

Teynton Terrace N17

Project: External Repairs and decorations inclusive of window and door replacement

Client: London Borough Of Haringey



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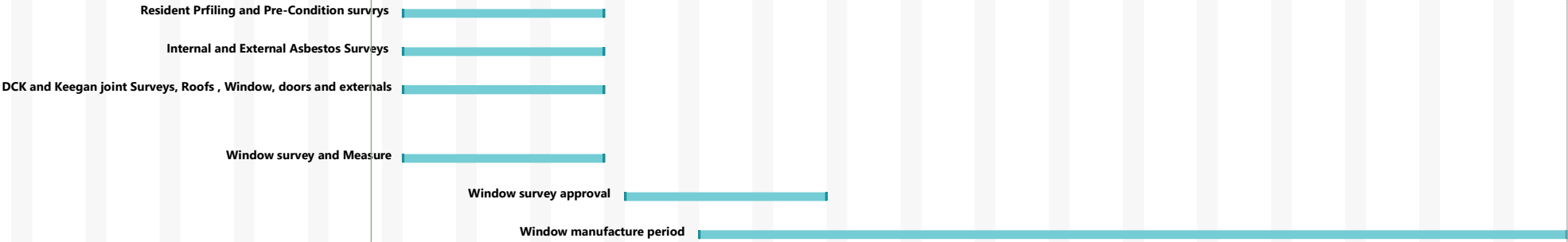
E1 – Window drawings

F1 – Covering statements

Requirement A – Programme of Works



ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	7 Apr '26	04 May '26	11 May '26	18 May '26	25 May '26	01 Jun '26	08 Jun '26	15 Jun '26	22 Jun '26	29 Jun '26	06 Jul '26	13 Jul '26	20 Jul '26	27 Jul '26	03 Aug '26	10 Aug '26	17 Aug '26	24 Aug '26	31 Aug '26	07 Sep '26	14 Sep '26	21 Sep '26
1		Tower Gardens Estate External Works Surveying Programme																										
2																												
3		Resident Prfiling and Pre-Condition survrys	3 wks	Mon 08/06/26	Fri 26/06/26																							
4		Internal and External Asbestos Surveys	3 wks	Mon 08/06/26	Fri 26/06/26																							
5		DCK and Keegan joint Surveys, Roofs , Window, doors and externals	3 wks	Mon 08/06/26	Fri 26/06/26																							
6		Window survey and Measure	3 wks	Mon 08/06/26	Fri 26/06/26																							
7		Window survey approval	3 wks	Mon 29/06/26	Fri 17/07/26																							
8		Window manufacture period	12 wks	Mon 06/07/26	Fri 25/09/26																							
9																												



Schedule of Site Meetings with Conservation:

WC 06/06/26 – Approval of Materials – Windows and Roofing – Urgent!

September 26 – Pilot Property Inspection

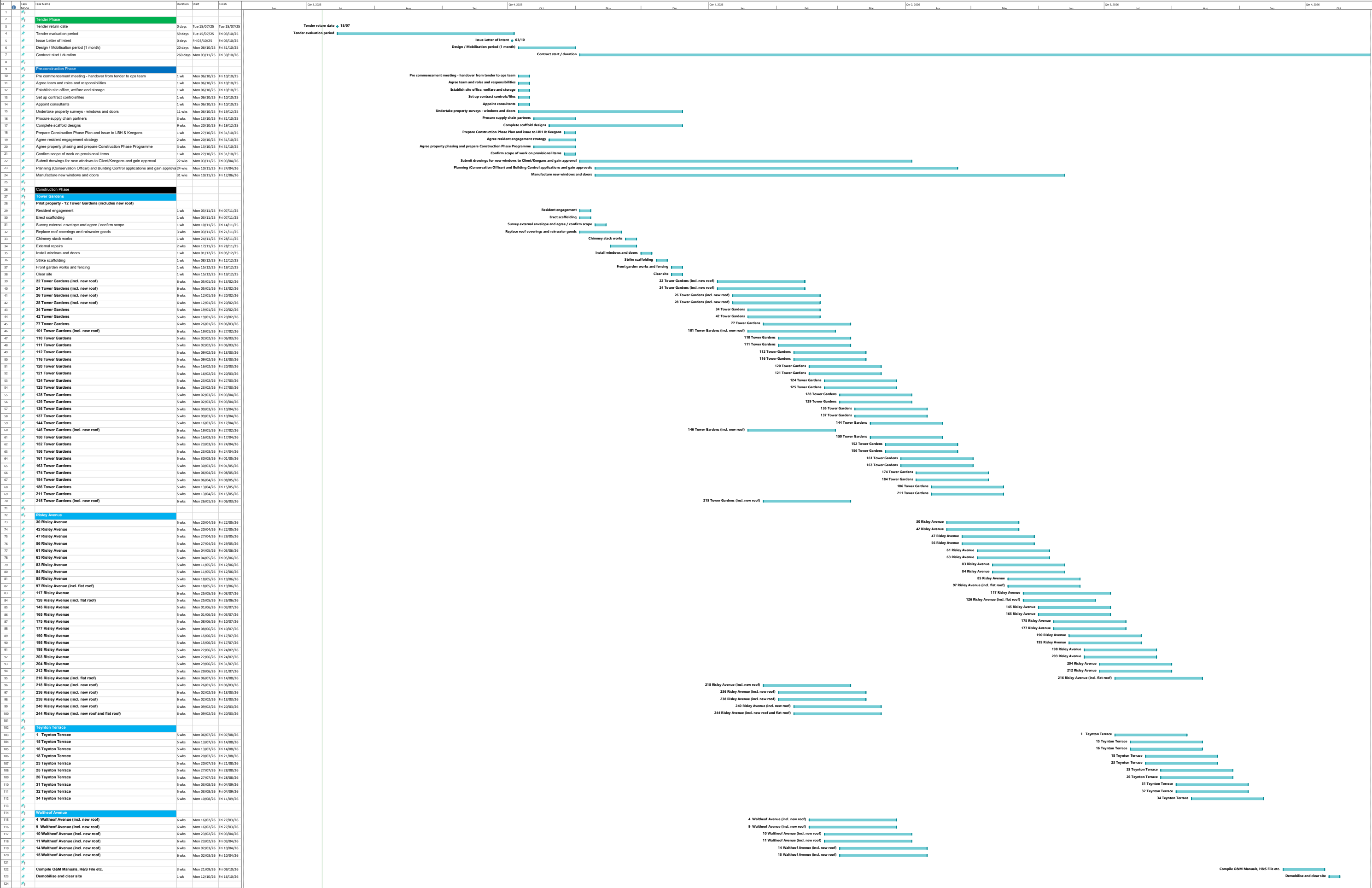
November / December 26 – Mid Works Inspection

March / April 26 – Completion of Works Inspection

The London Borough of Haringey
Tower Gardens Estate



Tender Stage Programme



Requirement B – Roof Condition Surveys

PROJECT: Tower Gardens Estate

Roof Condition Report

Client: London Borough of Haringey

Add: Teynton Avenue N17

1.0 Introduction:

Homes for Haringey have instructed Keegans to carry out a survey to selected properties in the Tower Gardens Estate London N17. The roads on the estate with selected properties are:

- Risley Avenue N17
- Tower Gardens N17
- Waltheof Avenue N17
- Teynton Terrace N17

The purpose of the survey is to establish the current condition of the external elements of each individual property. This includes, roofs, windows, doors, walls brickwork, fencing and gates, garden paths and boundary walls, both front and rear of each property.

Inspections were carried out in two stages; the front elevations were carried out week commencing 31st January 2022 and the rear week commencing 21st February 2022. Weather conditions varied from bright and sunny – overcast with rain.

The Tower Gardens Estate was constructed approximately 1904-1930, as two storey cottages in what is now a conservation area. There are various construction styles/types. General construction is traditional brick with tiled roofs. However, some roofs have slates roofs which appear to be the original roof covering. Some properties have rear extensions with flat roofs and pitch roofs. Doors are mainly timber and windows are a mixture of timber double glazed and PVC -u double glazed units.

2.0 Limitations:

Surveys were carried out only to areas where safe access was obtained, no access equipment was used during the survey. Therefore, access to the roof and rear of the properties was limited. The inspection was non-destructive; therefore, no finishes were removed or disturbed. We visually inspected the exposed and readily accessible external elements of the property only. All findings relate to a visual inspection only and comments received from the client. We have not inspected the condition of the concealed elements and cannot therefore confirm their condition. We have drawn a reasonable conclusion as to the likely extent of defects and construction from our knowledge of similar properties of this type.

3.0 Surveys:

Homes for Haringey instructed Keegans to carry out surveys to 79 properties in 4 streets within the Tower Gardens Estate N17. Access to the front elevations was gained on all properties. The side and rear elevations were dependant on access via the occupier and was therefore not possible for some properties.

Full visual and photographic surveys were carried out to properties where possible, and the condition of the building elements all noted individually.

It is estimated that all the properties were constructed between 1904-1930. Design and build are very similar for all properties surveyed and the defects are consistent with age throughout. Various properties have had repairs carried out and there are some material changes to some elements.

This report relates to surveys carried out to:

- 1 Teynton Terrace
- 15 Teynton Terrace
- 16 Teynton Terrace
- 18 Teynton Terrace
- 23 Teynton Terrace
- 25 Teynton Terrace
- 26 Teynton Terrace
- 31 Teynton Terrace
- 32 Teynton Terrace
- 34 Teynton Terrace

Roofs:

Pitched roofs throughout are constructed with different tiles. Some properties have concrete tiles, slate tiles, Eternit tiles and plain tiles. Roofs to some properties are in reasonable condition albeit with some missing or slipped tiles. Other properties require a new roof as the tiles are beyond repairs. However, access to the rear elevation is required on all properties to allow a close and more detailed inspection. This will also apply to the rear elevation especially where there is an extension with a pitch roof.

Flat roofs are mainly at the rear elevations and covered with felt, 3 layers felt with patch repairs. There was evidence of roof leak in the kitchen areas of some properties where internal access was made available.

Flashings to many pitch and flat roofs was either missing or loose, pointing to parapet walls and chimney stack is in poor condition.

Gutters and rainwater pipes:

General condition of the gutters and rainwater pipes was poor. Fascia and soffits were timber, and our inspections noted evidence of timber decay caused by defective gutters and rainwater pipework. Joints and connectors were loose and broken and, in some cases, not attached to the structure.

5.0 Recommendations:

With reference to the findings to each house as above it can be determined that that all houses suffer from similar types of defects. We would recommend the following remedial action to include:

1. Provide full access scaffold/tower to all properties which require roof repairs. Scaffold may be required to the rear and side elevations of the building and include access to rear extensions.

2. Allow to carry out roof inspection once scaffold/tower is in place to all properties and provide full report of findings to all elevations.
3. Allow to carry out roofing repairs as necessary. This is to include removing and refixing existing slip roof tile/slate to match existing, renew and or repoint ridge tiles and repoint and or repair areas of lead flashing. Upon access to the internal and external areas of the roof we cannot determine if a roof replacement is necessary.
4. Allow to rake out open mortar joints to the chimney stack brickwork and parapet walls where identified.
5. Allow to clear all vegetation from gutters/hoppers and rainwater pipework.
6. Renew all guttering to buildings where indicated. Ensure all rainwater pipes are draining freely and discharging into the gullies at ground level.
7. Renew all fascia boards and soffits preferable with PVC-u system, subject to planning consultation.

8.0 Conclusion

The result from our surveys indicates that all the houses on the Tower Gardens Estate N17 were built in the 1900's approximately within a 25-year period. The construction for most the buildings have used the same materials and not much change to the design, therefore, the defects to the properties are the same across the estate. Some properties have had repairs carried out over the years which have resulted in a material change or slight alterations to the buildings design. The windows have changed from timber single glazed to PVC-u double glazed units in some areas. Some roofs have plain tiles which may have been the original roof tiles to some properties.

Visual inspection of the roofs indicated that most properties require some roofing work. Repair costs can be high, and, in some cases, it may be cost effective to replace individual roofs and obtain a minimum 10-year guarantee. General repairs rarely have a valid/suitable guarantee.

Due to limited access, once the scaffold is in place a full roof survey to all elevations should be carried prior to specifying repairs or replacement, this is to include rear single storey extensions both flat and pitched roofs.

Fascia boards and soffit are of timber construction and require maintenance. It is recommended that they are replaced using PVC-u. However, this is subject to consultation with the local Planning Department as the location of the properties is in a conservation area. It is assumed that all fascia boards and soffits will be replaced using timber.

Gutters and rainwater pipes will benefit from a full renewal program, followed by regular maintenance to keep them free from vegetation and debris ensuring water flows free into gully's and outlets. This will add protection to the building fabric.

Please see table A below indicating roof replacement/repair.

Table A

Address	Material	Roof Repair %	Replacement Roof	Rainwater Goods
1 Teynton Terrace N17	Concrete tiles	20	NA	Full replacement
15 Teynton Terrace N17	Plain tiles	30	NA	Full replacement
16 Teynton Terrace N17	Plain tiles	20	NA	Full replacement
18 Teynton Terrace N17	Plain tiles	35	NA	Full replacement
23 Teynton Terrace N17	Concrete tiles	20	NA	Full replacement
25 Teynton Terrace N17	Concrete tiles	25	NA	Full replacement
26 Teynton Terrace N17	Plain tiles	20	NA	Full replacement
31 Teynton Terrace N17	Concrete tiles	20	NA	Full replacement
32 Teynton Terrace N17	Plain tiles	25	NA	Full replacement
34 Teynton Terrace N17		35	NA	Full replacement

Photographs:

1 Teynton Avenue



16 Teynton Avenue



25 Teynton Avenue



18 Teynton Avenue



26 Teynton Avenue



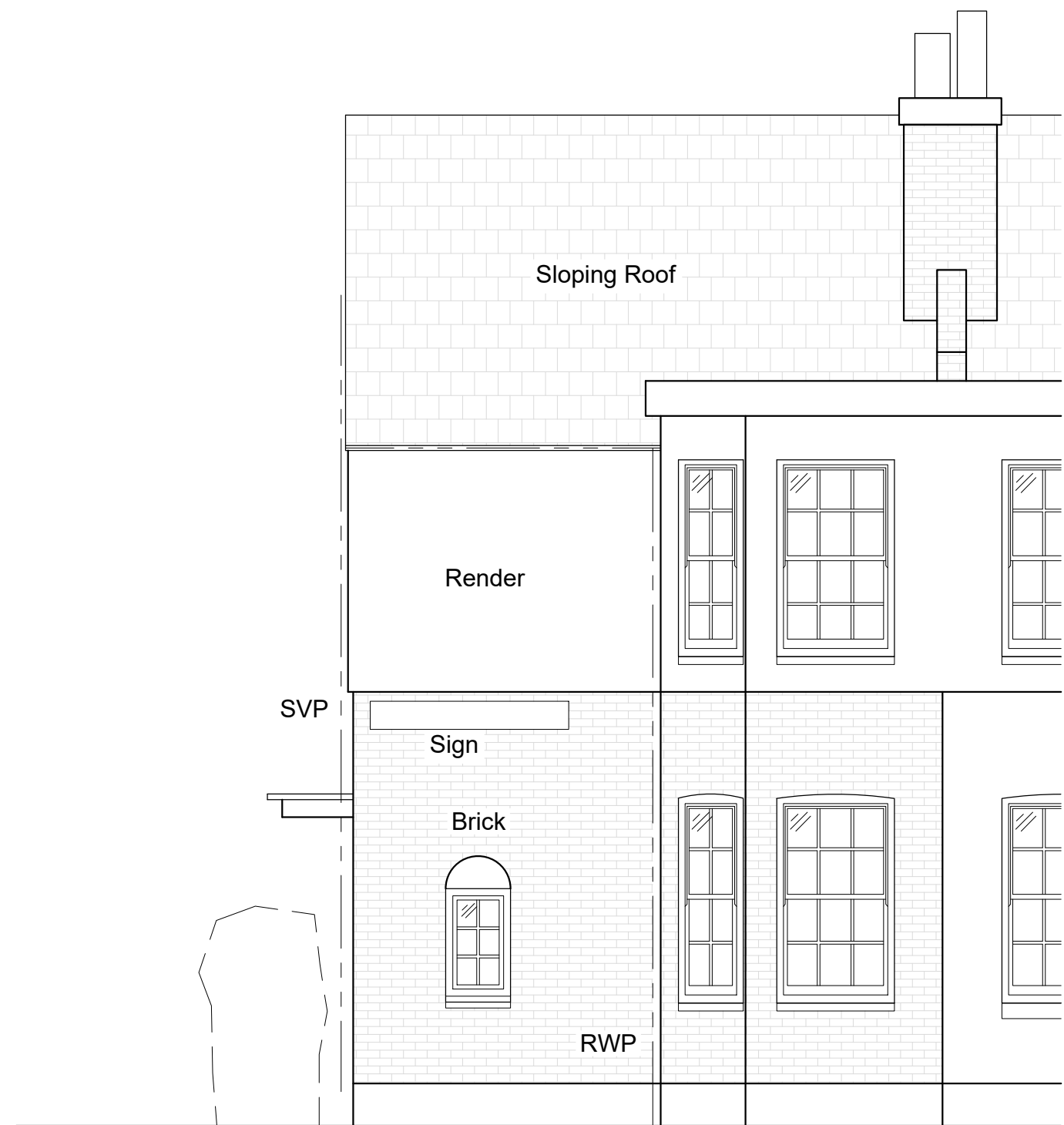
Requirement C – Existing and Proposed Roof Plans



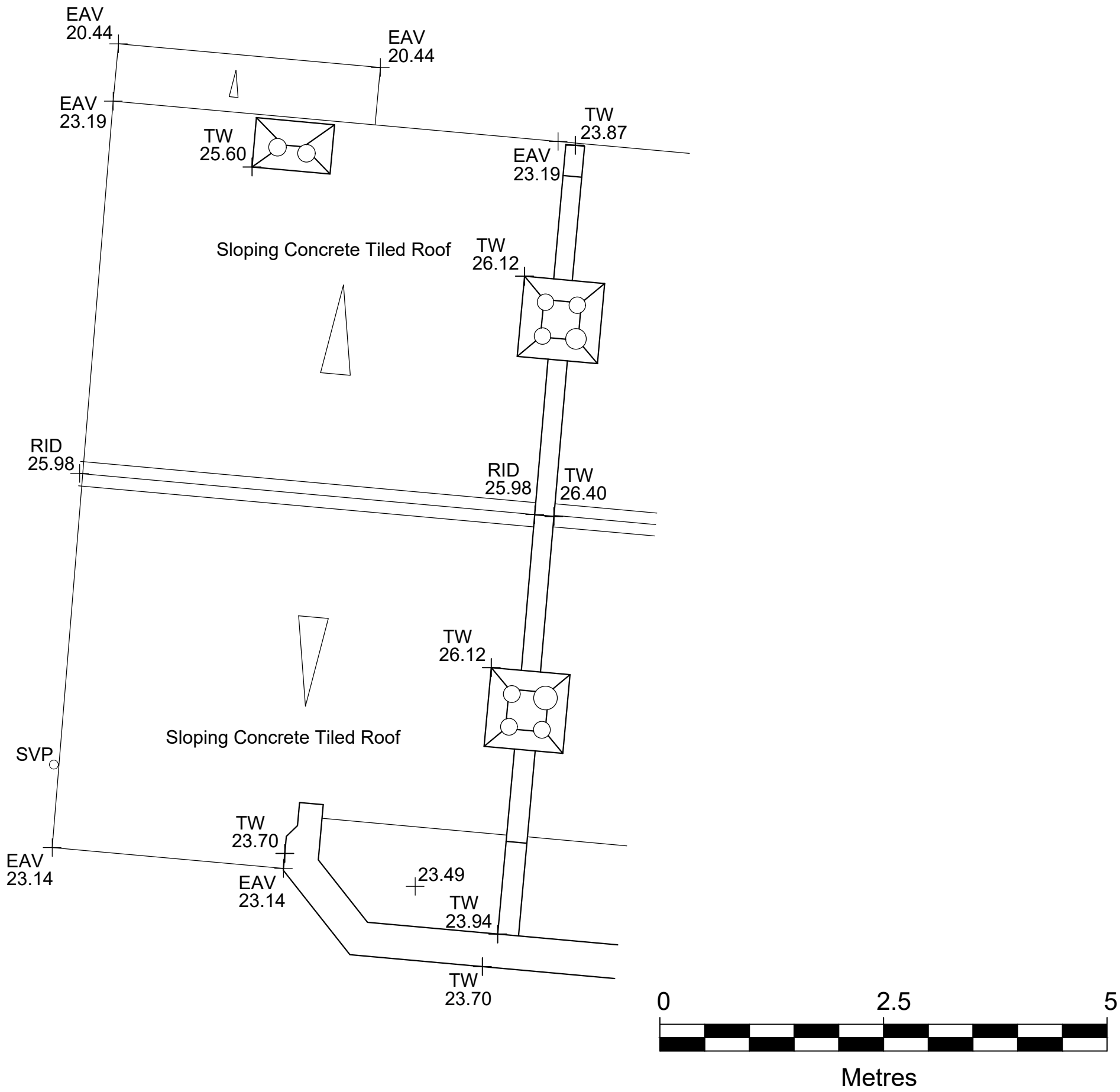
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Elevation 1



Datum 16.00m
Elevation 2



Datum 16.00m
Elevation 3



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
1 Teynton Terrace N17 7PZ

Title:
Existing Elevations & Roof Plan

Scale: 1/50 **Date:** April 2025

Drawn: MLS **Checked:** CB

Drg.no: 24-174-300-1TT-EX **Rev:** A

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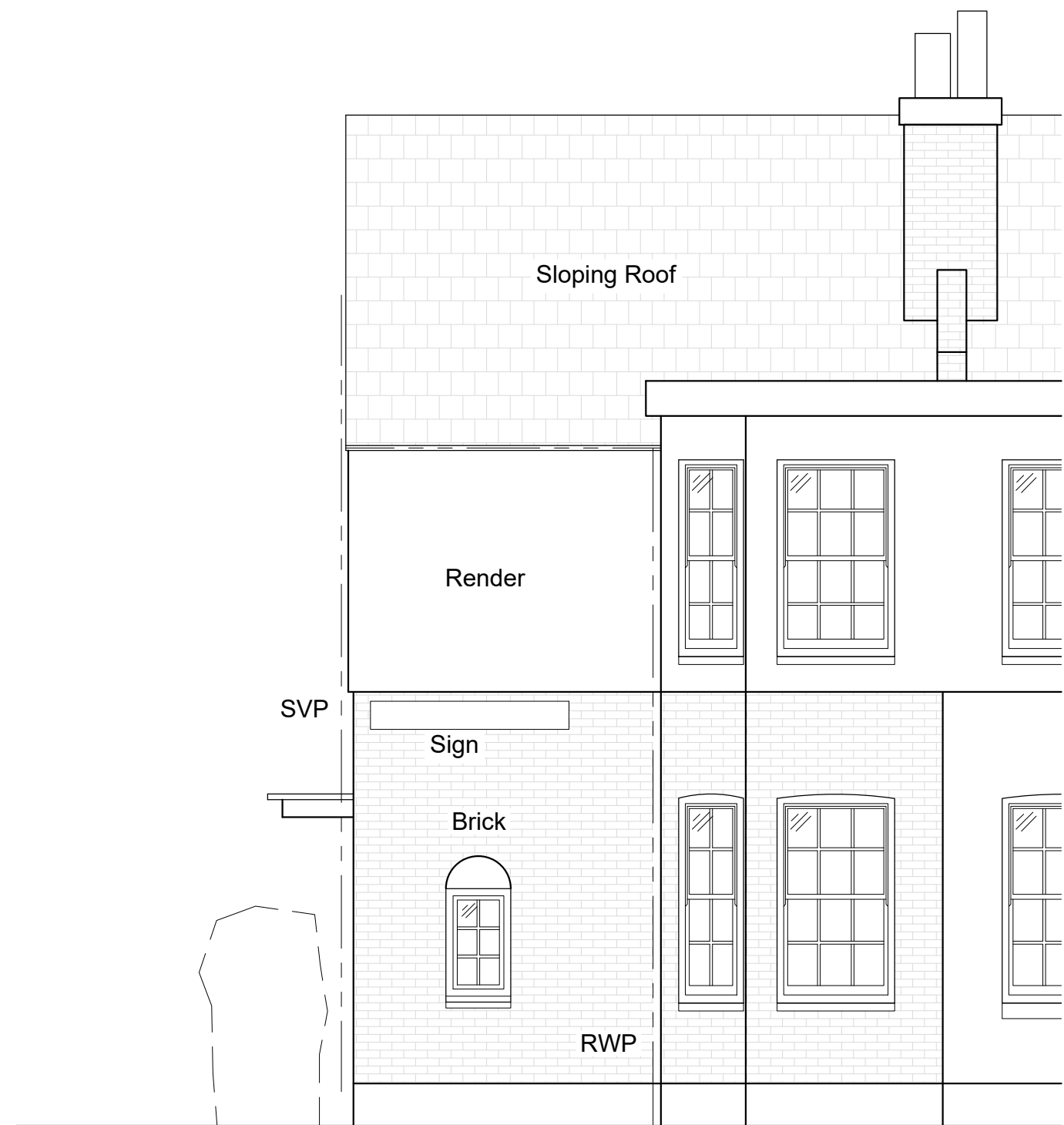
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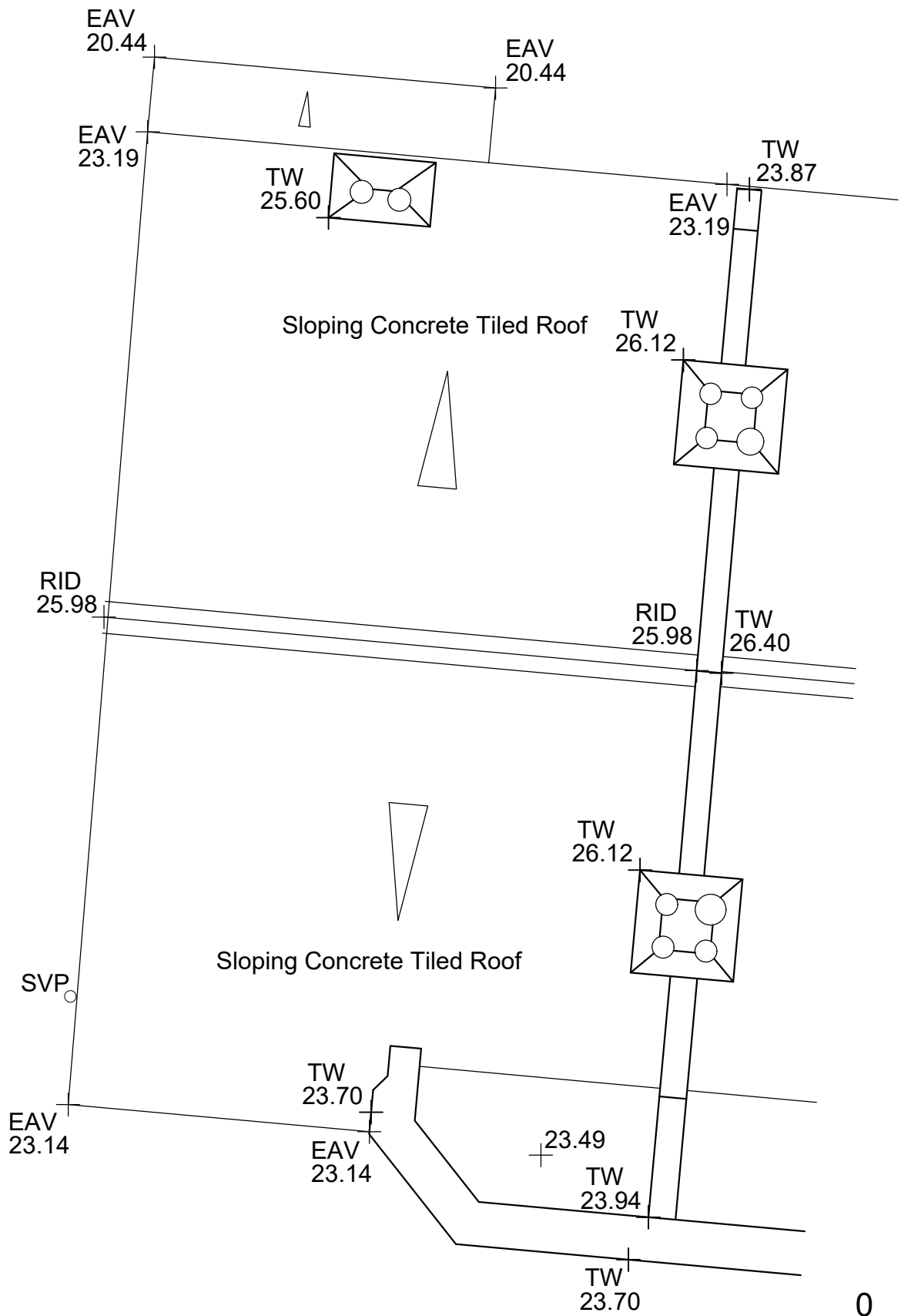
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Elevation 2



