proposals.

1.2 There are no changes proposed to:

- Use
- Amount of housing
- Scale
- Access

This Design and Access Statement therefore addresses Appearance and Landscaping.

1.3 Tottenham Fire Station is situated in the area of Tottenham, North London. The station was built in the late 1960s. The station accommodation is arranged across the ground and first floors of the main building (Blocks A1). Breathing Apparatus Training Centre (Block B1) and drill tower (Block C1).

1.4 The fire station is located within a predominately residential area in the London Borough of Haringey. The property is not within a conservation area, nor is it a listed building. The Breathing Apparatus and Training centre is located to the rear of the boundary with gated access from Steele/Forster Road.

1.5 The proposed works to the Breathing Apparatus Training Centre in detail are:

- North facing elevation to be resprayed in red to match the existing.
- Two no. new window openings to the West elevation. One at Ground floor level and one at Mezzanine level.
- Installation of gas bottle cage to the West facing elevation.
- Existing fan locations to the West elevation to be infilled with matching brickwork.
- New window to the East facing elevation at ground floor level.
- New internal partitioning and mezzanine floor structure to provide realistic training scenarios.

1.6 Having undertaken a search of the Haringey planning database, the following applications have been noted to specifically relate to the Breathing Apparatus and Training centre:

- Application Ref: HGY/2006/0986 submitted in May 2006 with approval with conditions granted in July 2006. The application was for the following works 'Provision of 2 x new external doors to ground floor of BATC and creation of ramp access (amendment to HGY/2005/0623).

1.7 The following applications have been noted to the other buildings within the Tottenham Fire Station demise:

- Application Ref: HGY/2018/2547 submitted in August 2018 and approved with conditions in October 2018. Application proposal 'Replacement of existing manual access gates with motorised access gates'



- Application Ref: HGY/2018/0563 submitted in February 2018 and approved with no objections in February 2018. Proposed works 'Notification under the Electronic Communications Code Regulations 2003 to utilise permitted development rights for removal of 6no. existing antennas and their replacement with 6no. new antennas and ancillary works thereto.'
 - Application Ref: HGY/2011/1335 submitted in July 2011 and approved with conditions in September 2011. Proposed works 'Replacement of existing appliance bay doors to front of building with new 'bi-fold' type doors'.
 - Application Ref: HGY/2005/0623 submitted in April 2005 and approved with conditions in June 2005. Proposed works 'Construction of a single storey building adjacent to appliance bay comprising gymnasium and storeroom'.
 - Application Ref: HGY/2002/0038 submitted in January 2001 and approved with conditions in March 2002. Proposed works 'Demolition of existing fire watch tower and erection of replacement 17.5m high watch tower'.
- 1.8 Site access can be gained from the rear of the Fire Station via Steele/Forster Road. This will minimise any impact on the operations of the fire station.
- 1.9 A full list of the submitted drawings and supporting information are provided in Appendix A.

2.0 REASON FOR THE ALTERATIONS

- 2.1 These alterations will be part of a refurbishment scheme for the Training Centre. The window openings will help to diversify the training experiences for the fire fighters and improve the functionality of the building. The new windows will be white UPVC units to match the existing found to the training centre block.
- 2.2 New internal partitions and mezzanine floor structure are to be installed to enhance the training facility to provide more realistic training scenarios. Partitions and mezzanine have been carefully designed along side the LFB to suit their training requirements.
- 2.3 The gas bottle cage will be used to store nitrogen bottles for use within the training centre. The cage will be finished in black.

3.0 SUMMARY

- 3.1 London Fire Brigade (LFB) are proposing to create new window openings to the Breathing Apparatus Training Centre at Tottenham Fire Station and introduce internal partitions and new mezzanine floor structure. These works are required to improve the functionality of the building for training exercises.



APPENDIX A

LIST OF SUPPORTING INFORMATION



The following drawings/documents have been submitted as part of this application:

441623-FCG-ST-XX-DR-B-1001-S4-P01	Site Location Plan
441623-FCG-ST-XX-DR-B-2003-S4-P01	Block Plan
441623-FCG-B1-ZZ-DR-B-2000-S4-P02	Existing Floor Plans
441623-FCG-B1-ZZ-DR-B-2001-S4-P02	Proposed Floor Plans
441623-FCG-B1-EL-DR-B-2201-S4-P02	Existing Elevations
441623-FCG-B1-EL-DR-B-2202-S4-P02	Proposed Elevations



APPENDIX B

PHOTOGRAPHS



North Facing Elevation



North/West Elevations



West Facing Elevation



West Facing Elevation



West Facing Elevation/Rear Boundary



South Facing Elevation/Rear Boundary



East Facing Elevation



East Facing Elevation



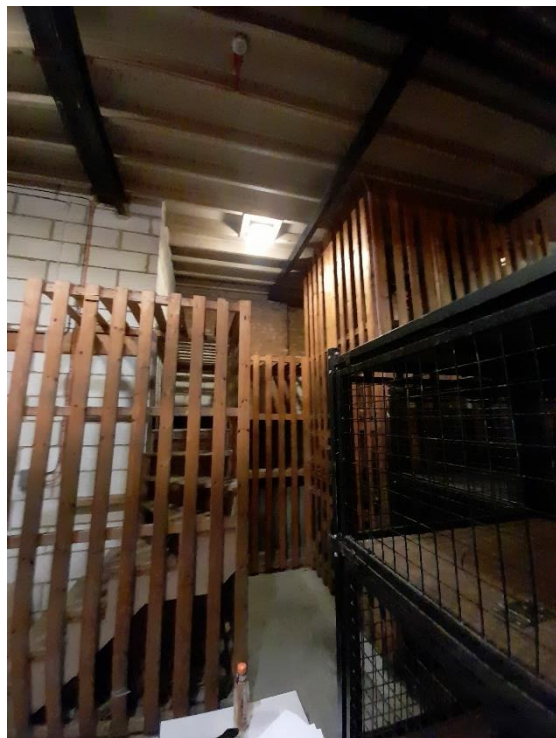
East Facing Elevation



East Facing Elevation



General Internal BA Training Facility



General Internal BA Training Facility



General Internal BA Training Facility



General Internal BA Training Facility



Style/scale of gas bottle cage