Datum 16.00m

Elevation 3



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
1 Teynton Terrace N17 7PZ

Title:

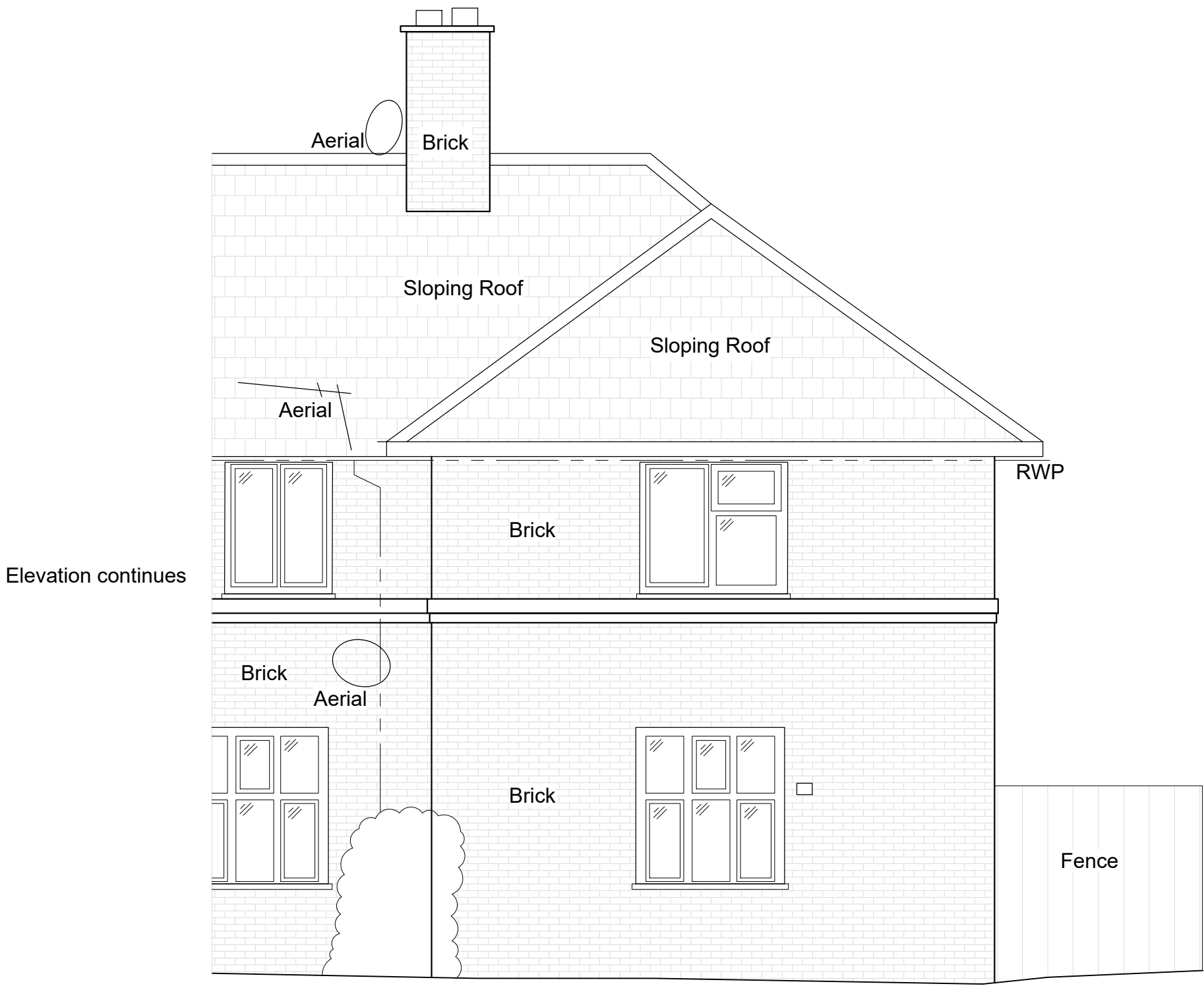
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Scale:	1/50	Date:	April 2025
Drawn:	MLS	Checked:	CB

Drg.no:	24-174-300-1TT-PR	Rev:	A
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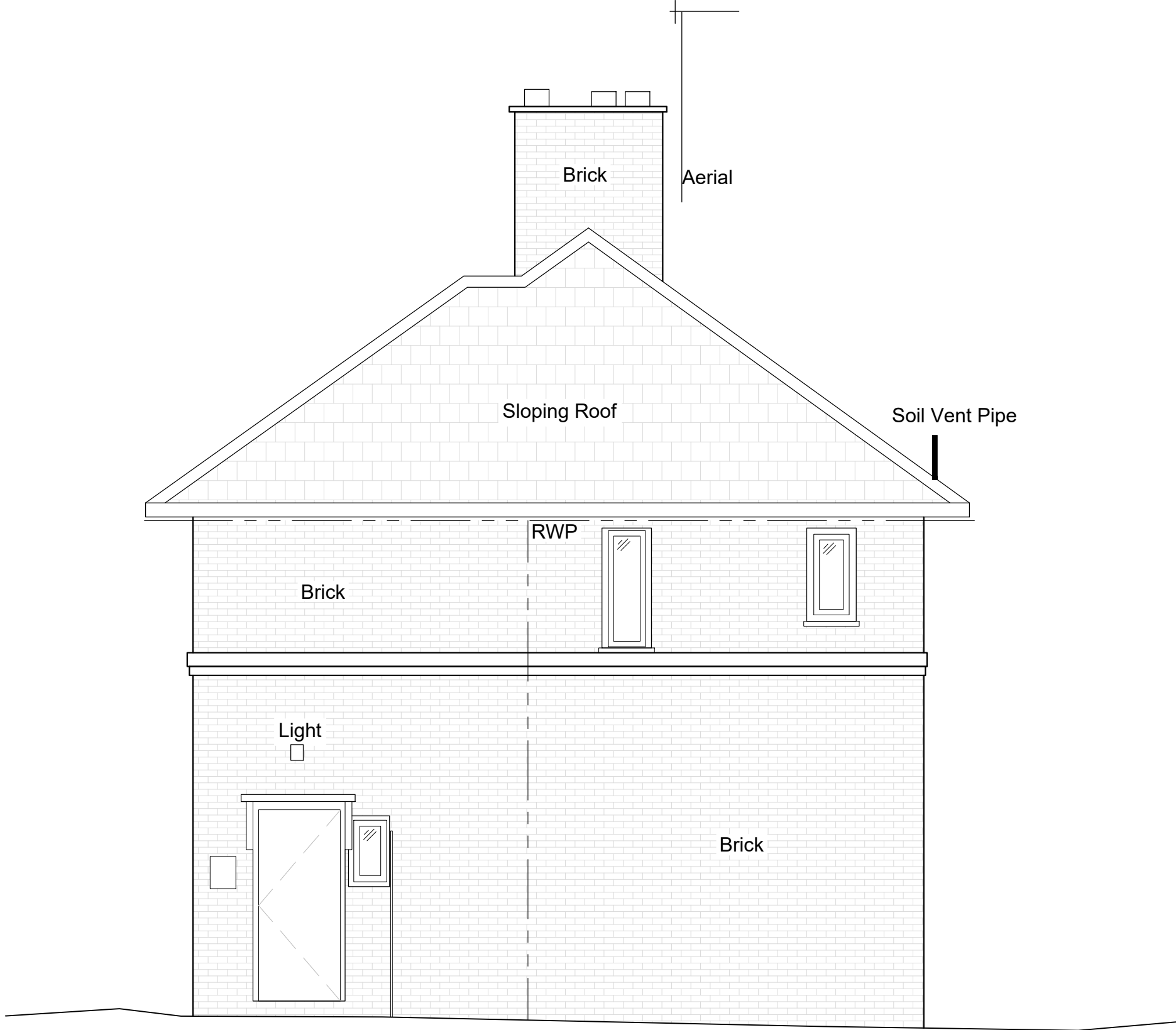
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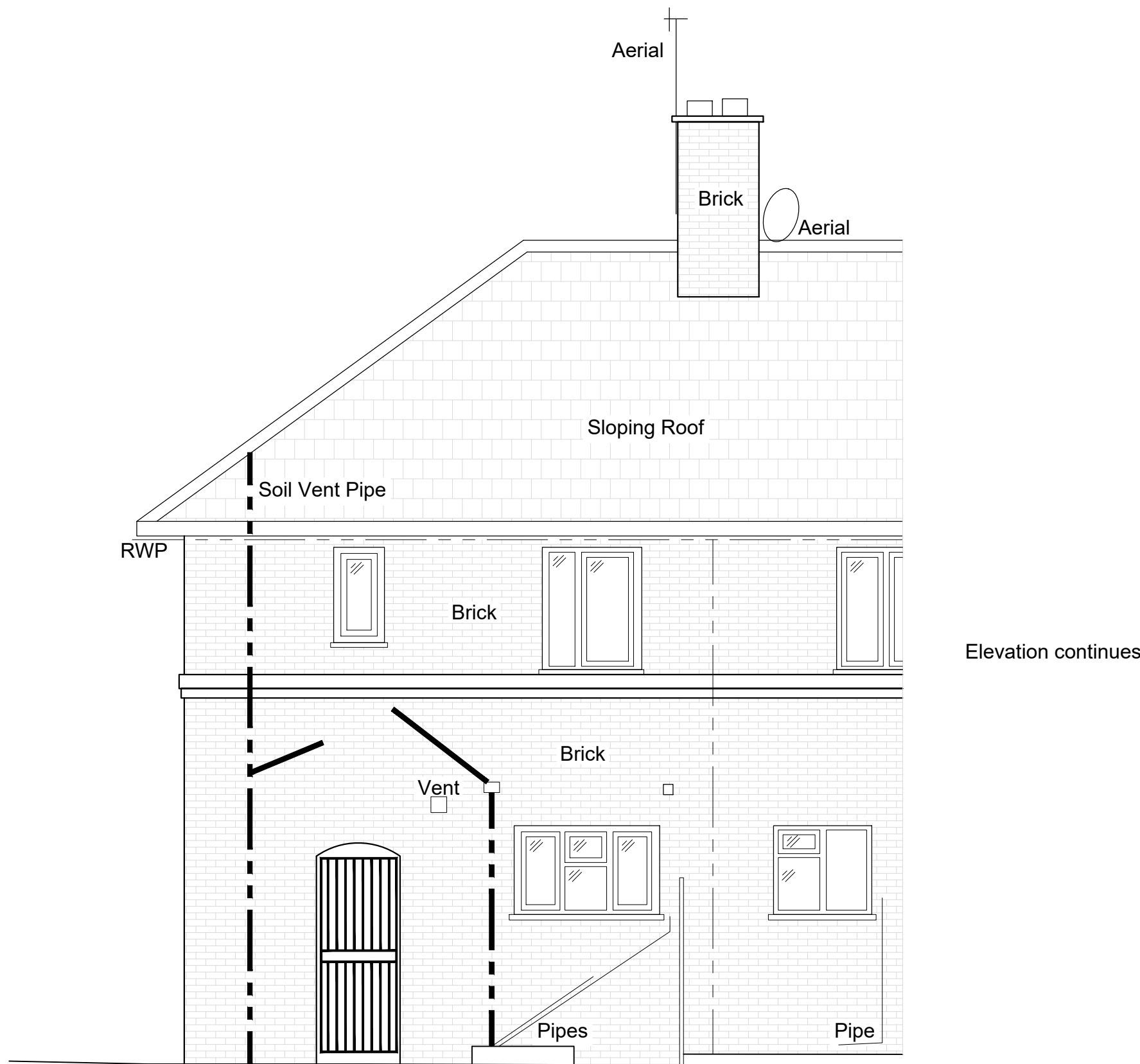
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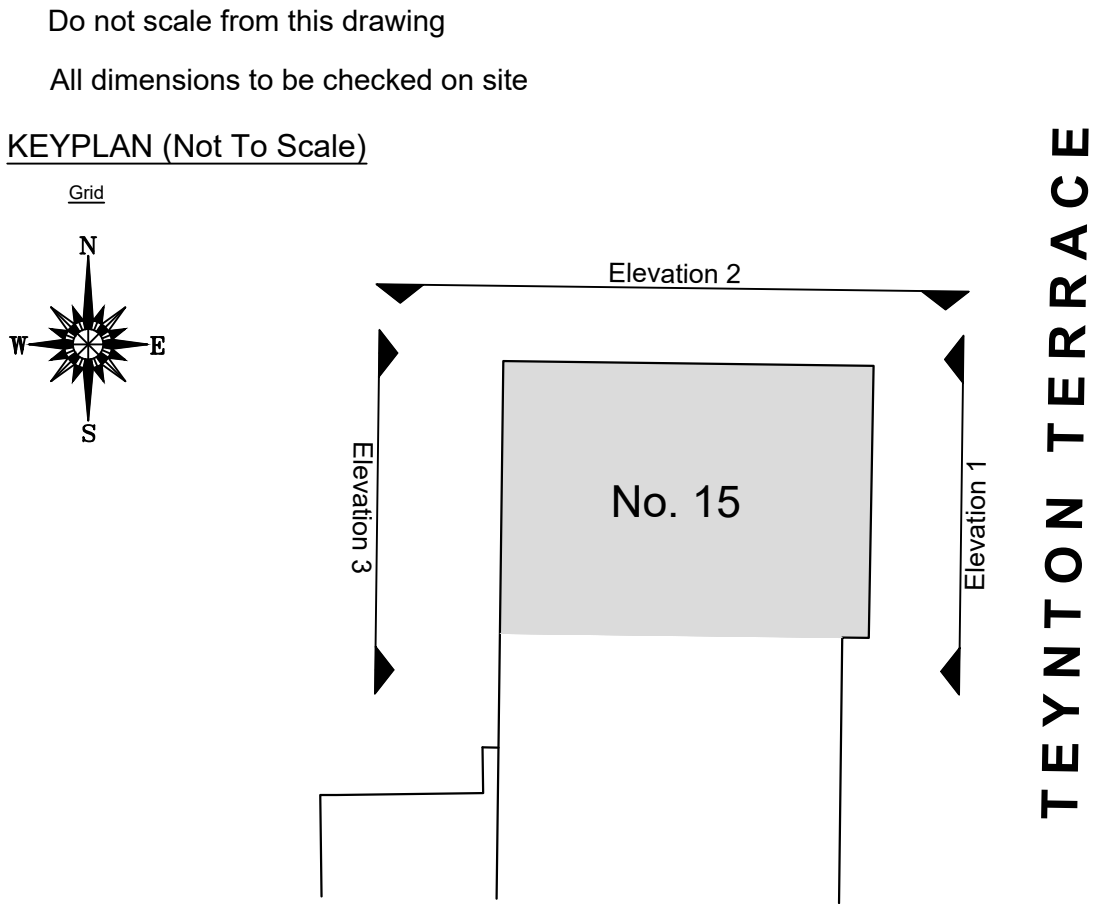
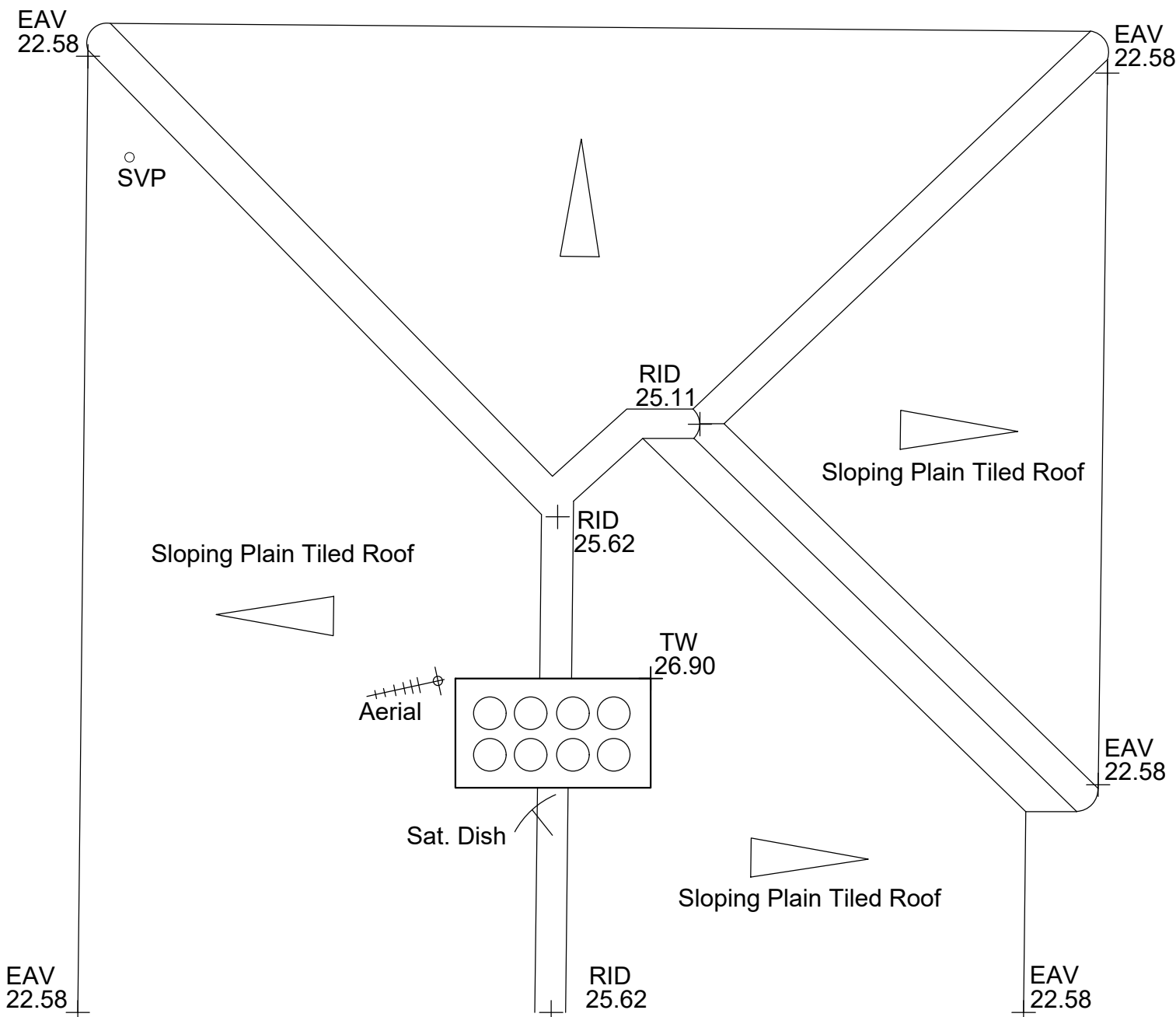
Datum 15.00m

Elevation 2



Datum 15.00m

Elevation 3



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
15 Teynton Terrace N17 7PZ

Title:
Existing Elevations & Roof Plan

Scale: 1/50 Date: April 2025

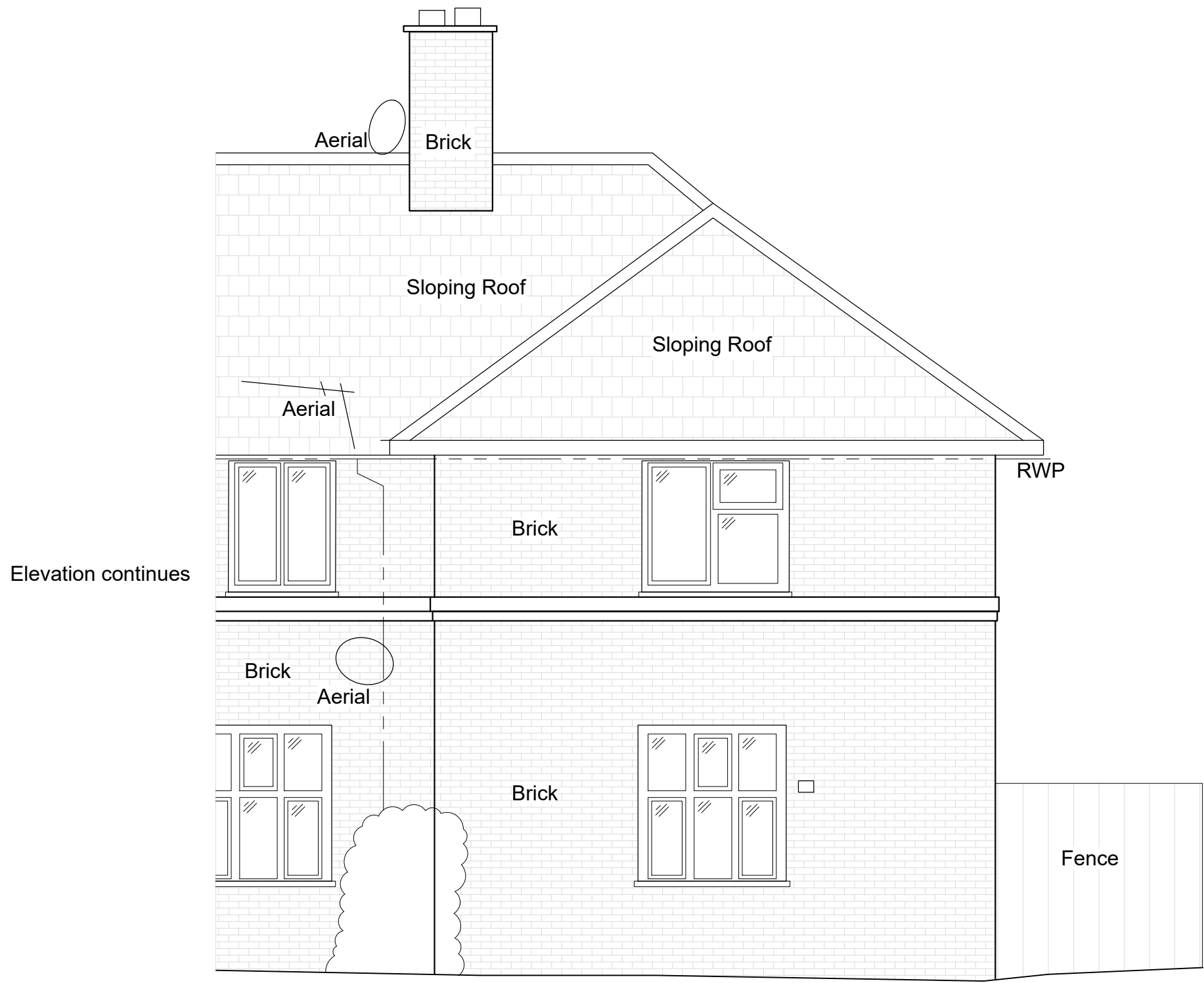
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Rev: A

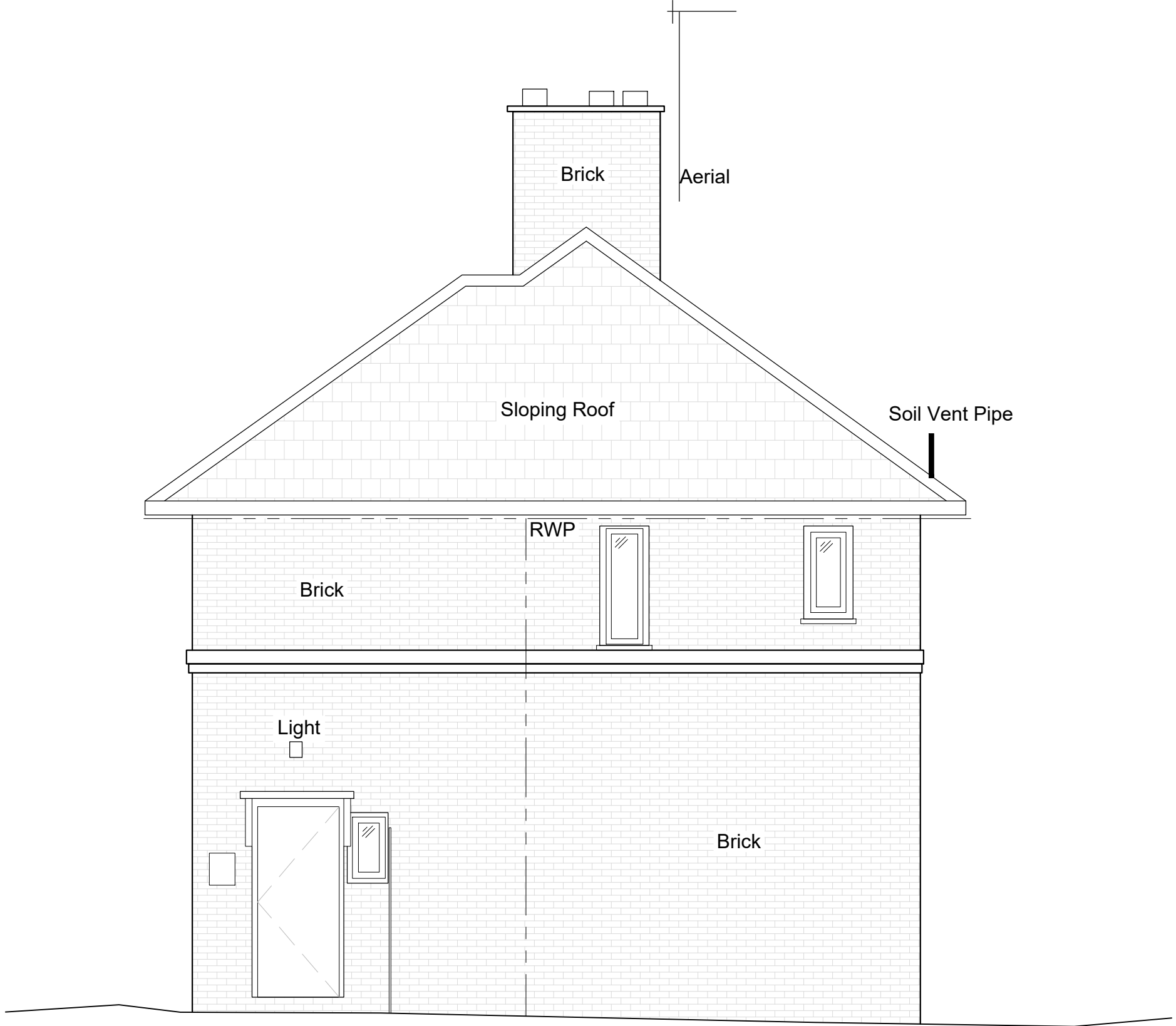


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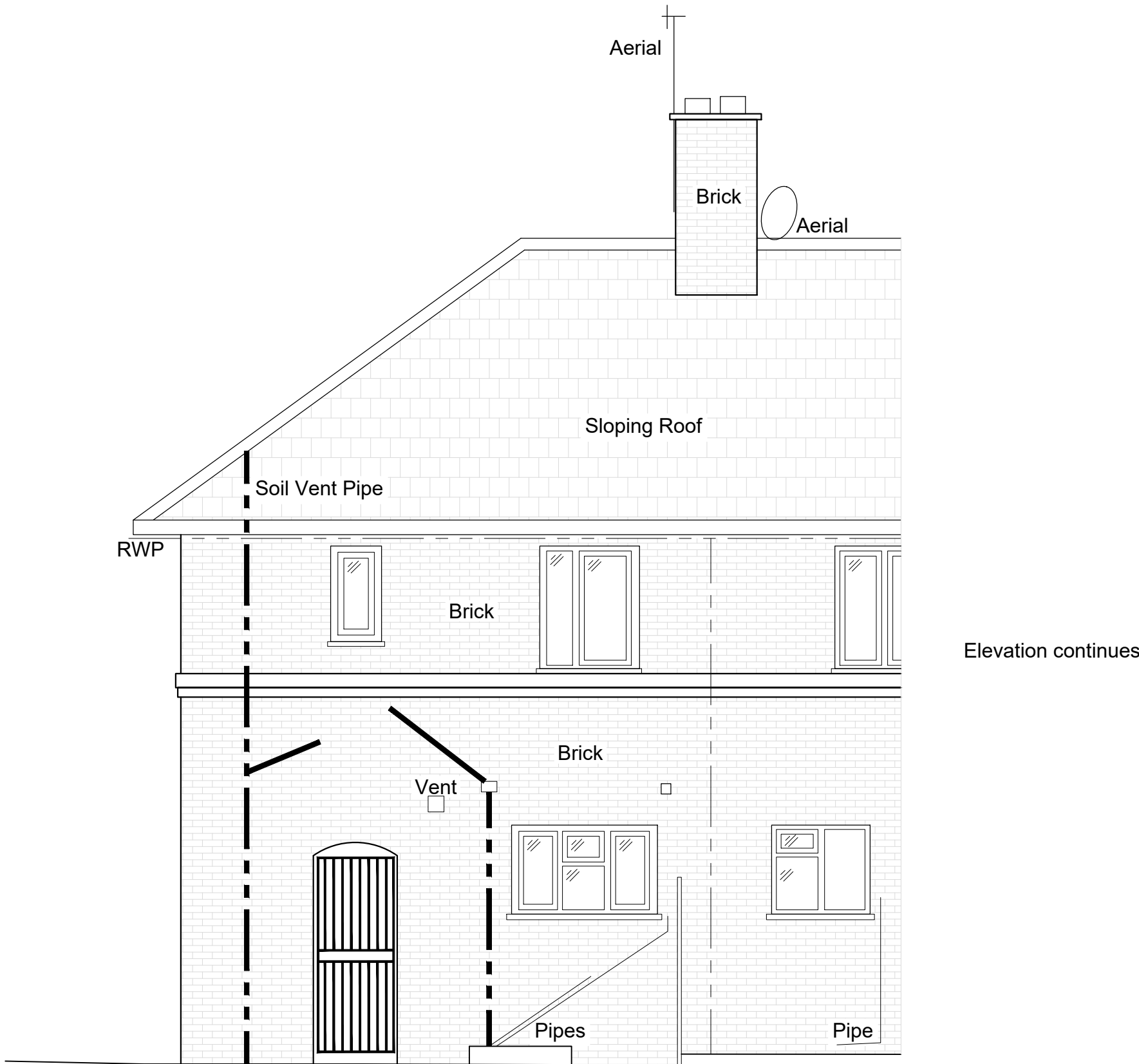
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Elevation 1



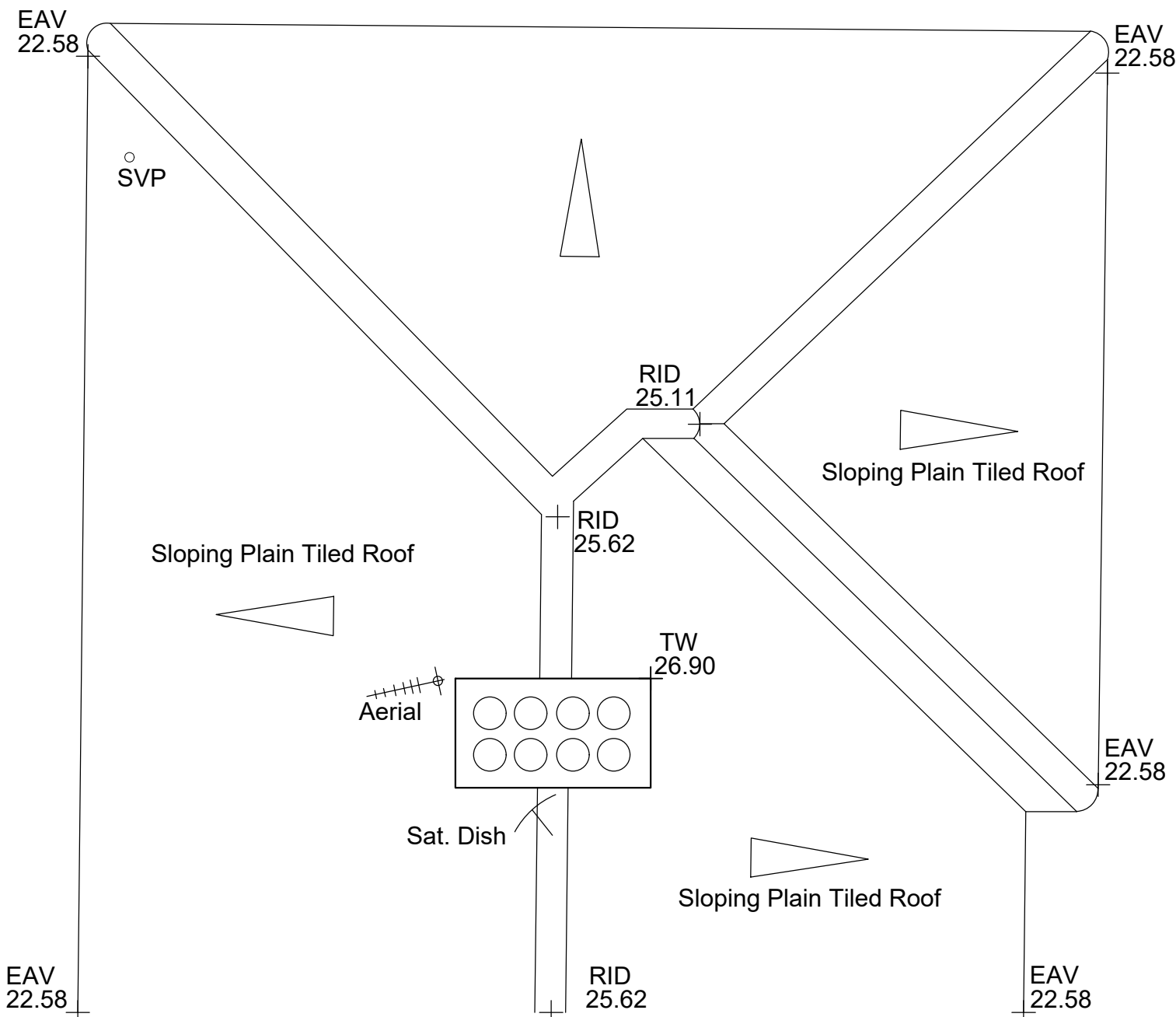
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Elevation 2



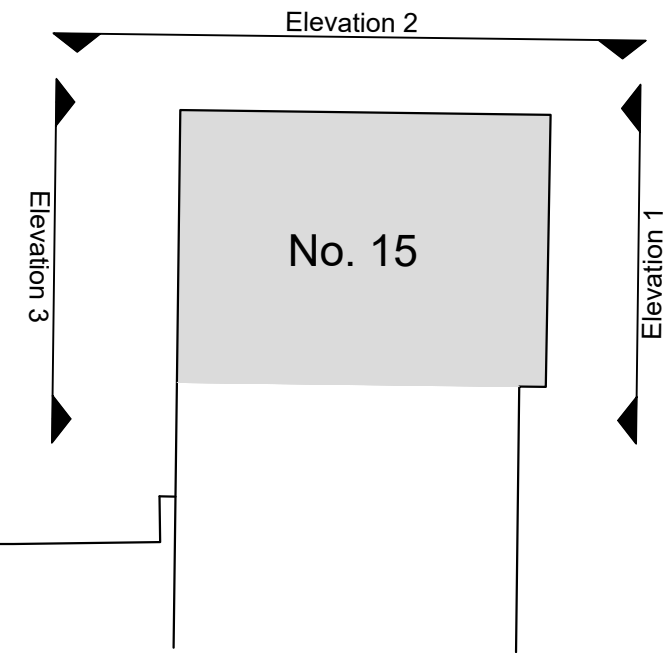
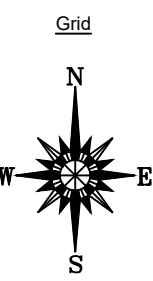
Datum 15.00m

Elevation 3



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)



TEYNTON TERRACE

Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
15 Teynton Terrace N17 7PZ

Title:
Proposed Elevations & Roof Plan

Scale: 1/50 Date: April 2025

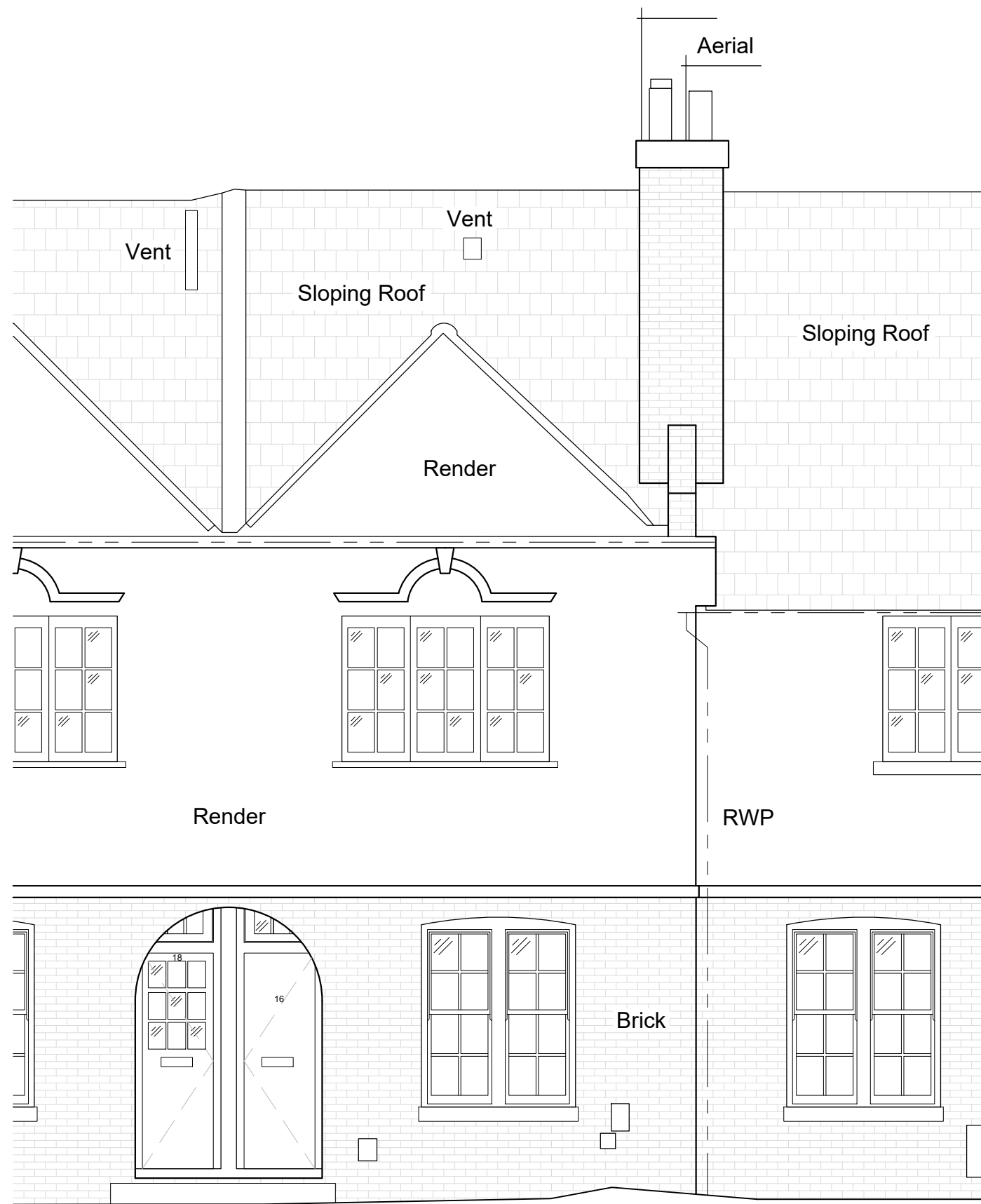
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Rev: A

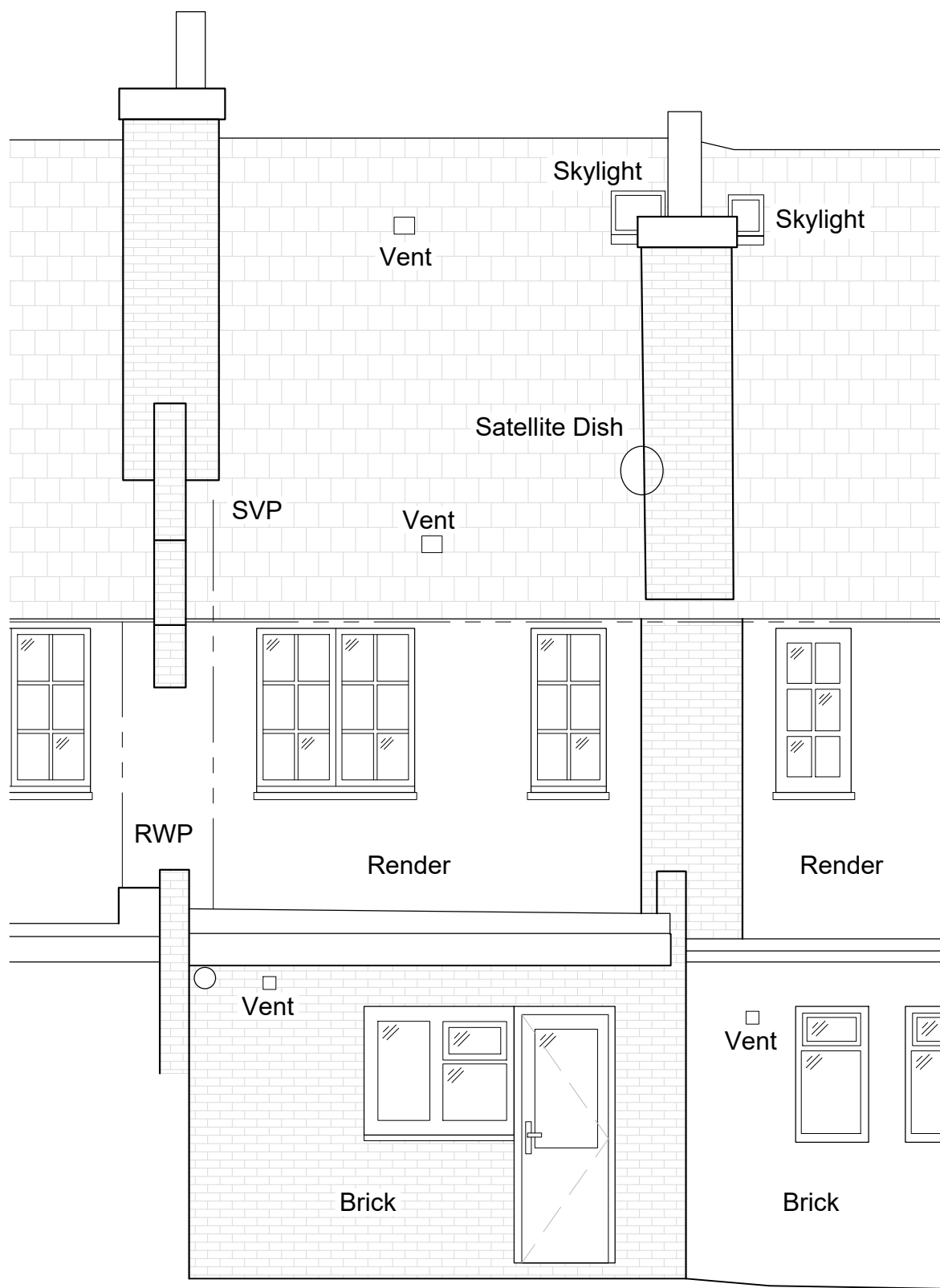


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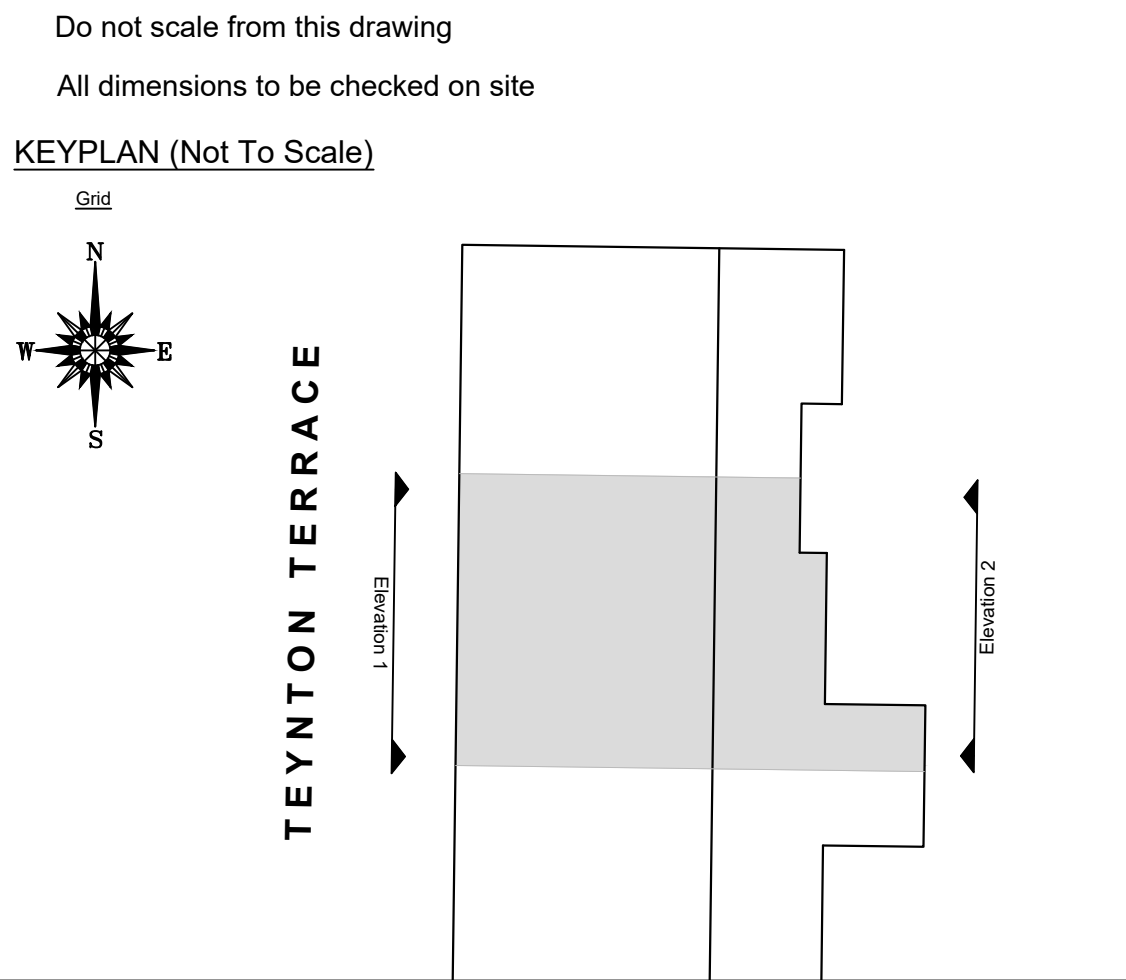
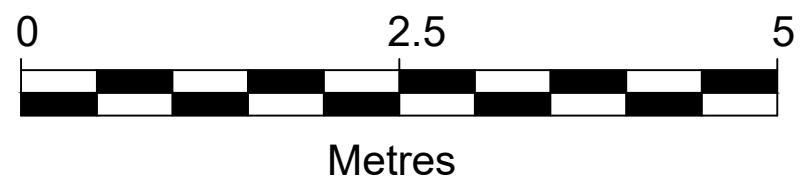
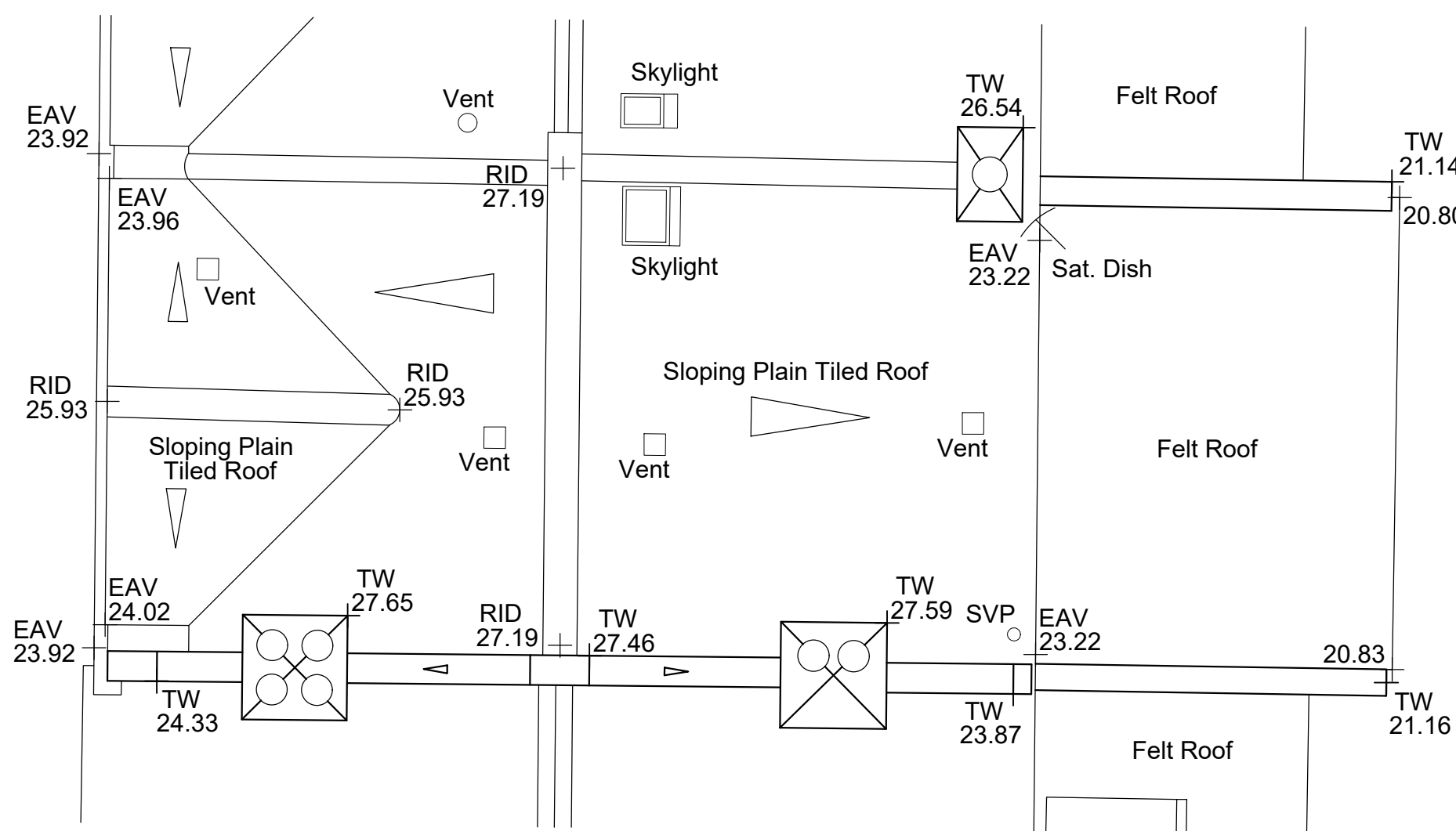
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Elevation 1



Datum 16.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
16 Teynton Terrace N17 7PZ

Title:
Existing Elevations & Roof Plan

Scale: 1/50 Date: April 2025

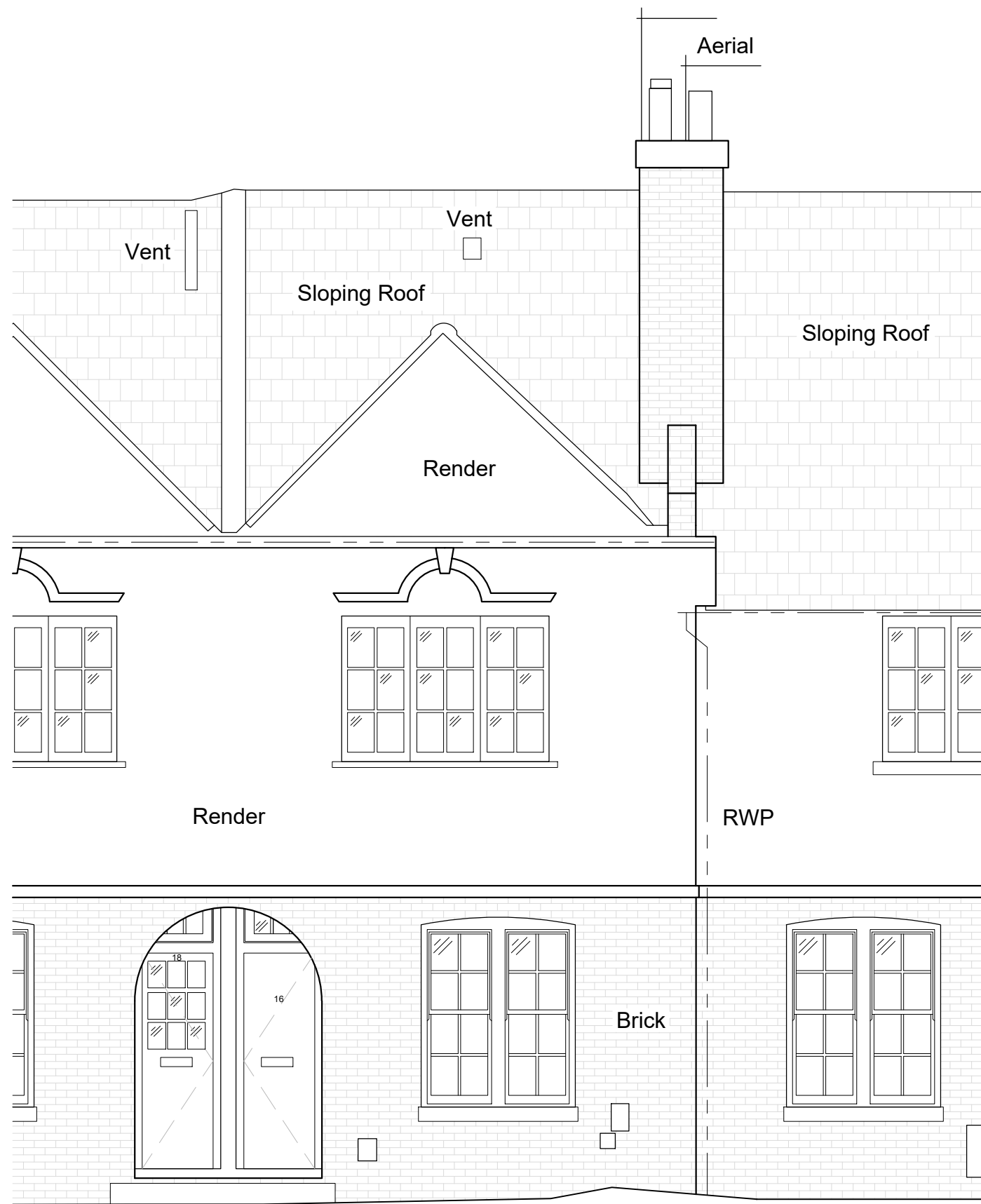
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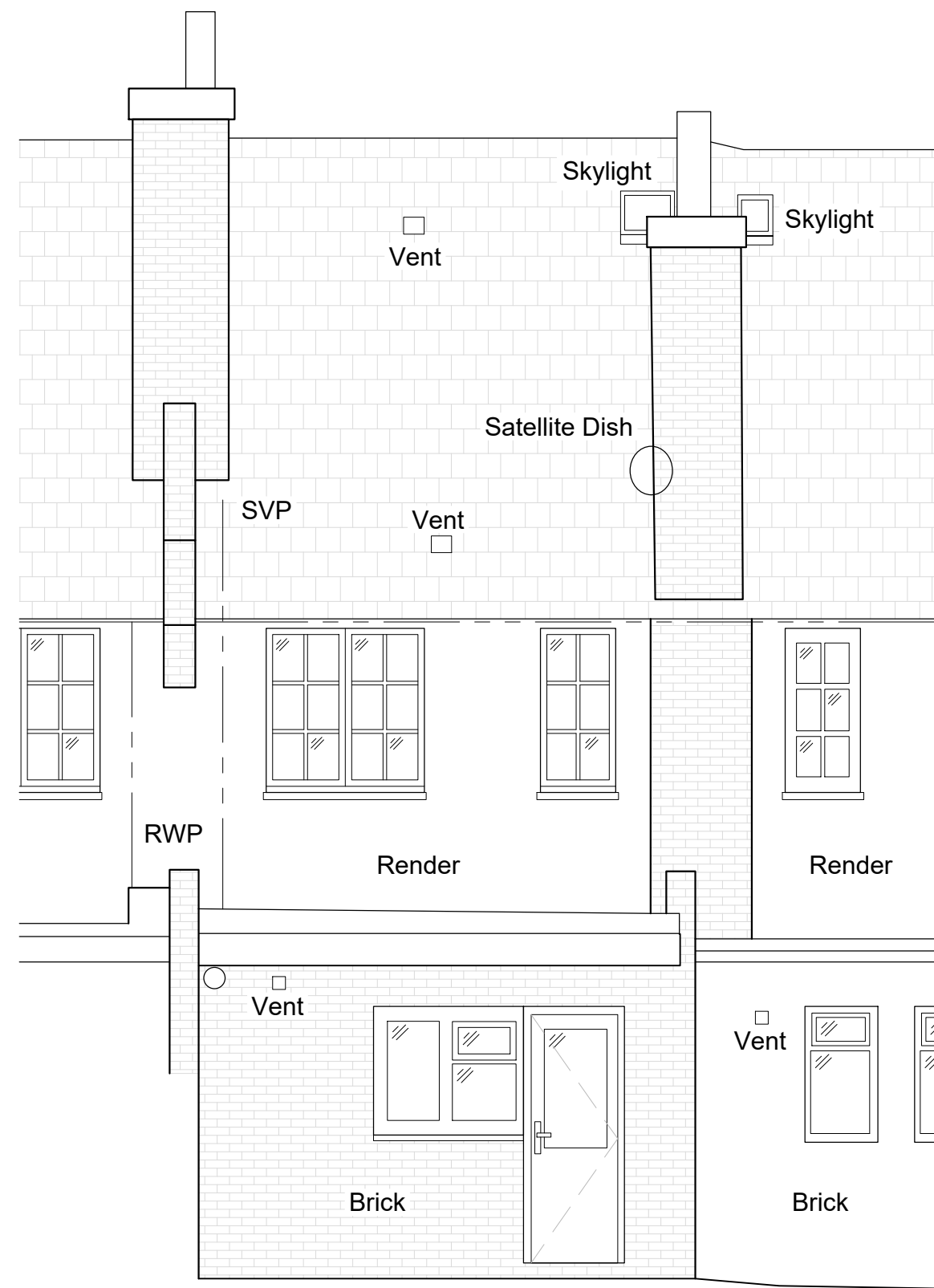


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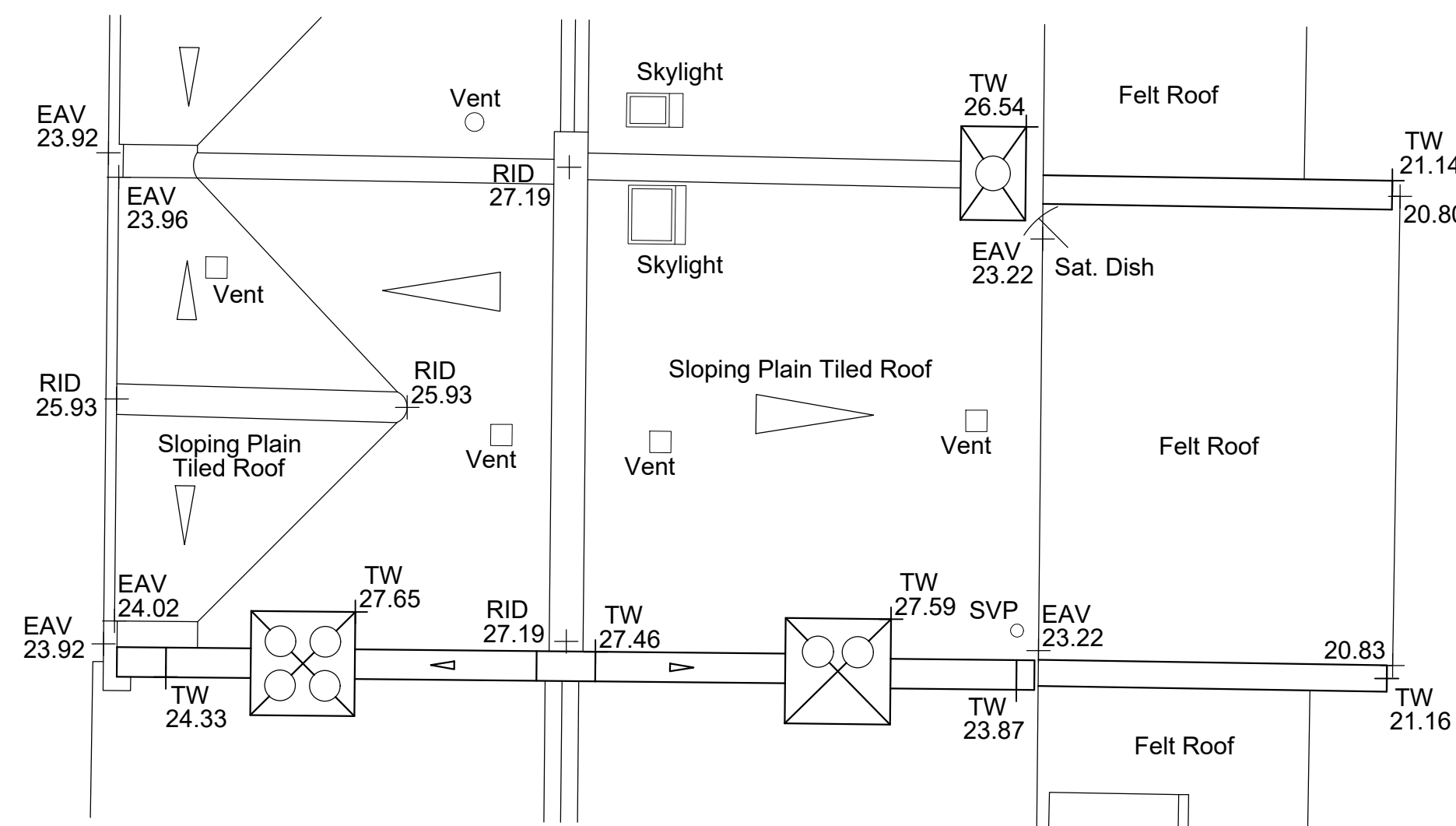
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Datum 16.00m
Elevation 1



Datum 16.00m
Elevation 2



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
16 Teynton Terrace N17 7PZ

Title:

Proposed Elevations & Roof Plan

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

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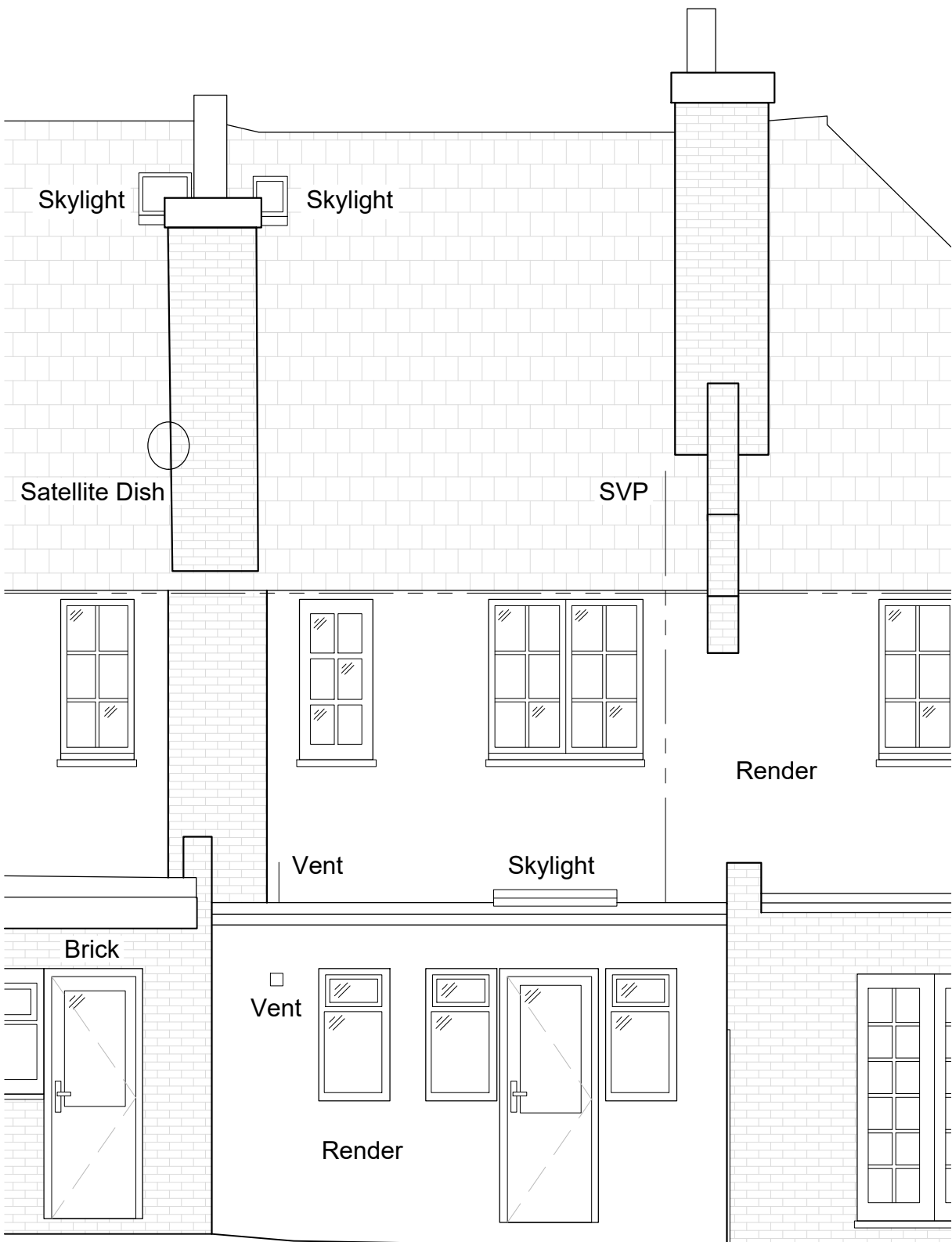
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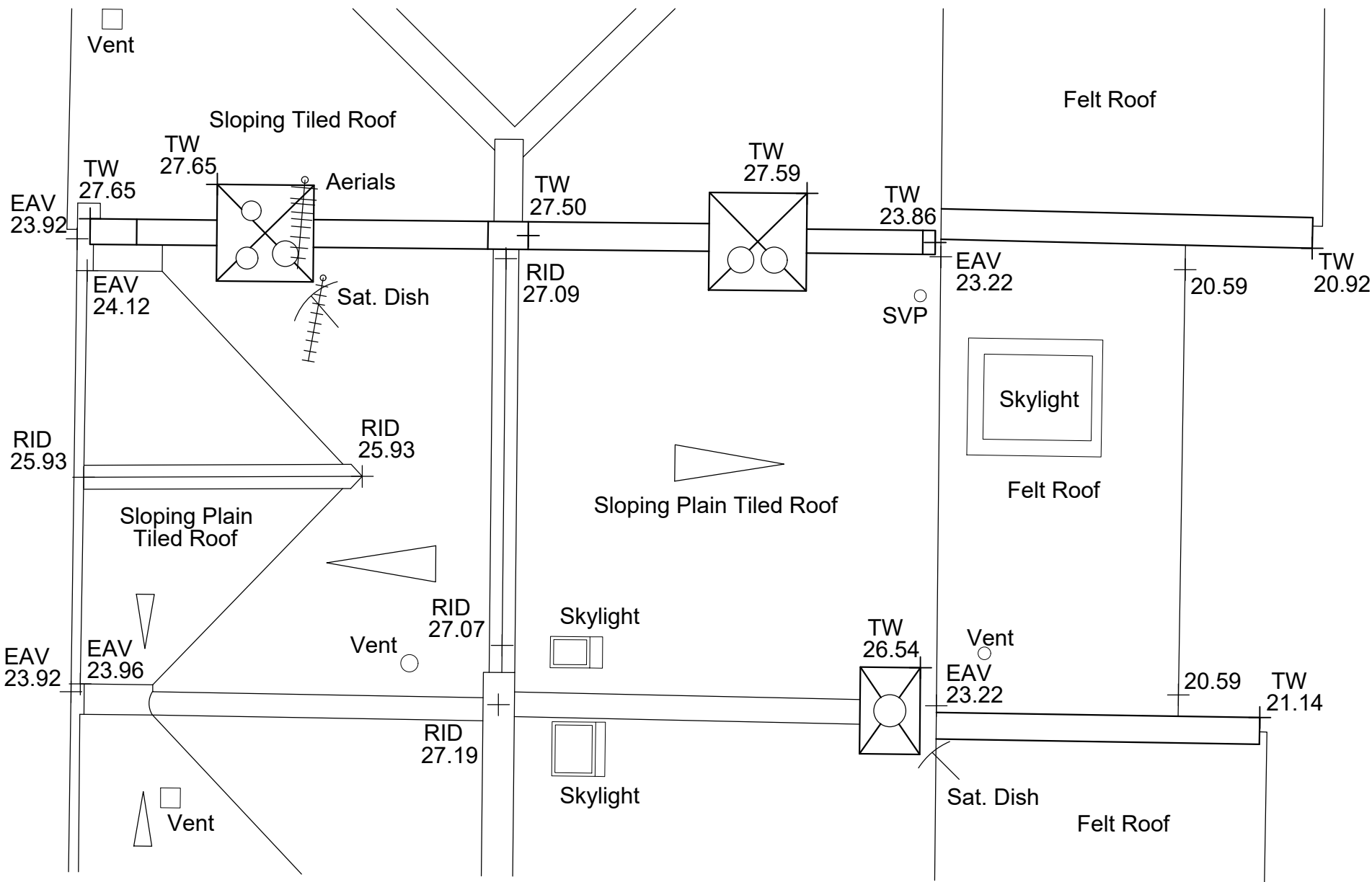
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Amendments:

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
18 Teynton Terrace N17 7PZ

Title:

Existing Elevations & Roof Plan

Scale: 1/50	Date: April 2025
Drawn: MLS	Checked: CB
Drg.no: 24-174-300-18TT-EX	Rev: A

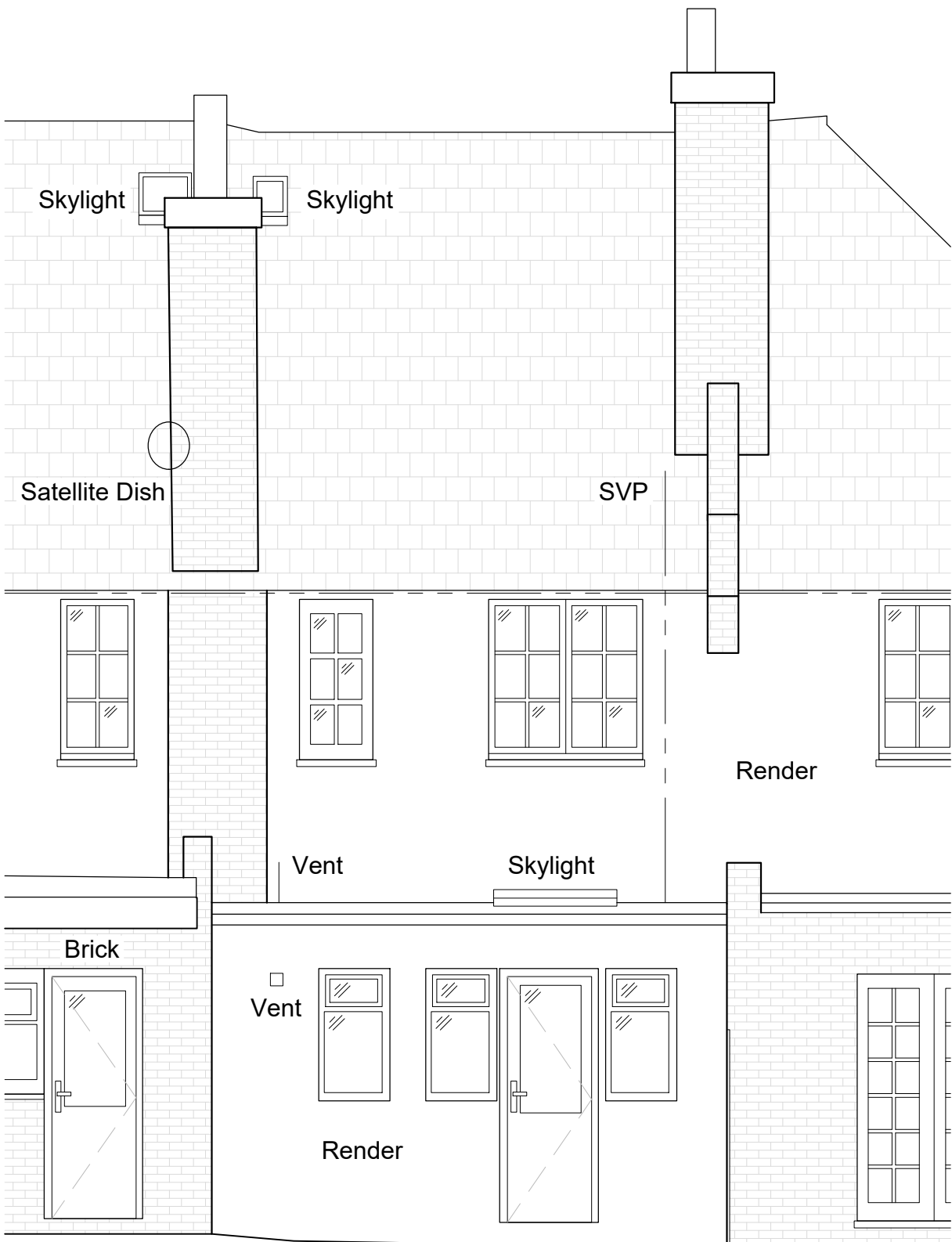
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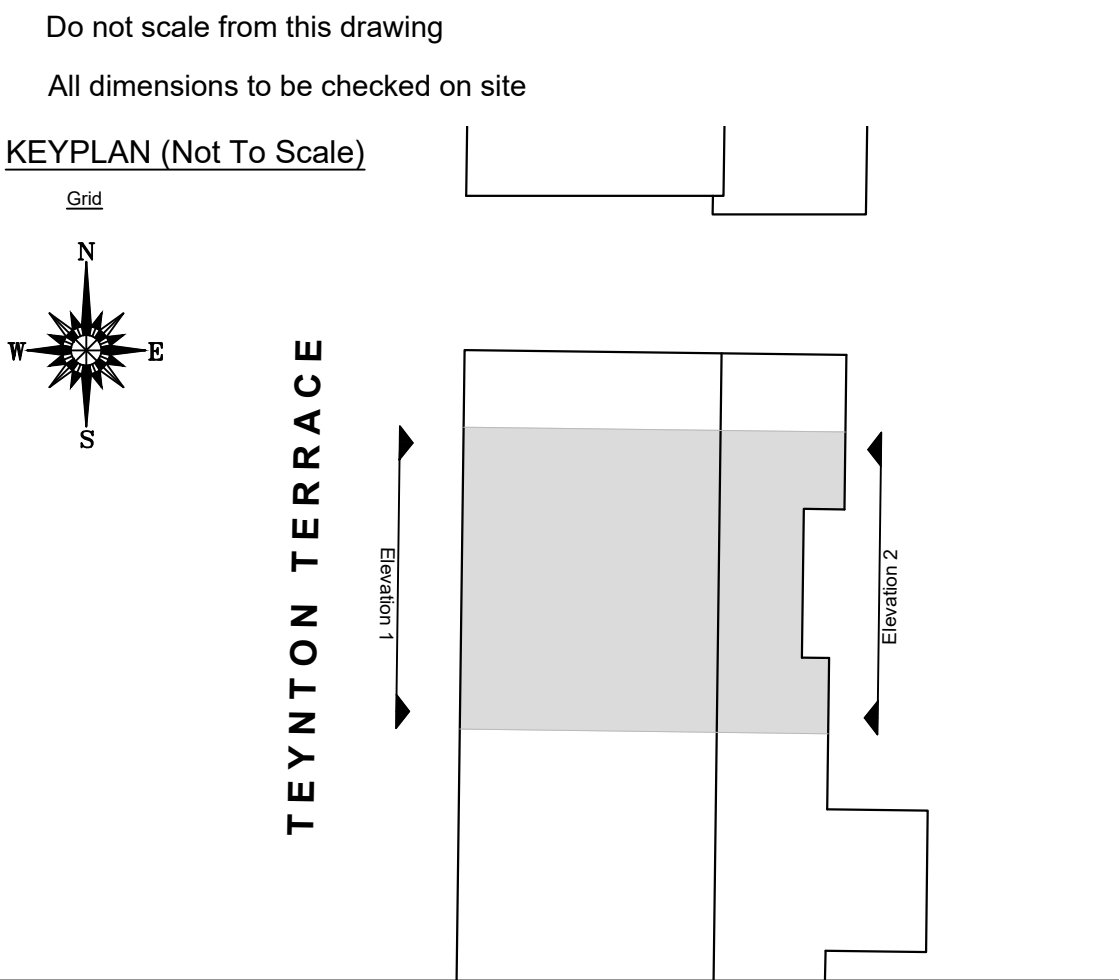
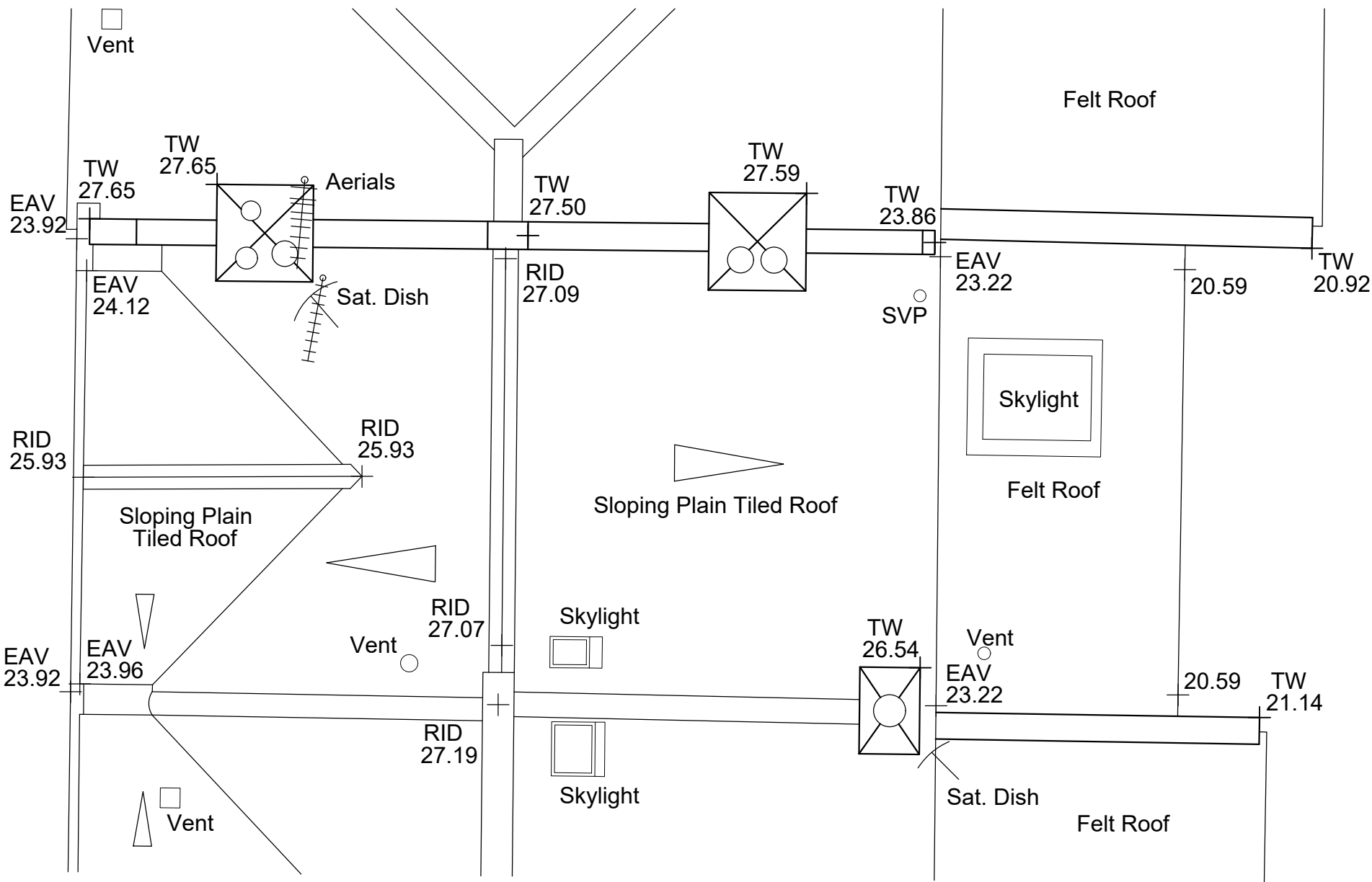
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

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London Borough of Haringey

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Tower Hamlets Estate
18 Teynton Terrace N17 7PZ

Title:
Proposed Elevations & Roof Plan

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

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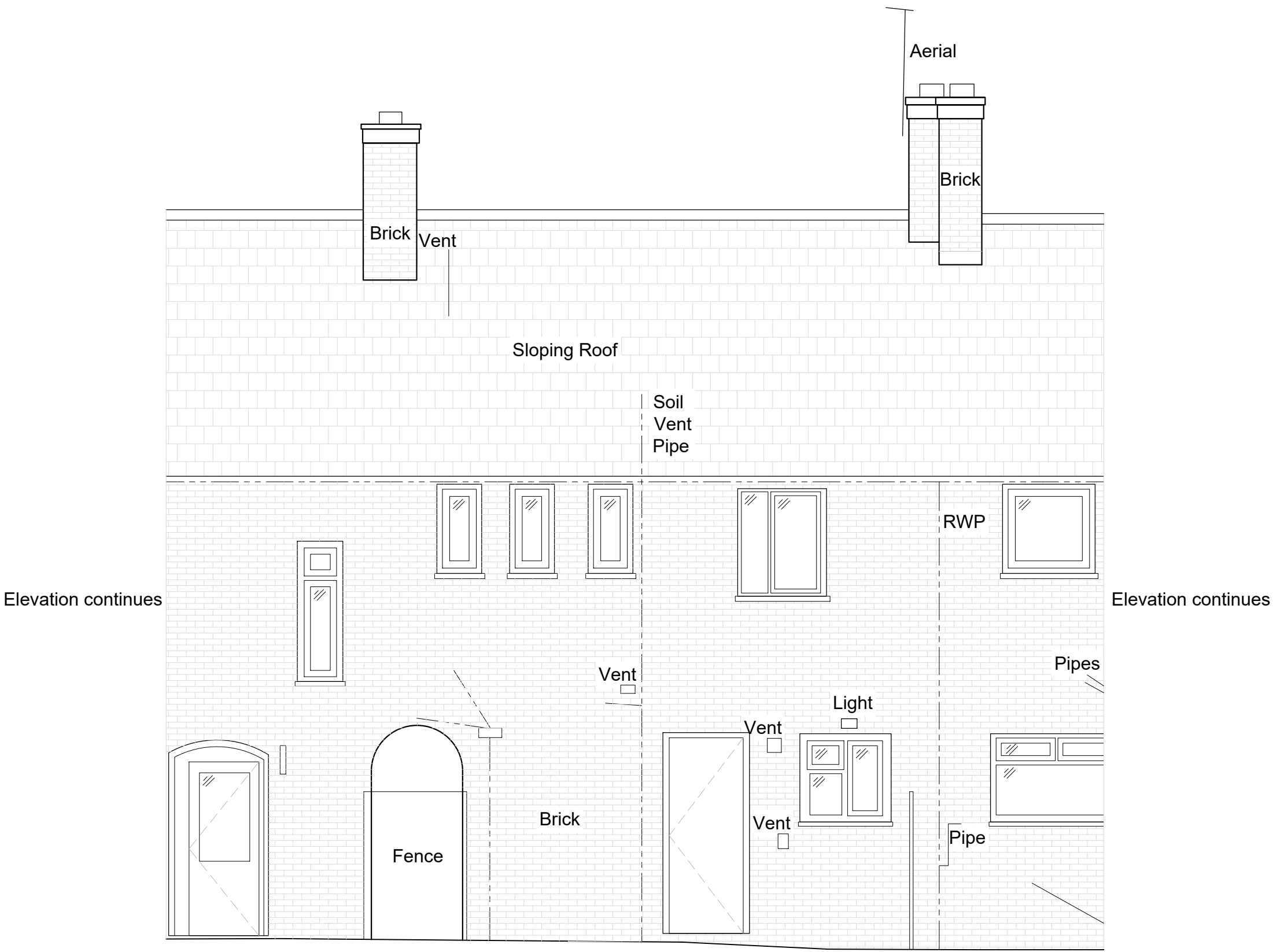
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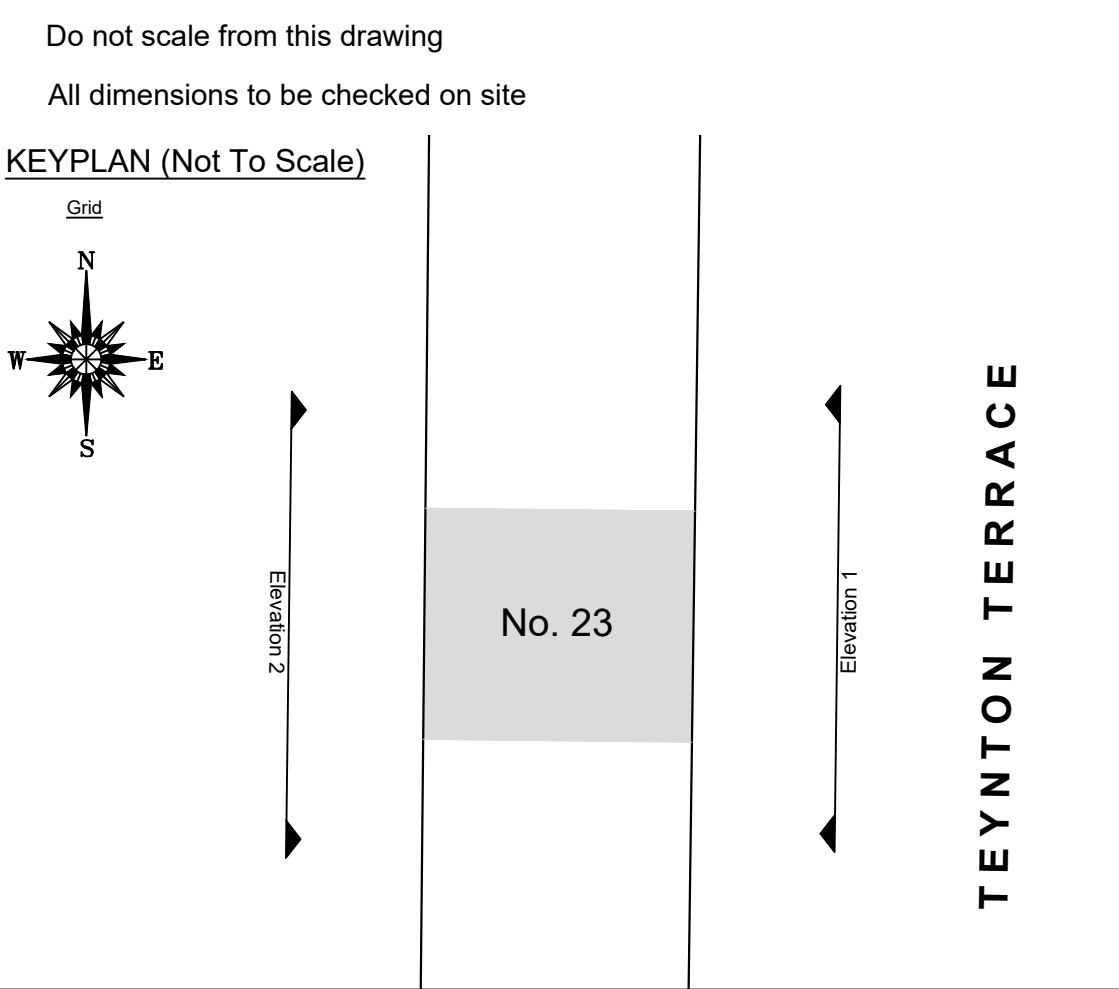
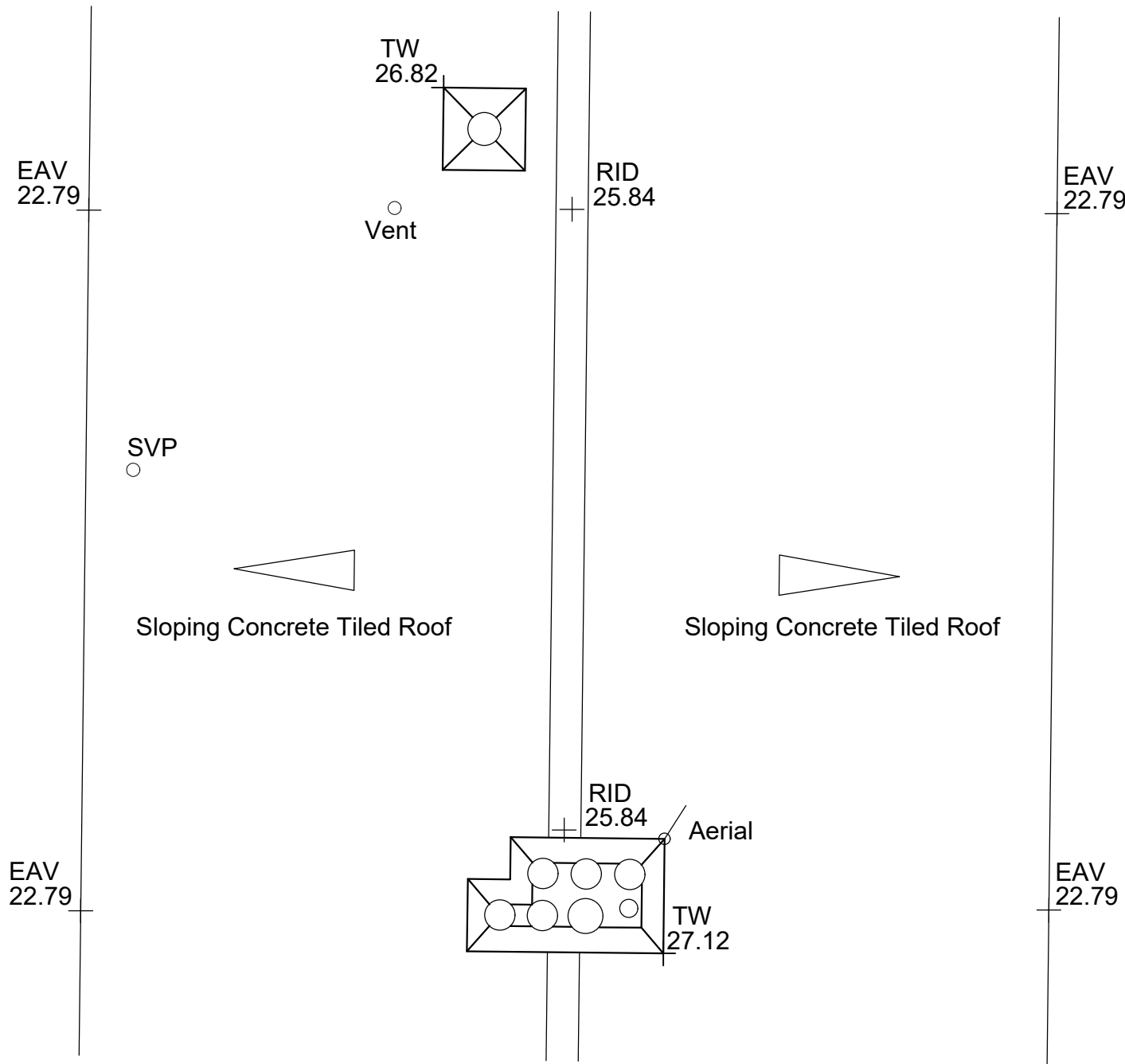
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
23 Teynton Terrace N17 7PZ

Title:
Existing Elevations & Roof Plan

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

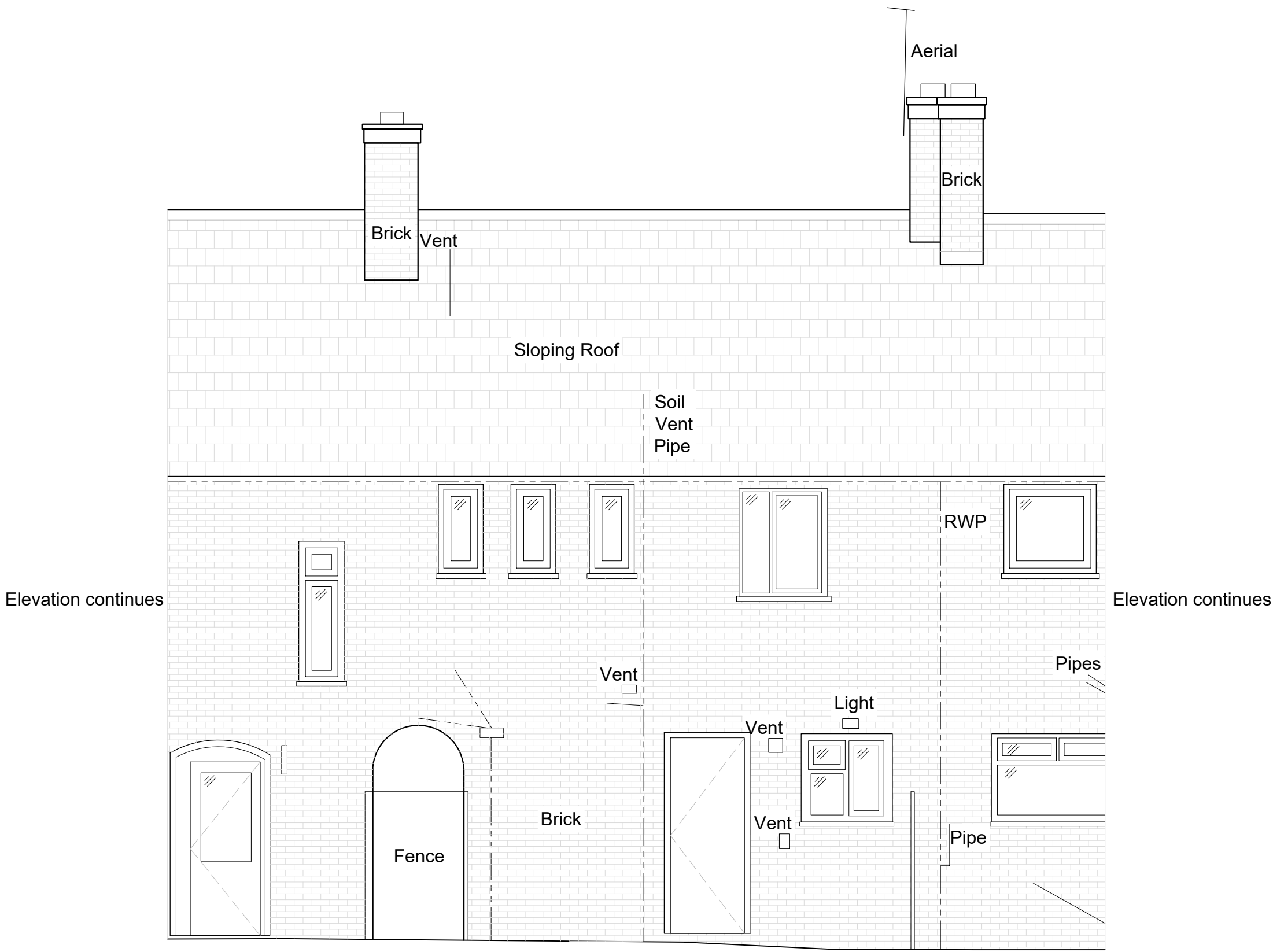
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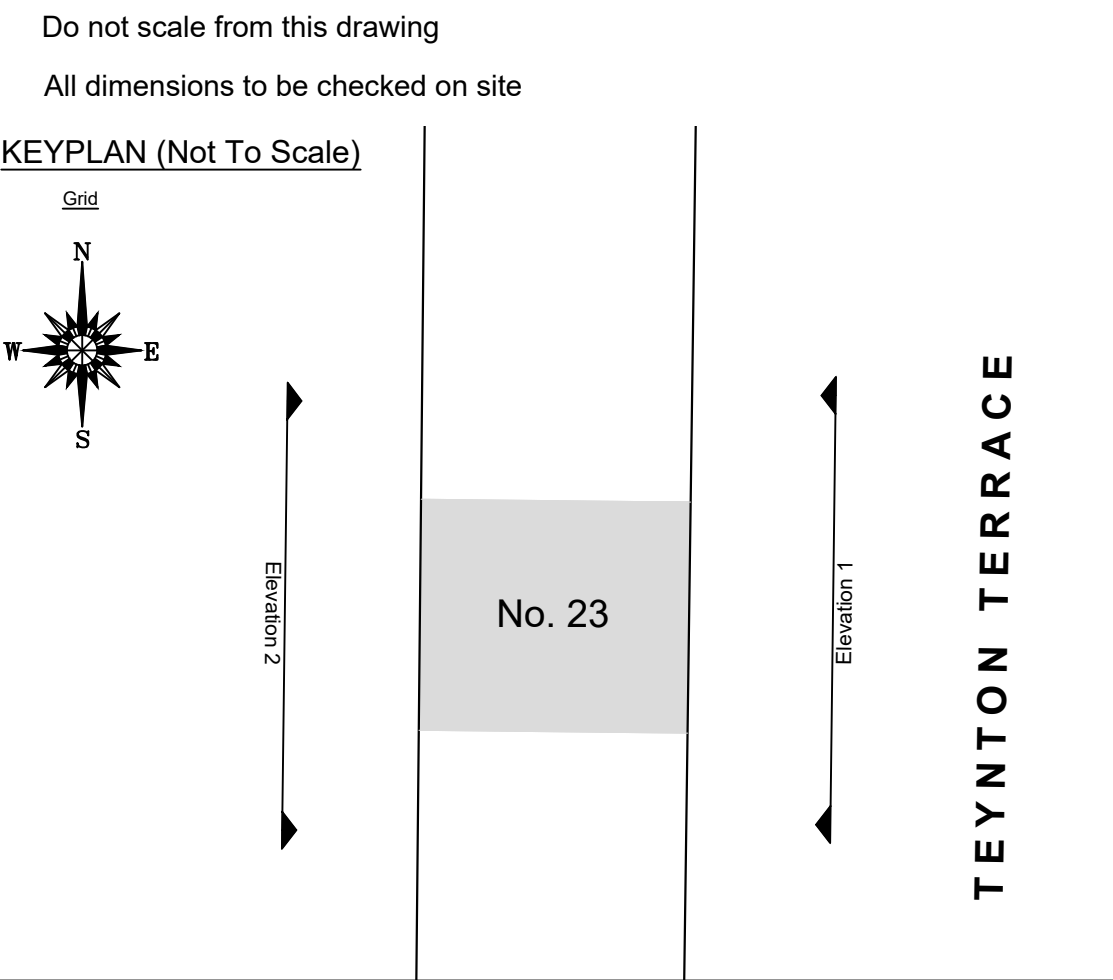
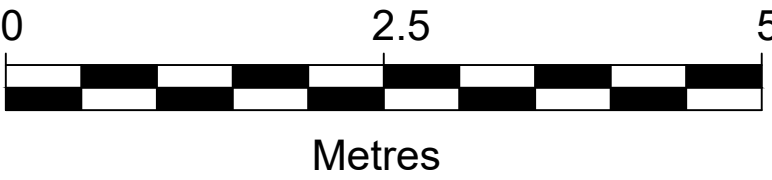
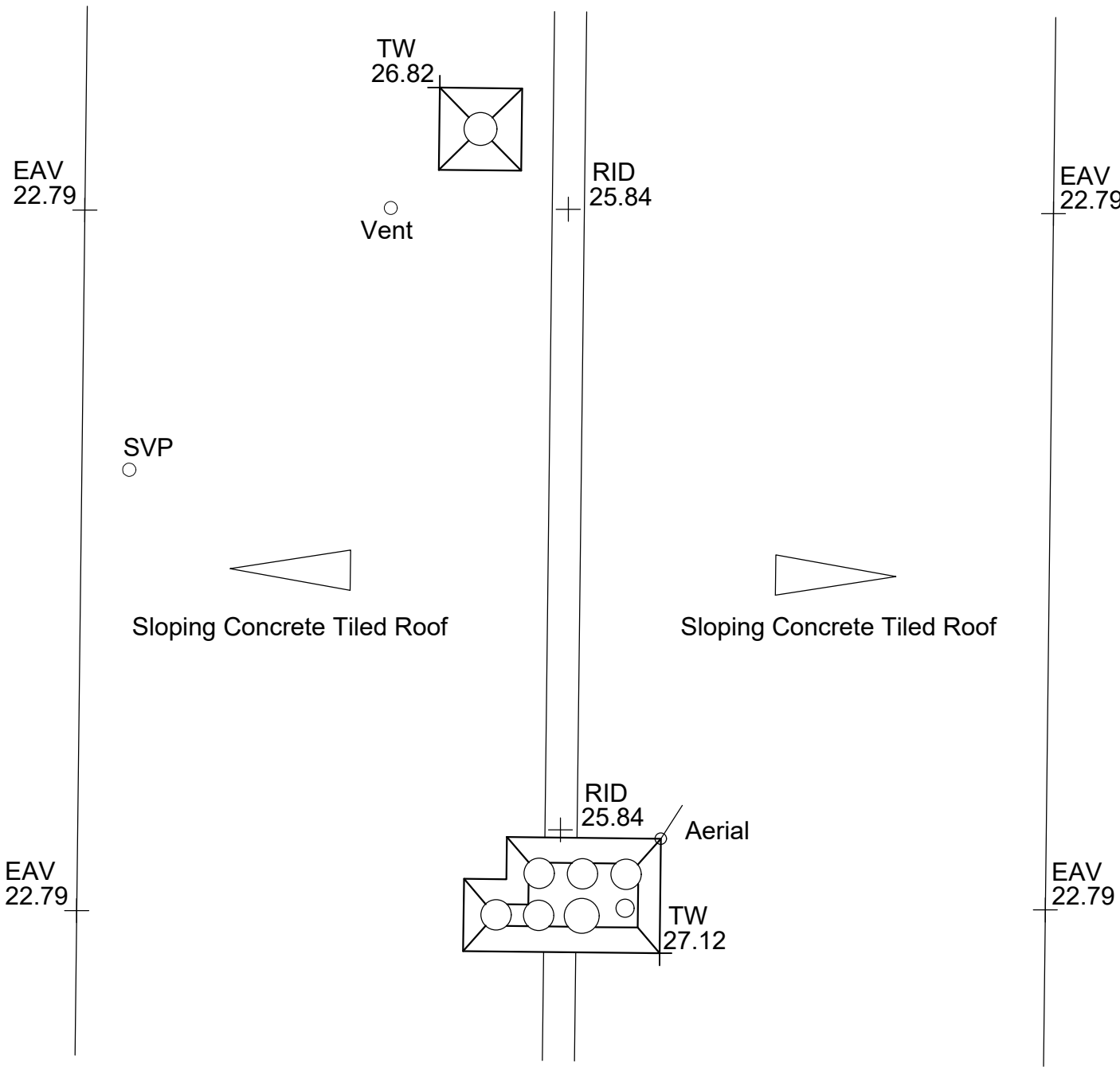
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

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London Borough of Haringey

Project:

Tower Hamlets Estate
23 Teynton Terrace N17 7PZ

Title:

Proposed Elevations & Roof Plan

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-23TT-PR Rev: A



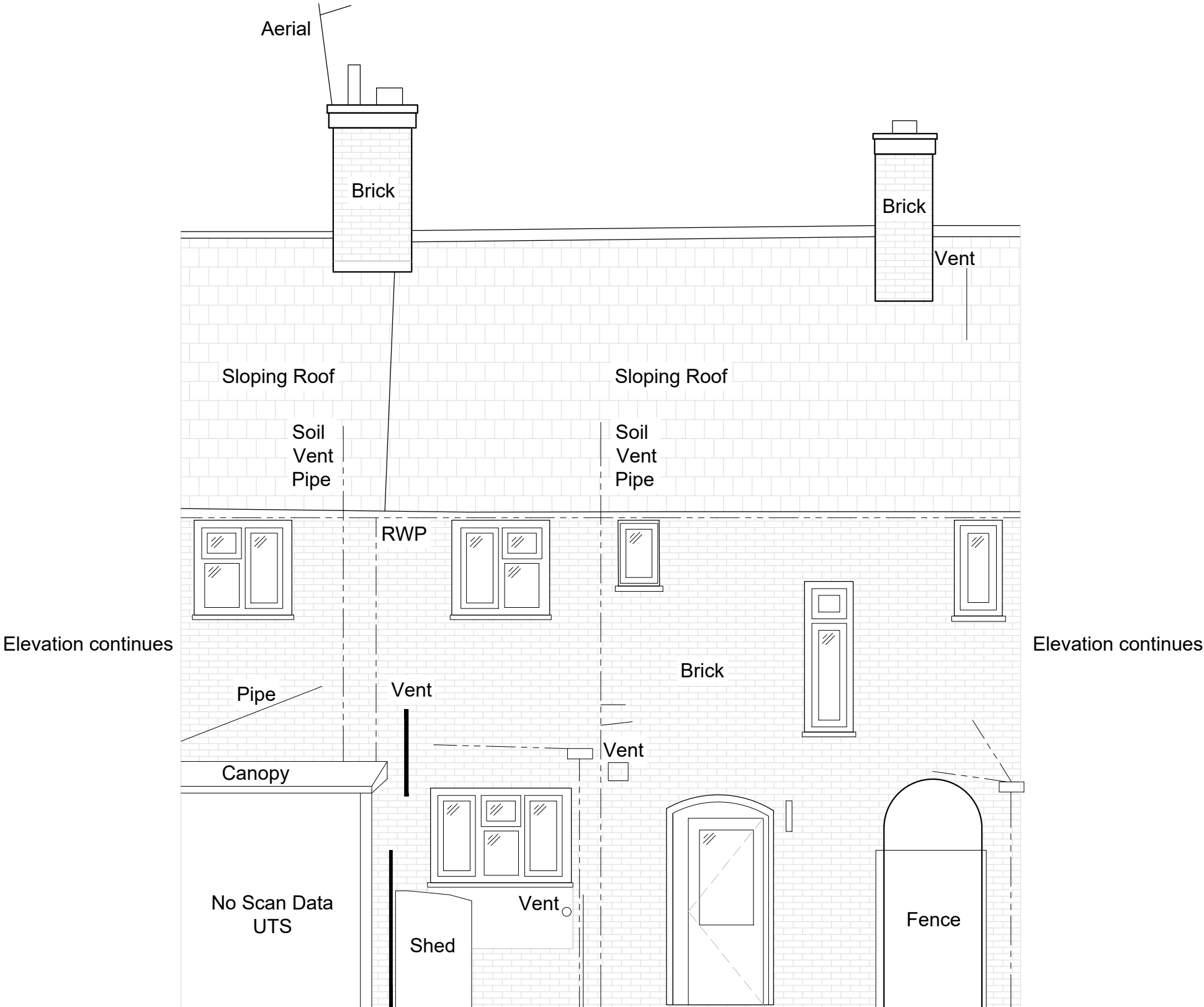
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W: www.thekeegansgroup.com



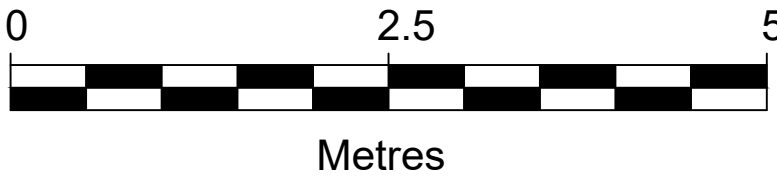
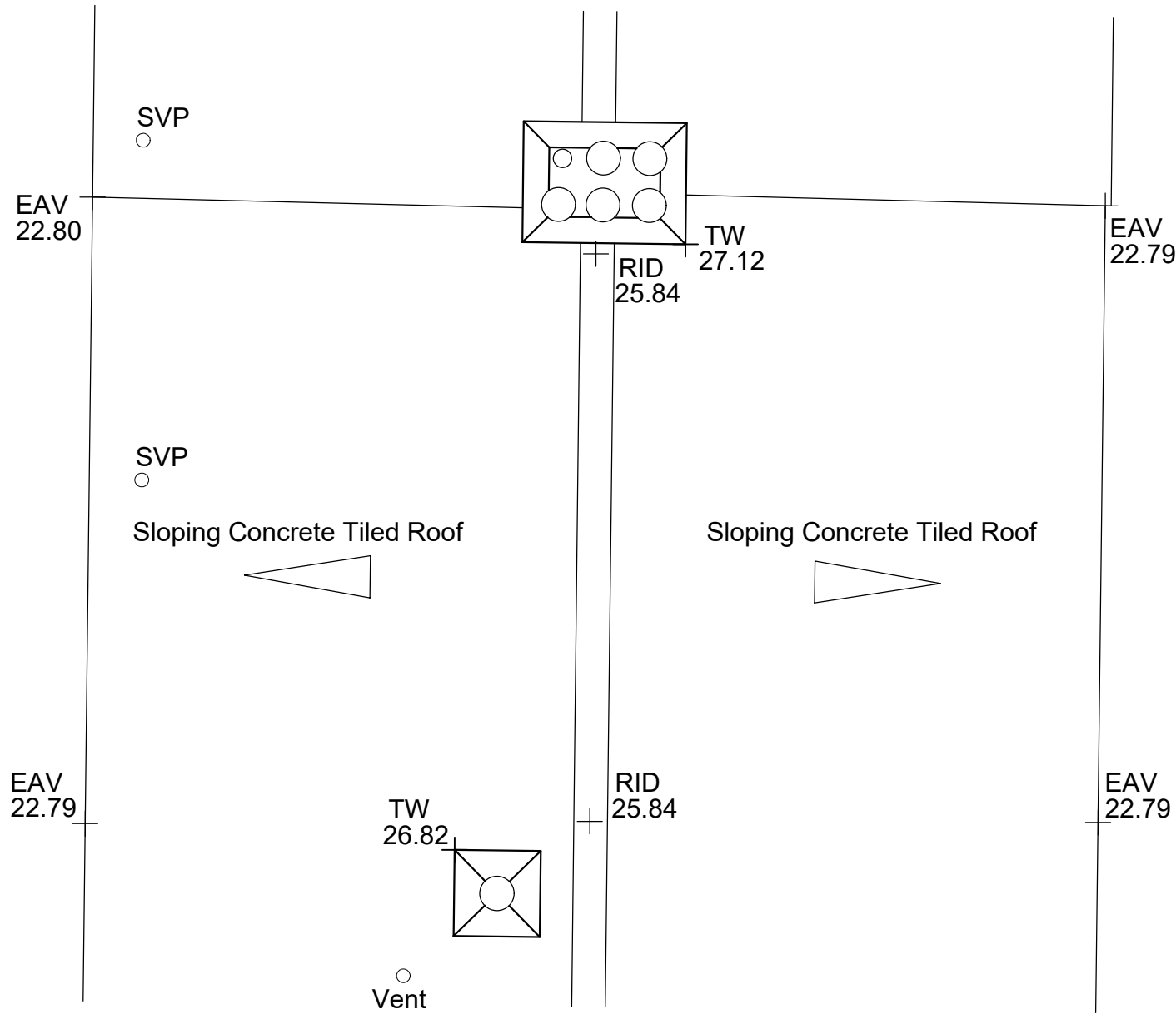
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)

Grid
N
W
E
S

Elevation 2

No. 25

Elevation 1

TEYNTON TERRACE

Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
25 Teynton Terrace N17 7PZ

Title:
Existing Elevations & Roof Plan

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-25TT-EX Rev: A

keegans

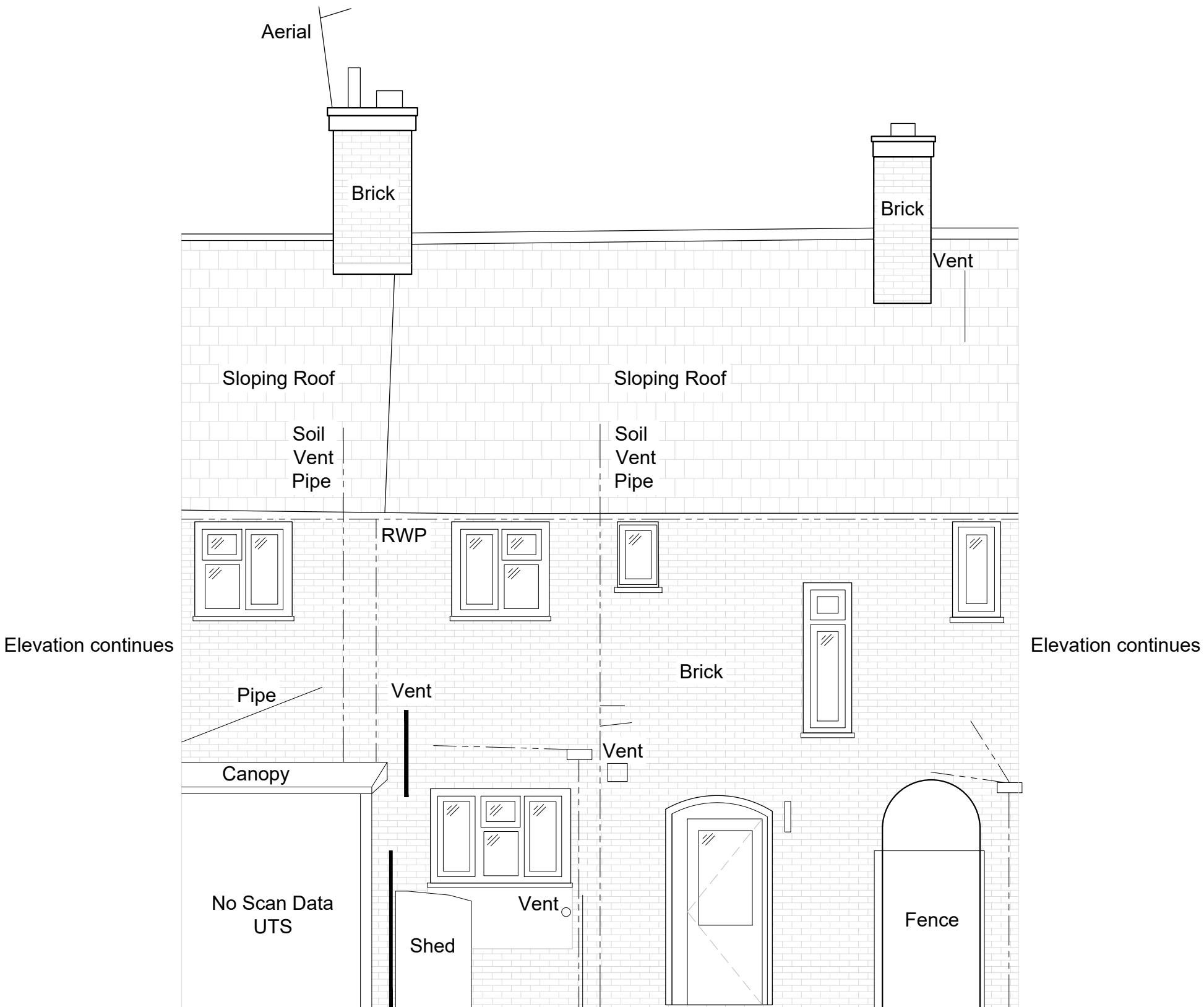
Keegans Group
65c Hopton Street
London - SE1 9LR

T: +44 (0)20 7199 0900
F: +44 (0)20 7199 0901
W: www.thekeegansgroup.com



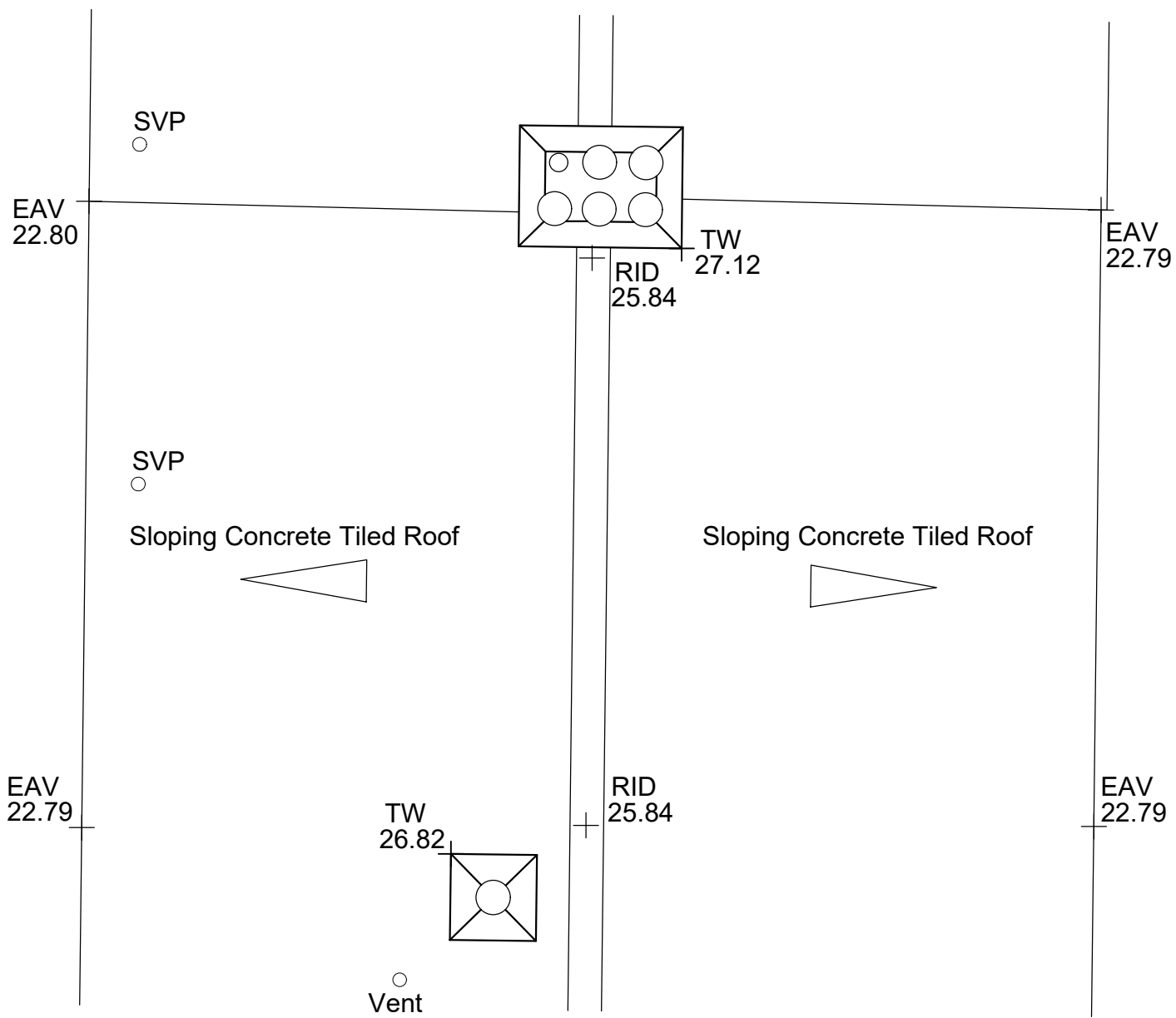
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
25 Teynton Terrace N17 7PZ

Title:
Proposed Elevations & Roof Plan

Scale: 1/50

Date: April 2025

Drawn: MLS

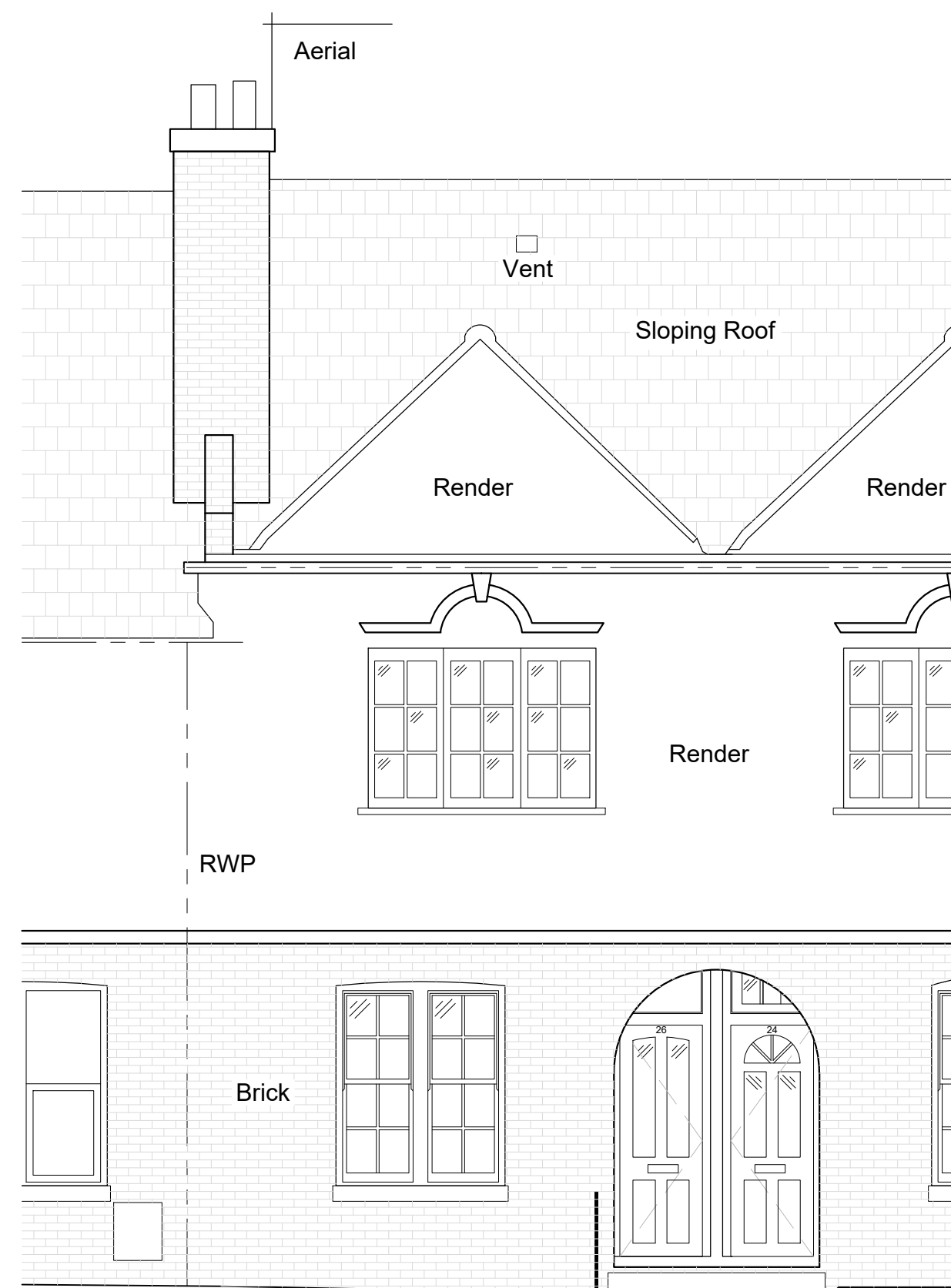
Checked: CB

Drg.no: 24-174-300-25TT-PR

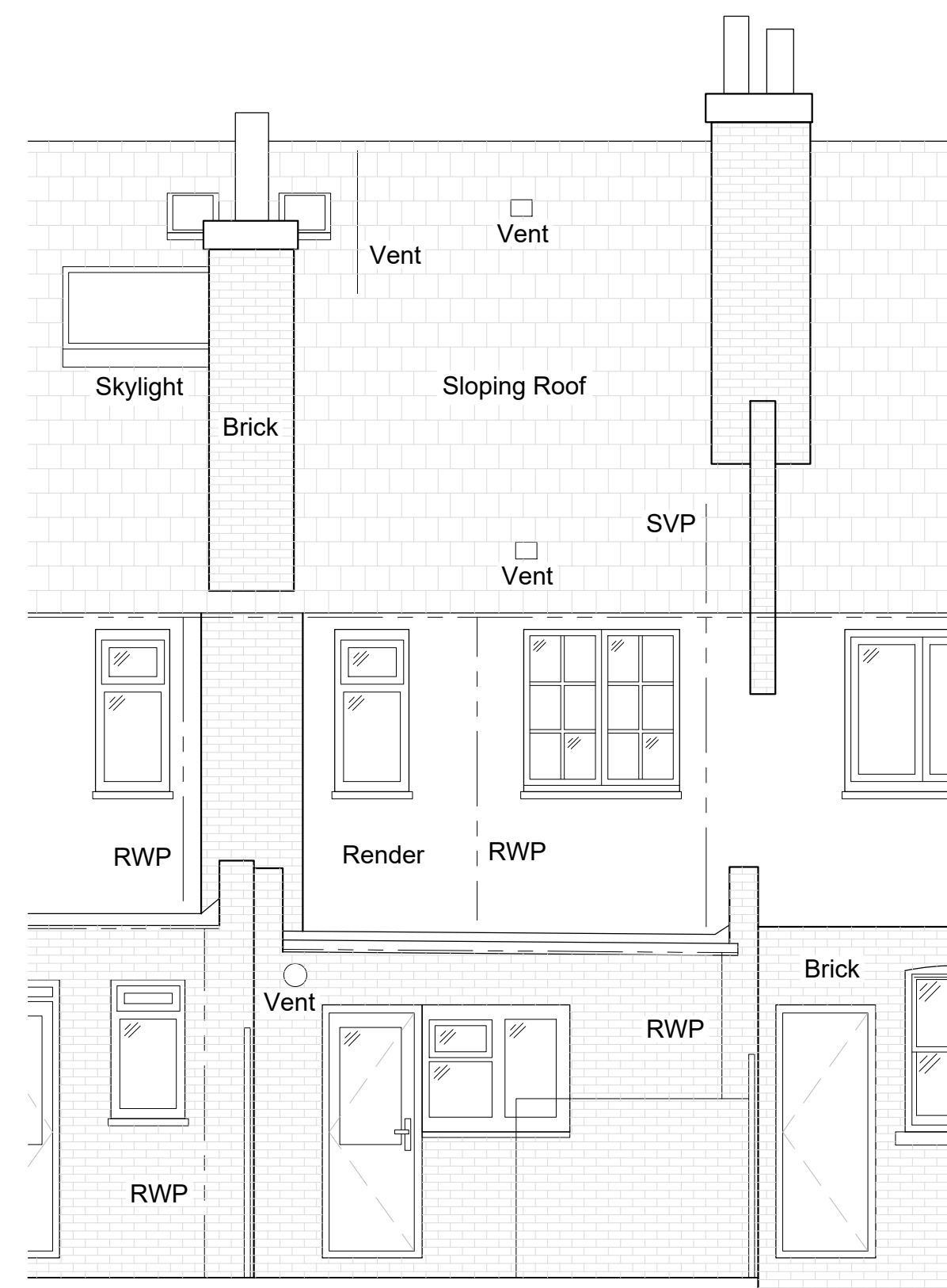
Rev: A

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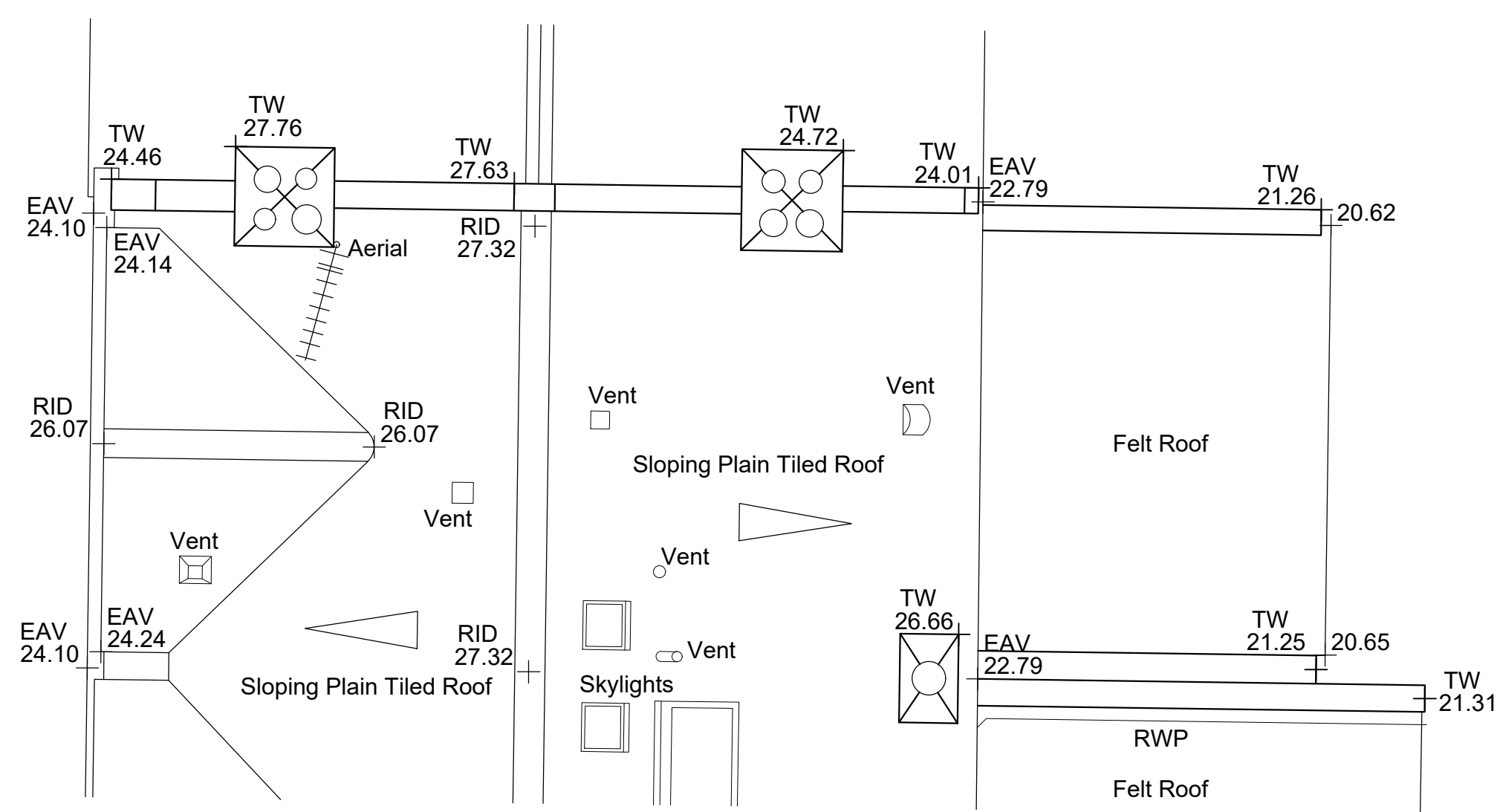
T: +44 (0)20 7199 0900
F: +44 (0)20 7199 0901
W: www.thekeegansgroup.com



Datum 16.00m



Datum 16.00m

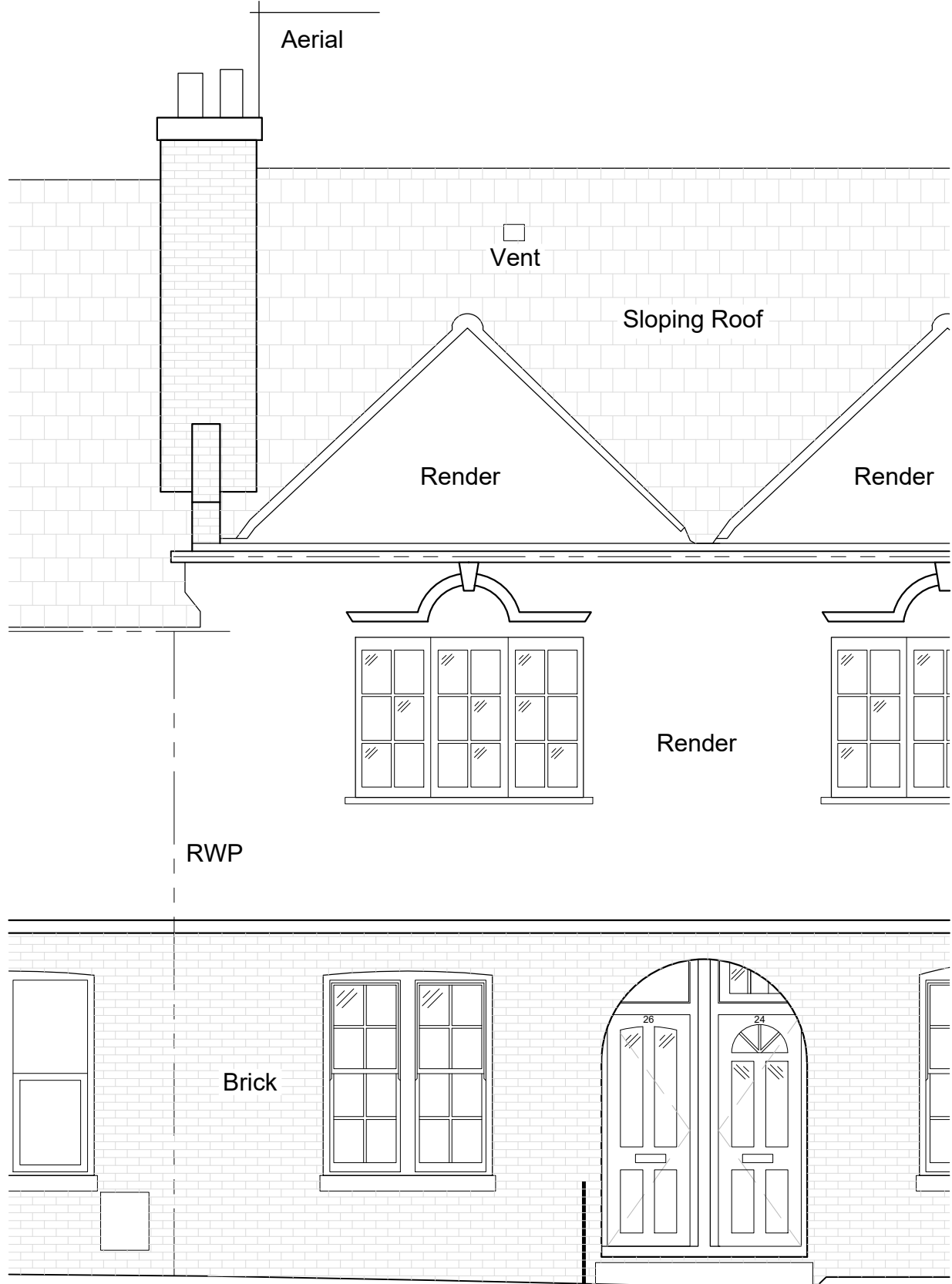


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KEYPLAN (Not To Scale)

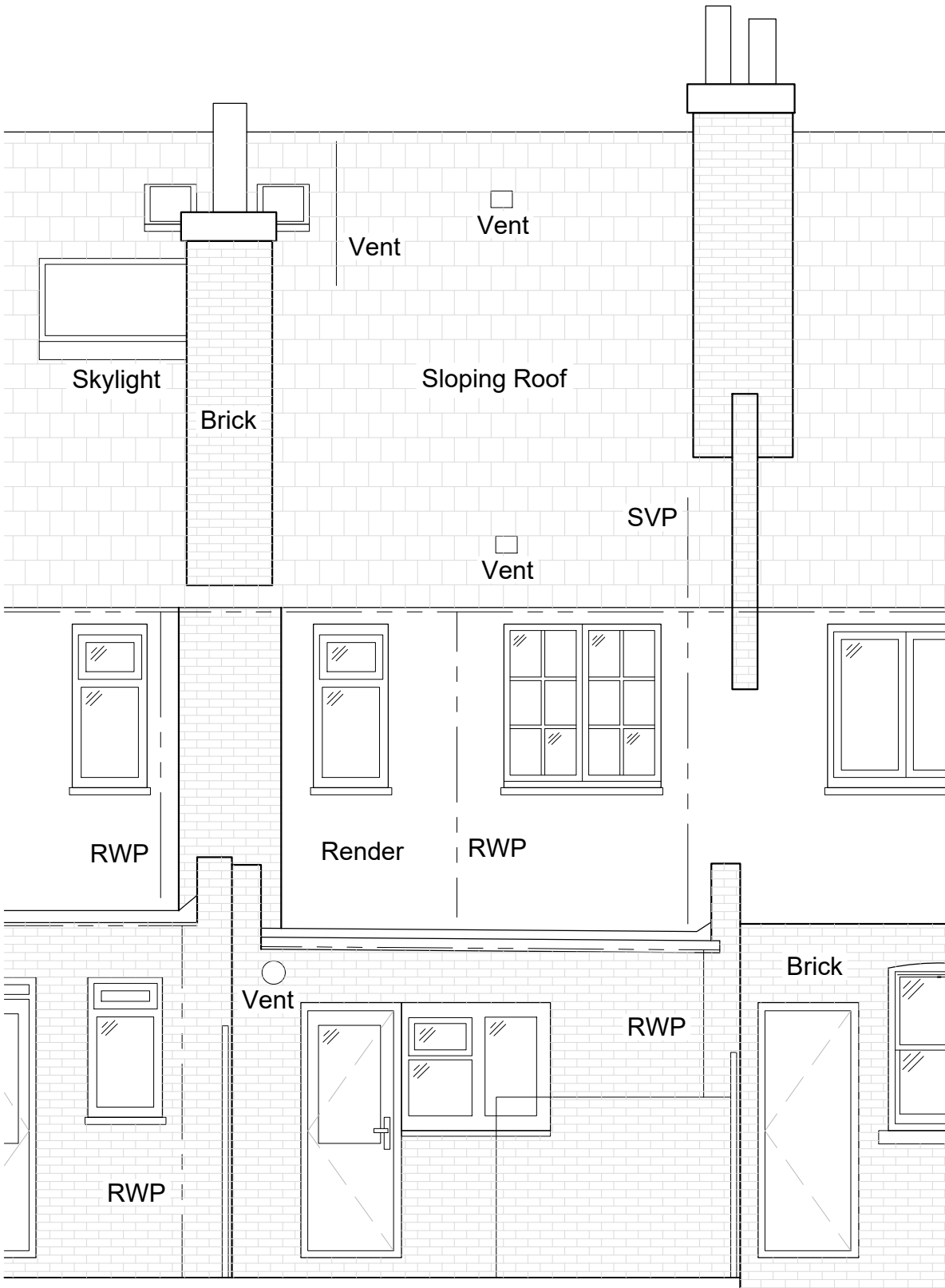
TEYNTON TERRACE

Elevation 2



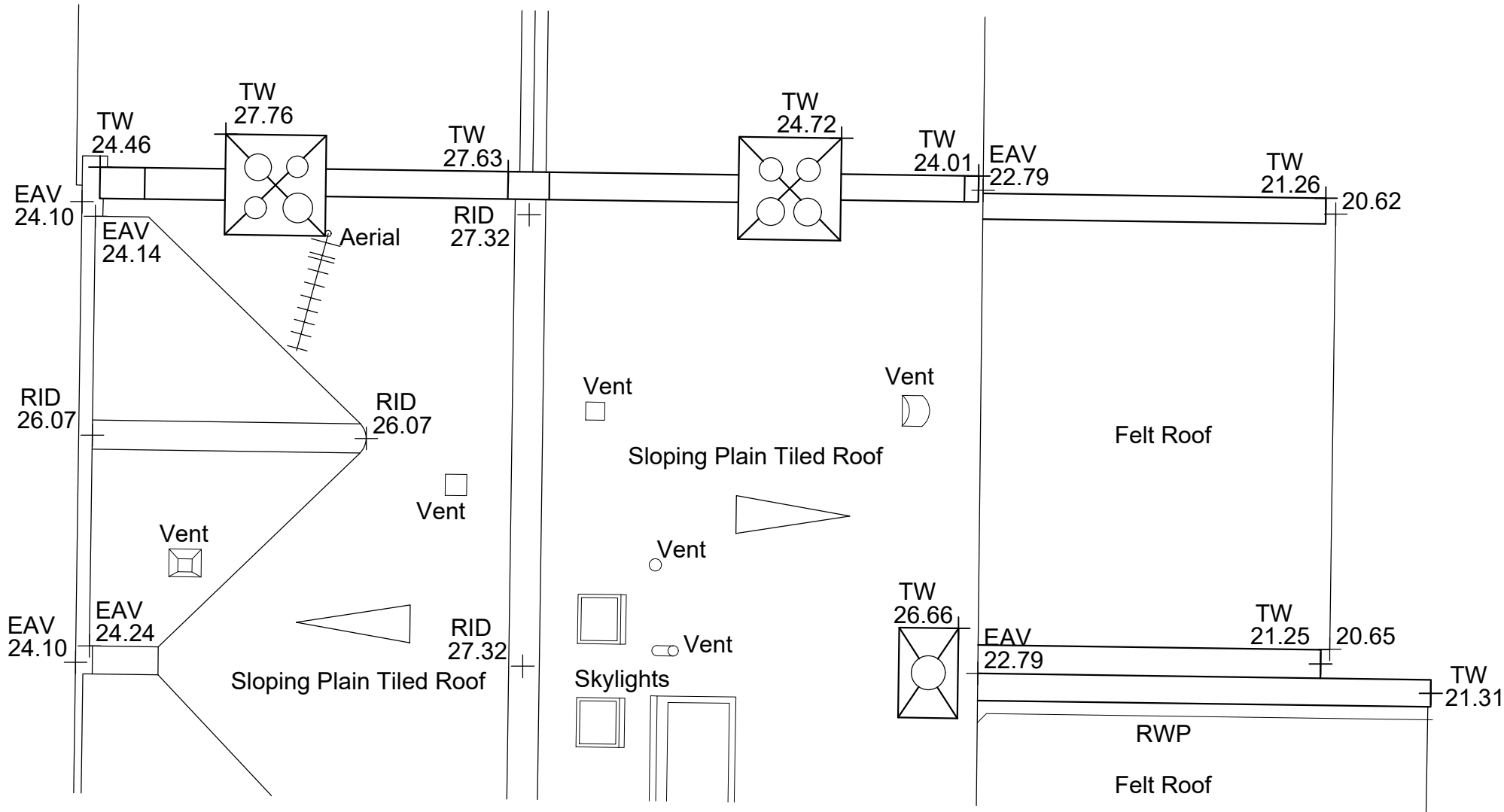
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Elevation 1



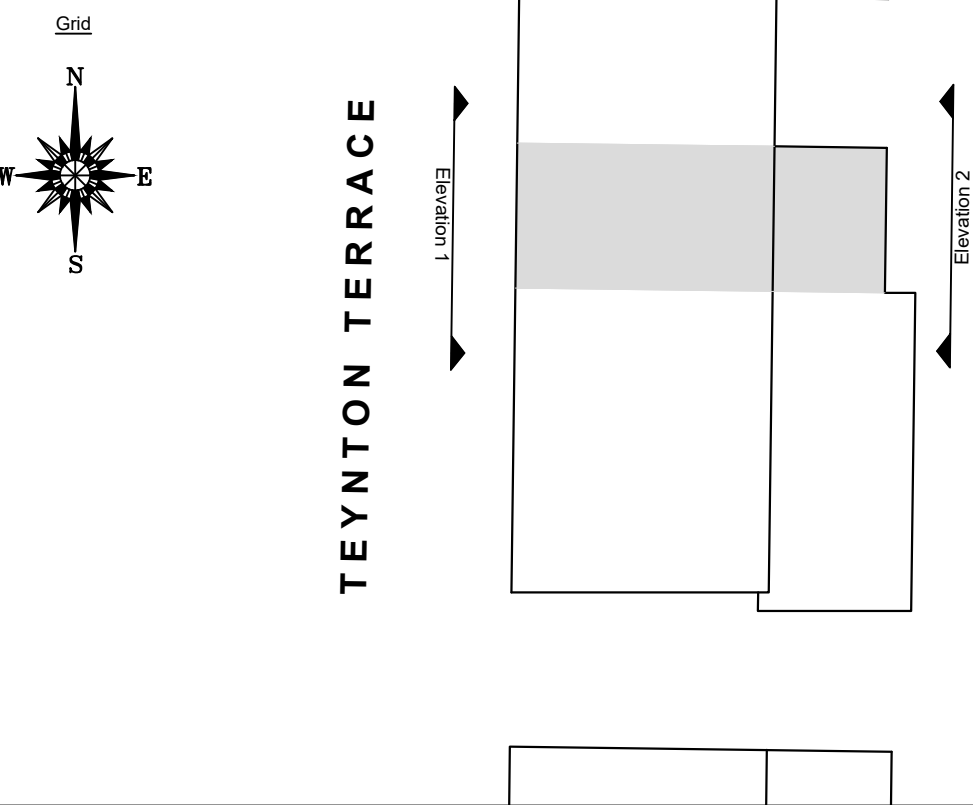
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Elevation 2



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)



Notes:
Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
26 Teynton Terrace N17 7PZ

Title:
Proposed Elevations & Roof Plan

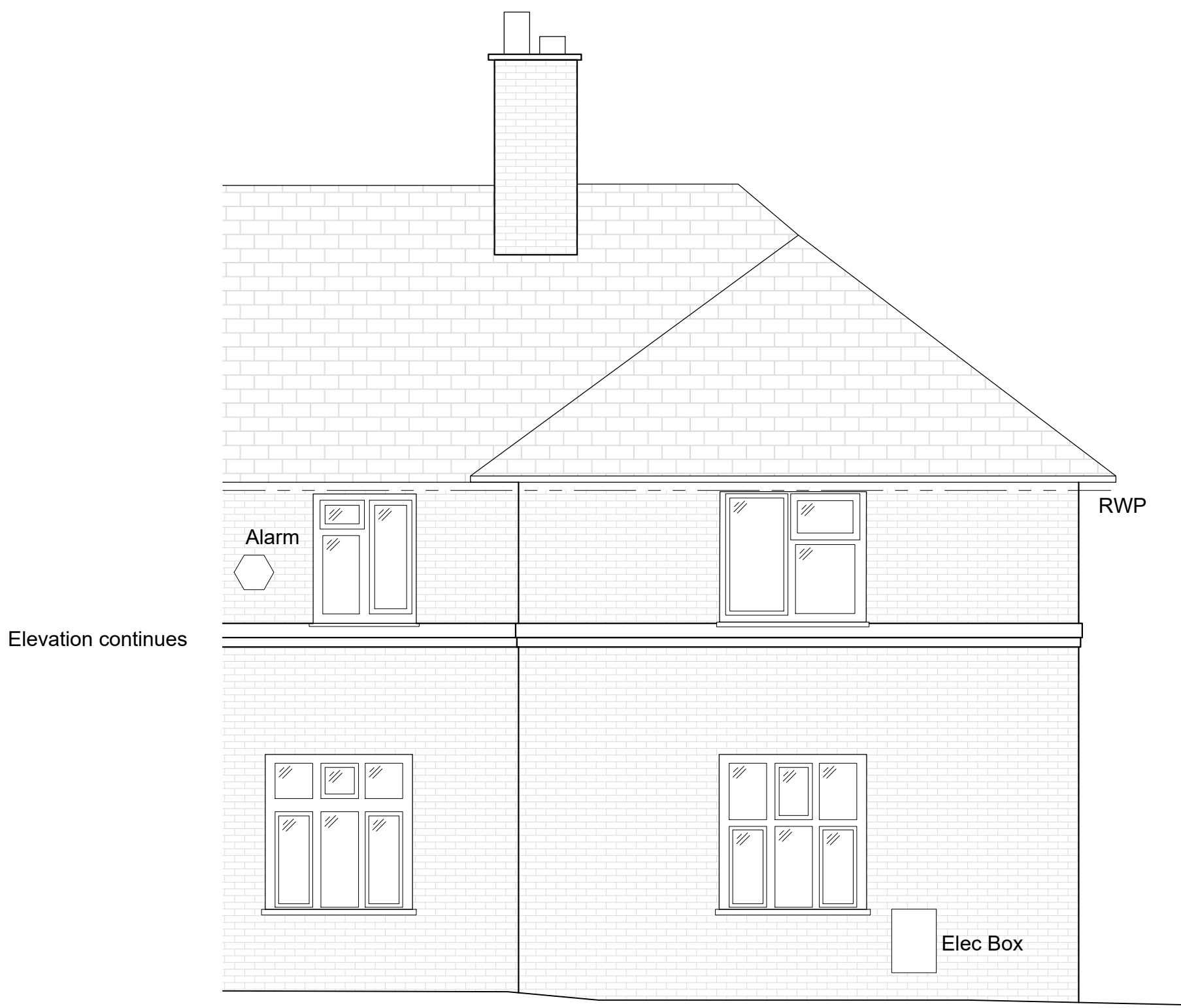
Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-26TT-PR Rev: A

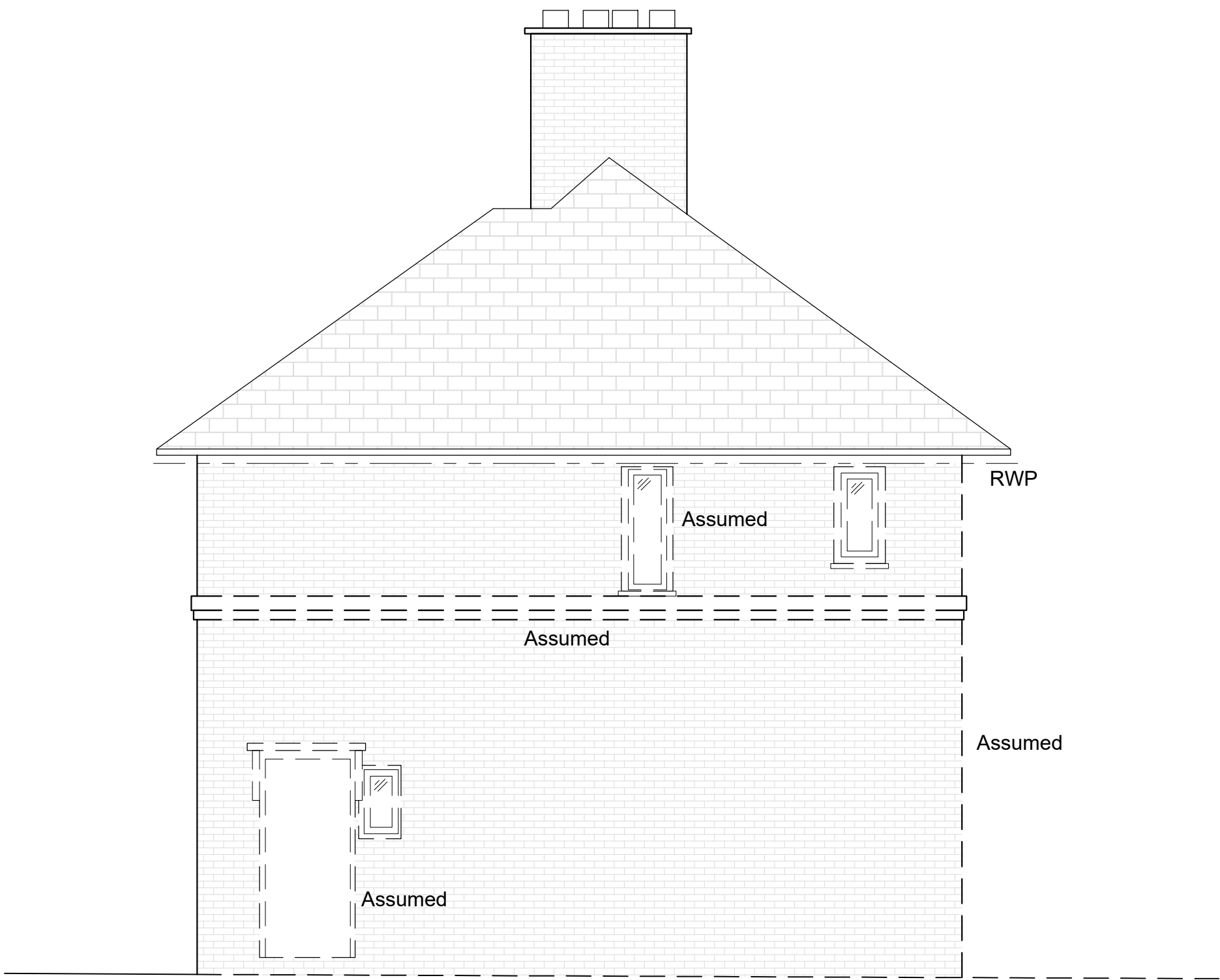


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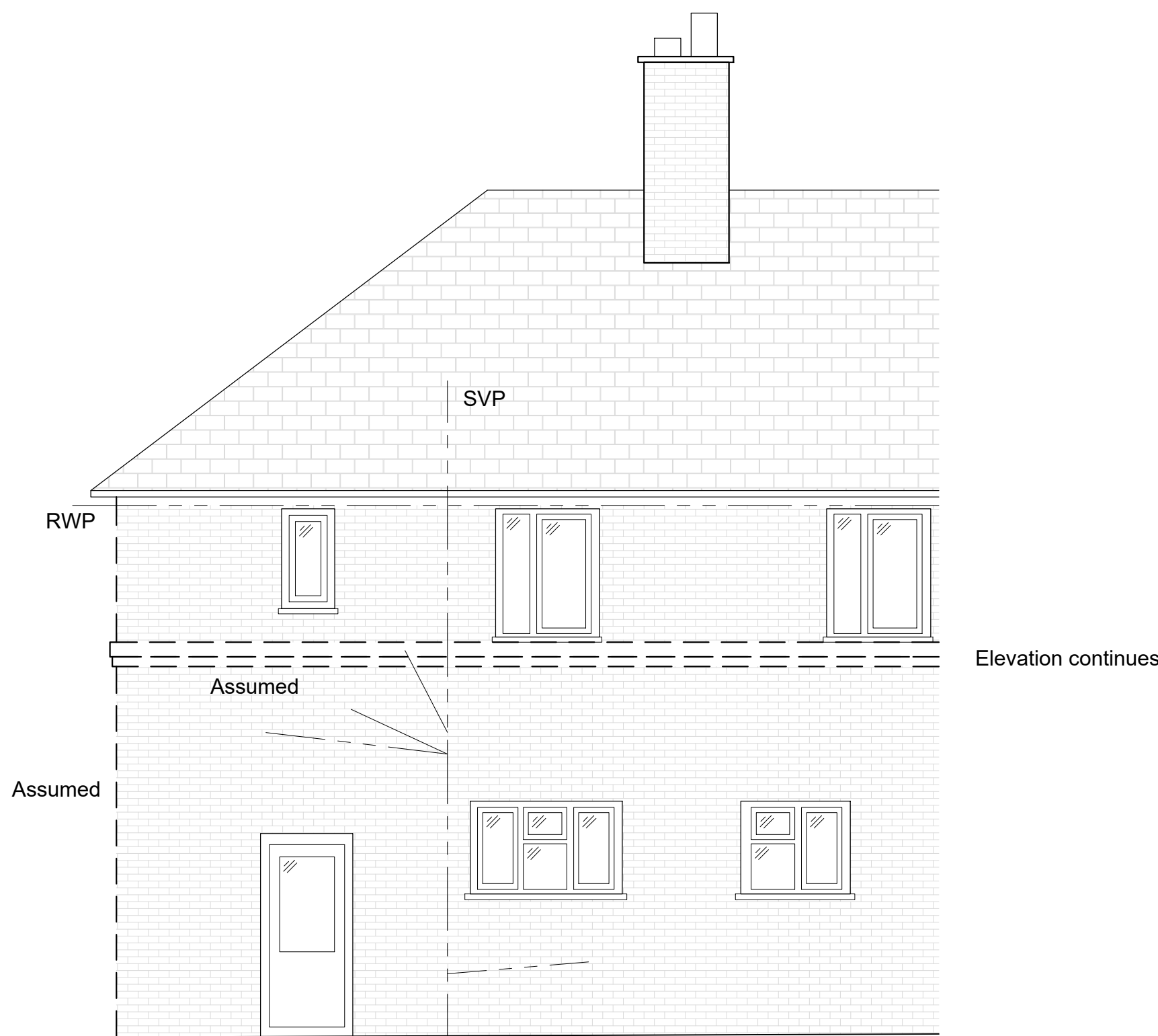
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Elevation 1



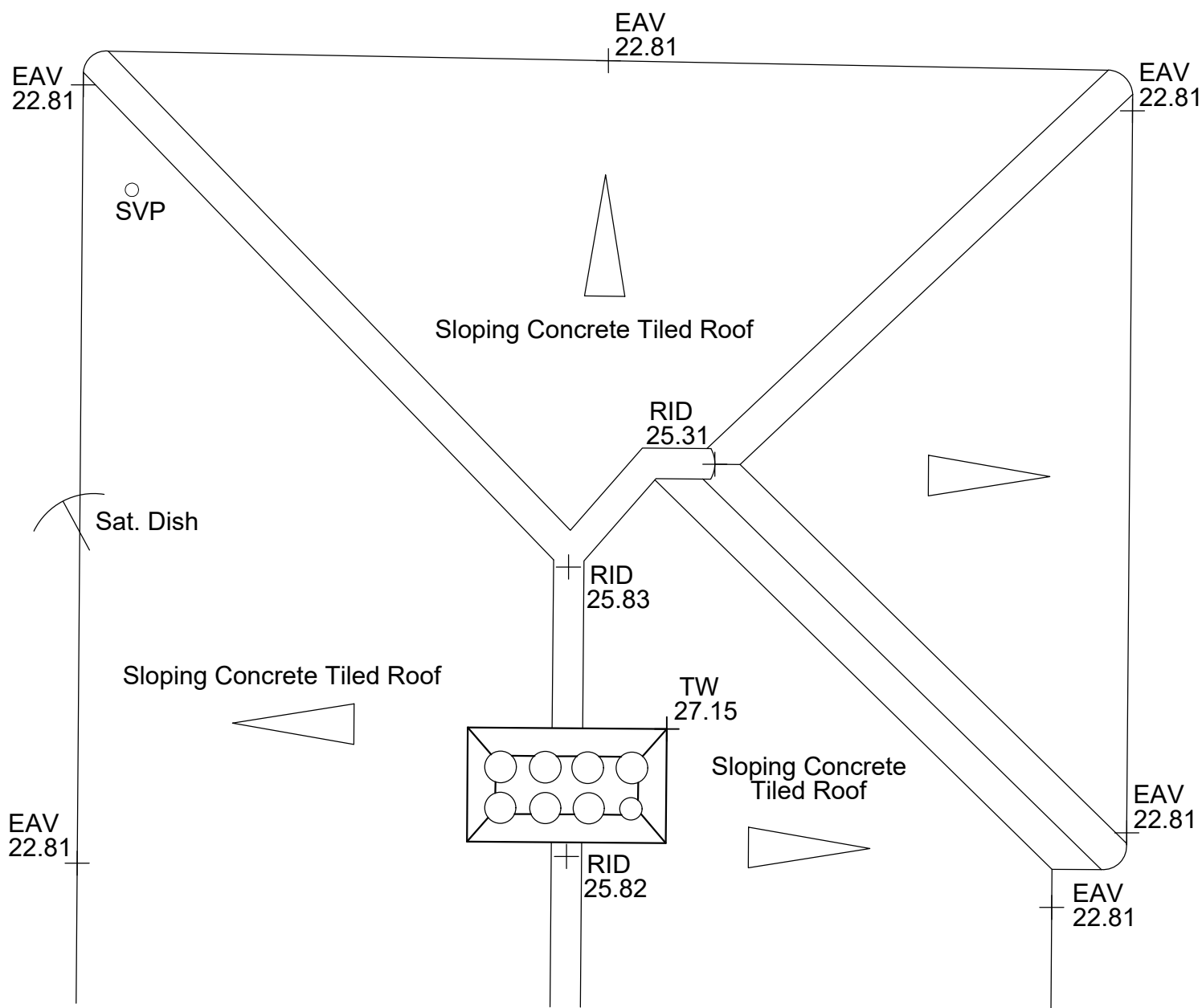
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Elevation 2



Datum 16.00m

Elevation 3



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Grid

N

E

S

W

Elevation 2

No. 31

Elevation 1

Elevation 3

TEYNTON TERRACE

Notes:

Amendments:

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate

31 Teynton Terrace N17 7PZ

Title:

Existing Elevations & Roof Plan

Scale: 1/50

Date: May 2025

Drawn: MLS

Checked: CB

Drg.no: 24-174-300-31TT-EX

Rev: A

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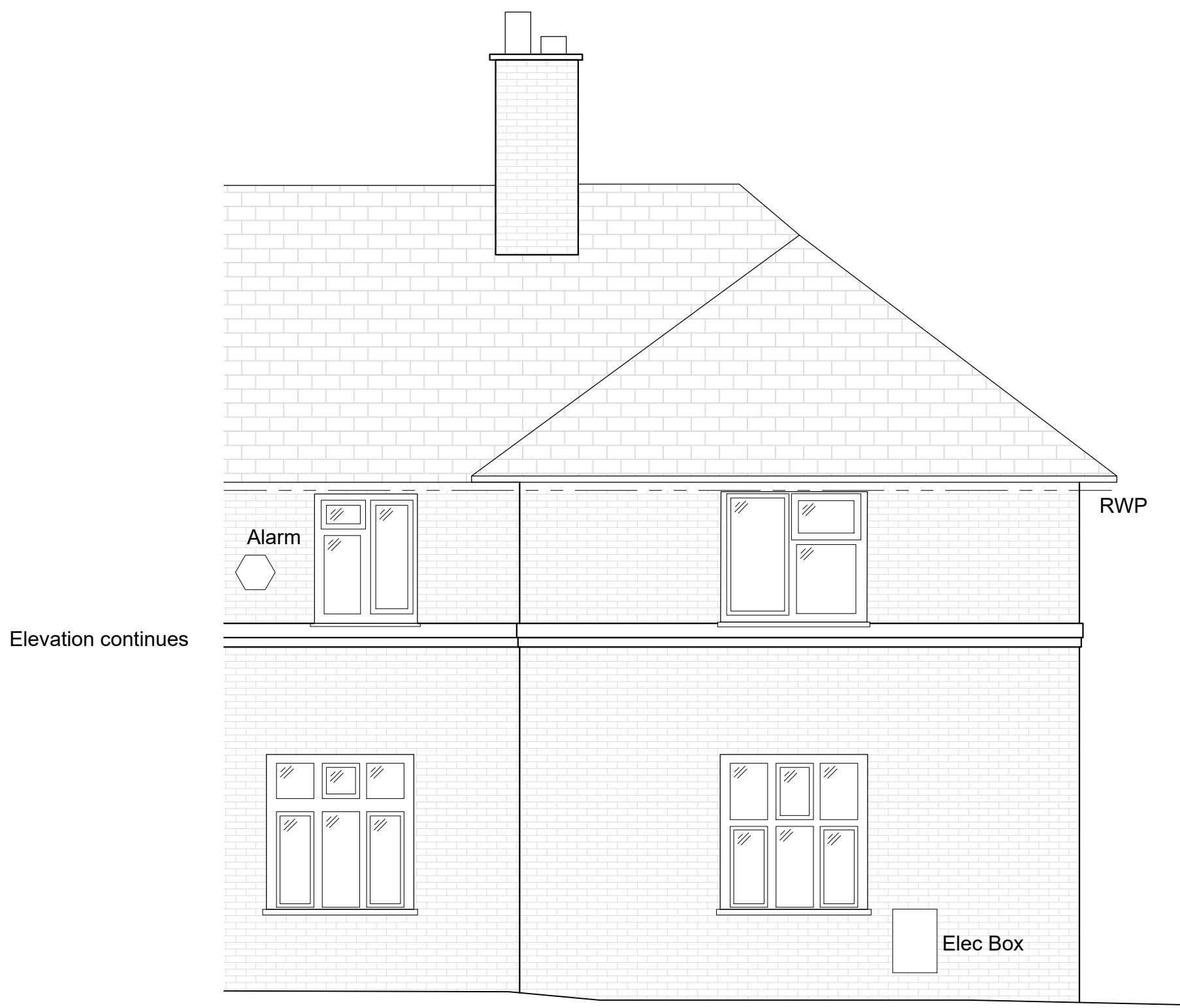
65c Hopton Street

London - SE1 9LR

T: +44 (0)20 7199 0900

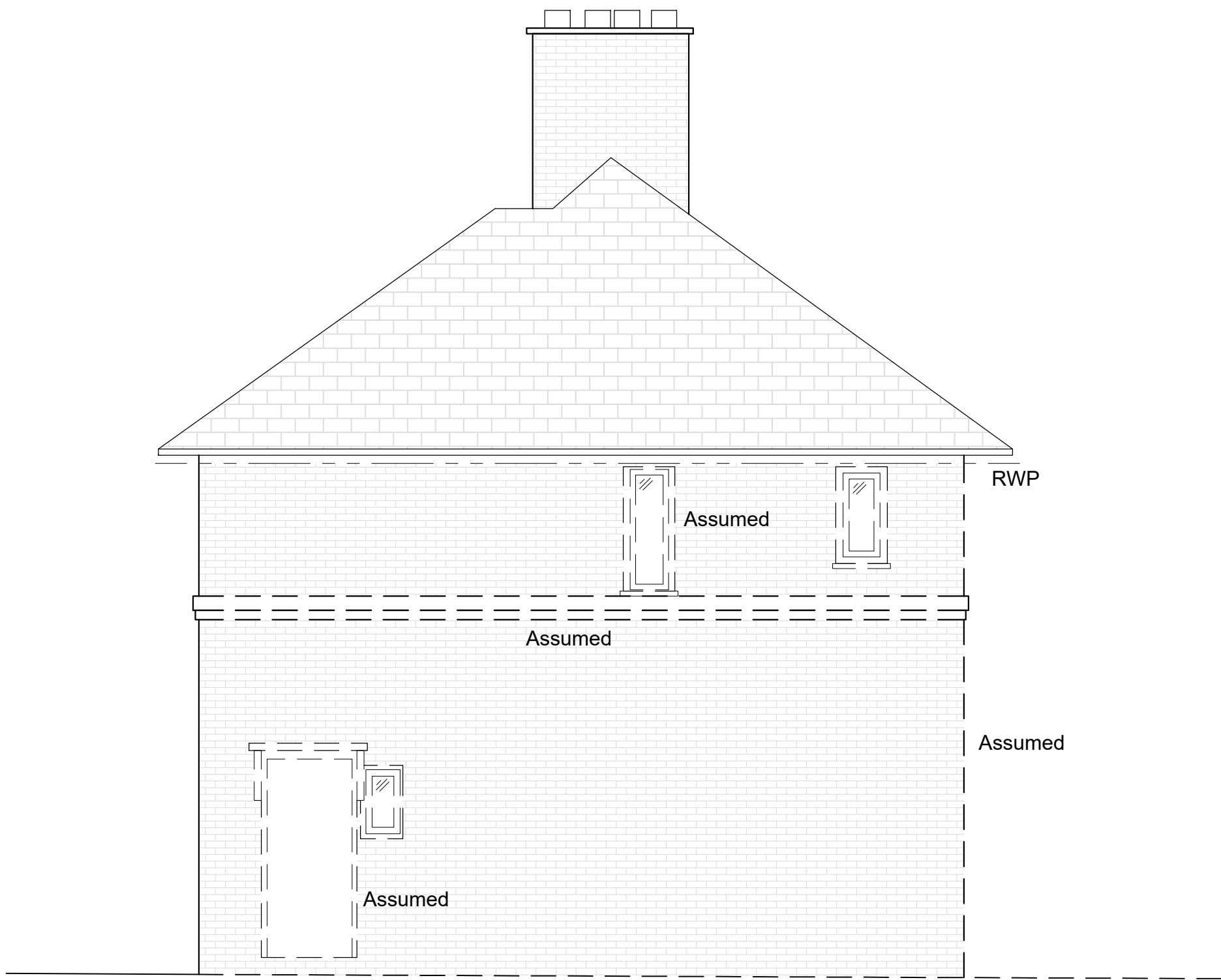
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W: www.thekeegansgroup.com



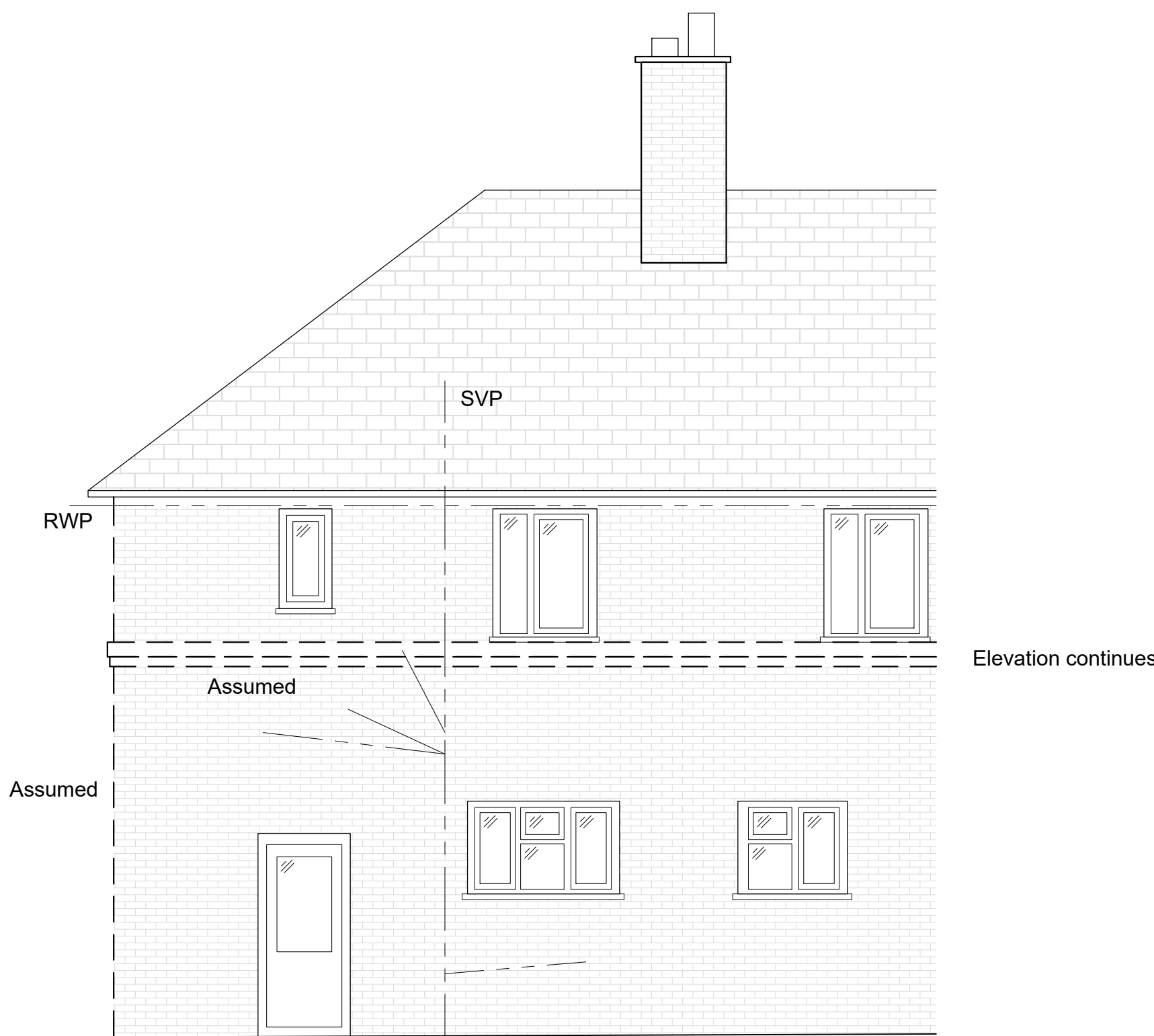
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Elevation 1



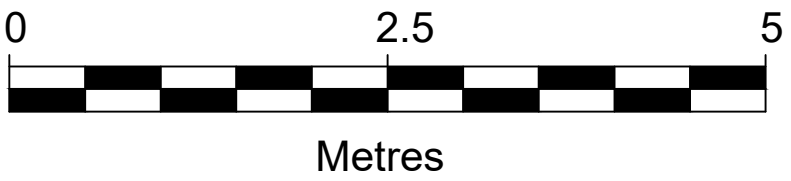
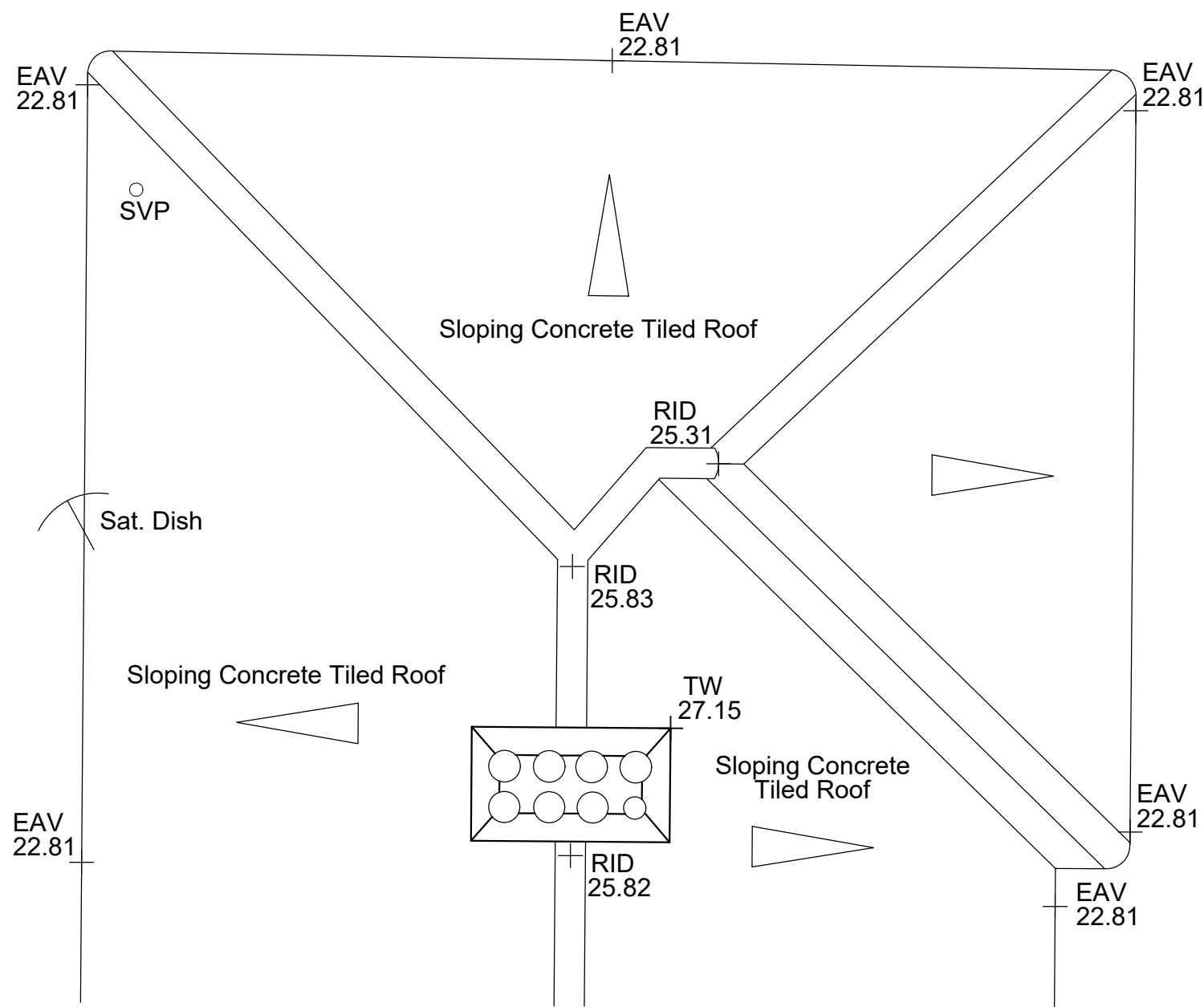
Datum 16.00m

Elevation 2



Datum 16.00m

Elevation 3



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

TEYNTON TERRACE

Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
31 Teynton Terrace N17 7PZ

Title:

Proposed Elevations & Roof Plan

Scale:	1/50	Date:	May 2025
Drawn:	MLS	Checked:	CB

Drg.no:	24-174-300-31TT-PR	Rev:	A
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F: +44 (0)20 7199 0901
W: www.thekeegansgroup.com

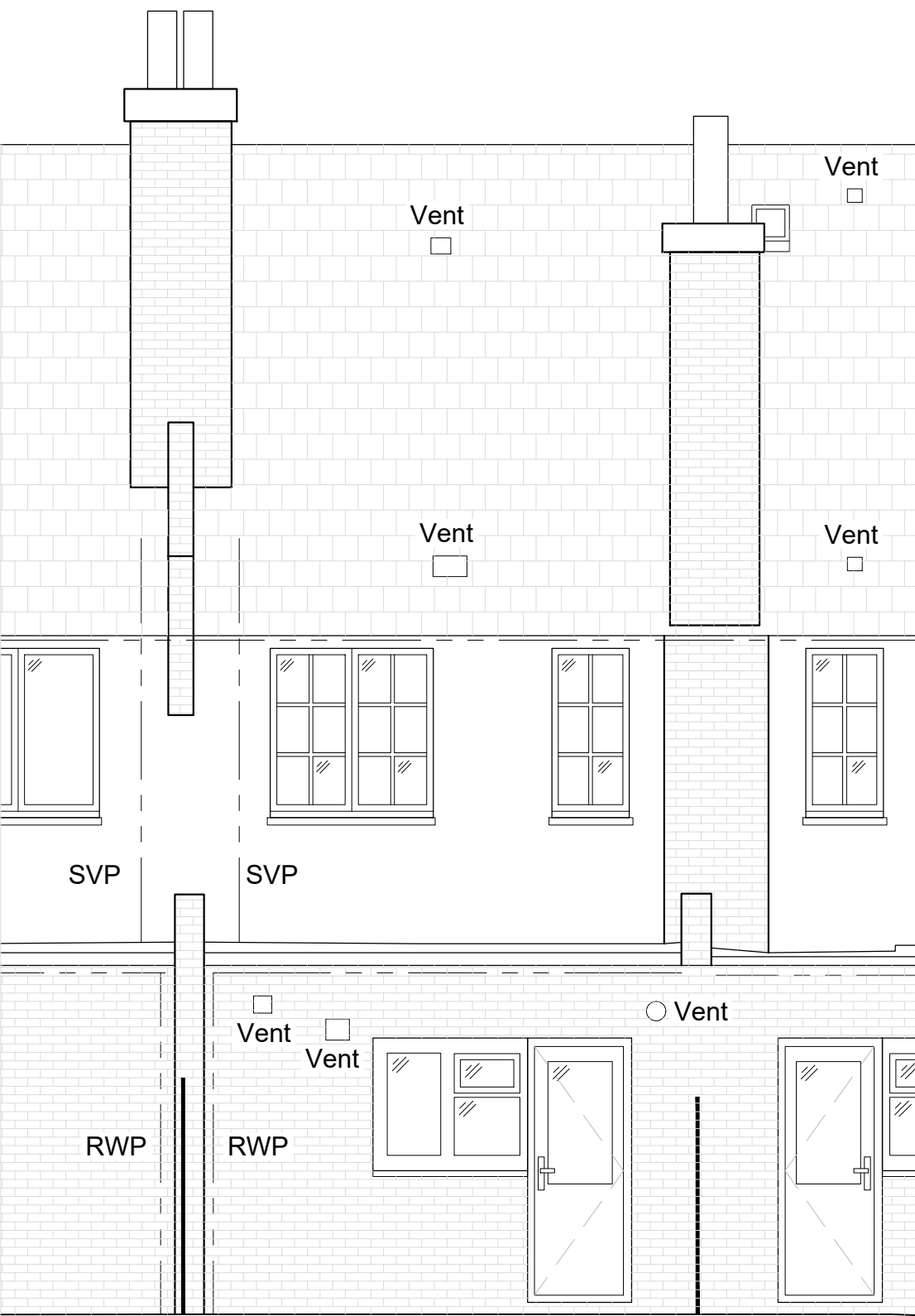
Elevation continues



Datum 16.00m

Elevation 1

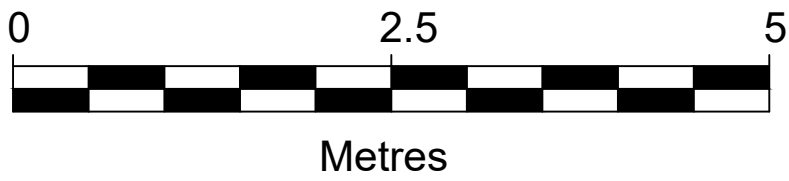
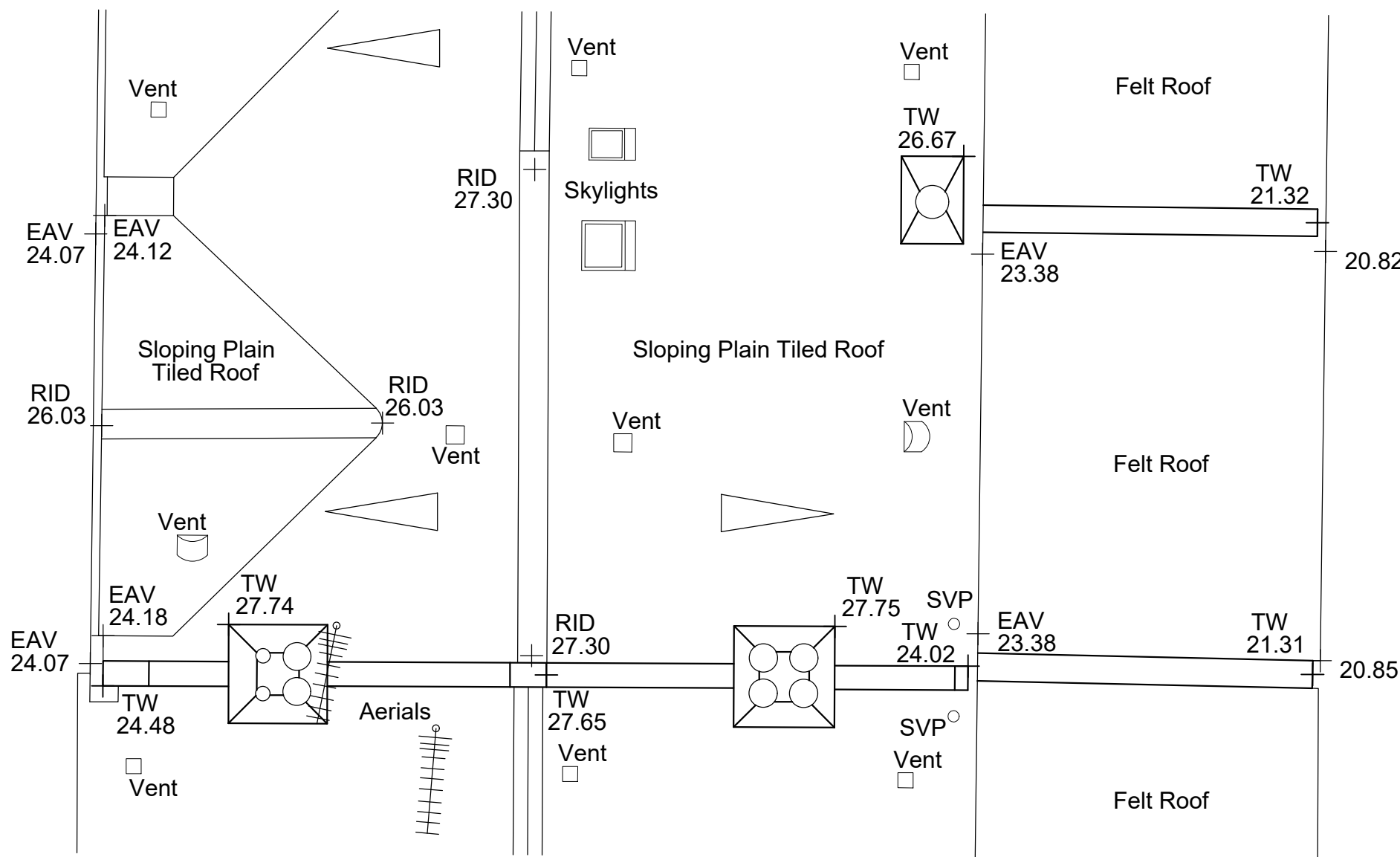
Elevation continues



Datum 16.00m

Elevation 2

Elevation continues



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)

Notes:

Amendments:

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
32 Teynton Terrace N17 7PZ

Title:

Existing Elevations & Roof Plan

Scale: 1/50

Date: April 2025

Drawn: MLS

Checked: CB

Drg.no: 24-174-300-32TT-EX

Rev: A

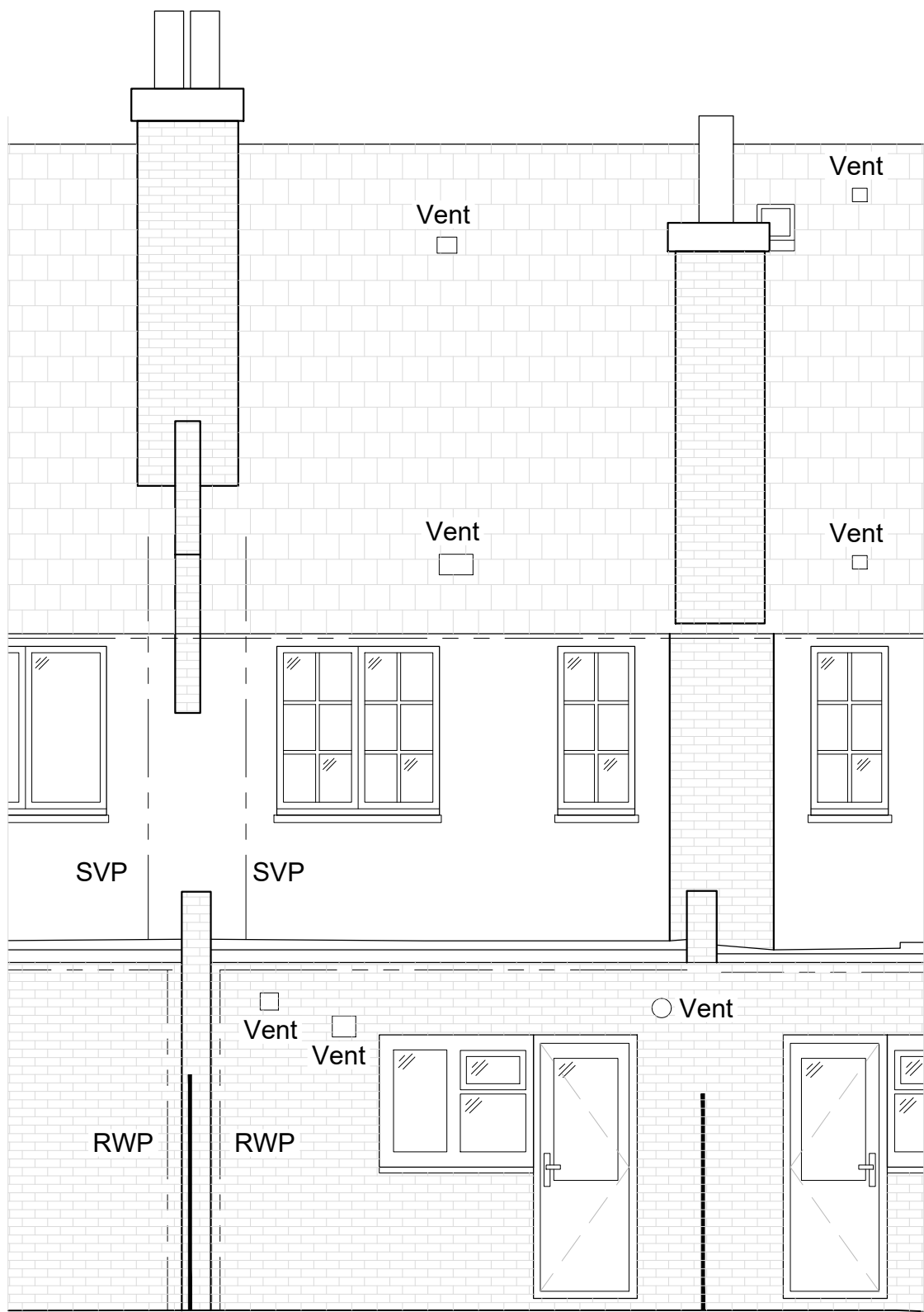
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London - SE1 9LR

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F: +44 (0)20 7199 0901
W: www.thekeegansgroup.com



Elevation continues

Elevation continues



Elevation continues

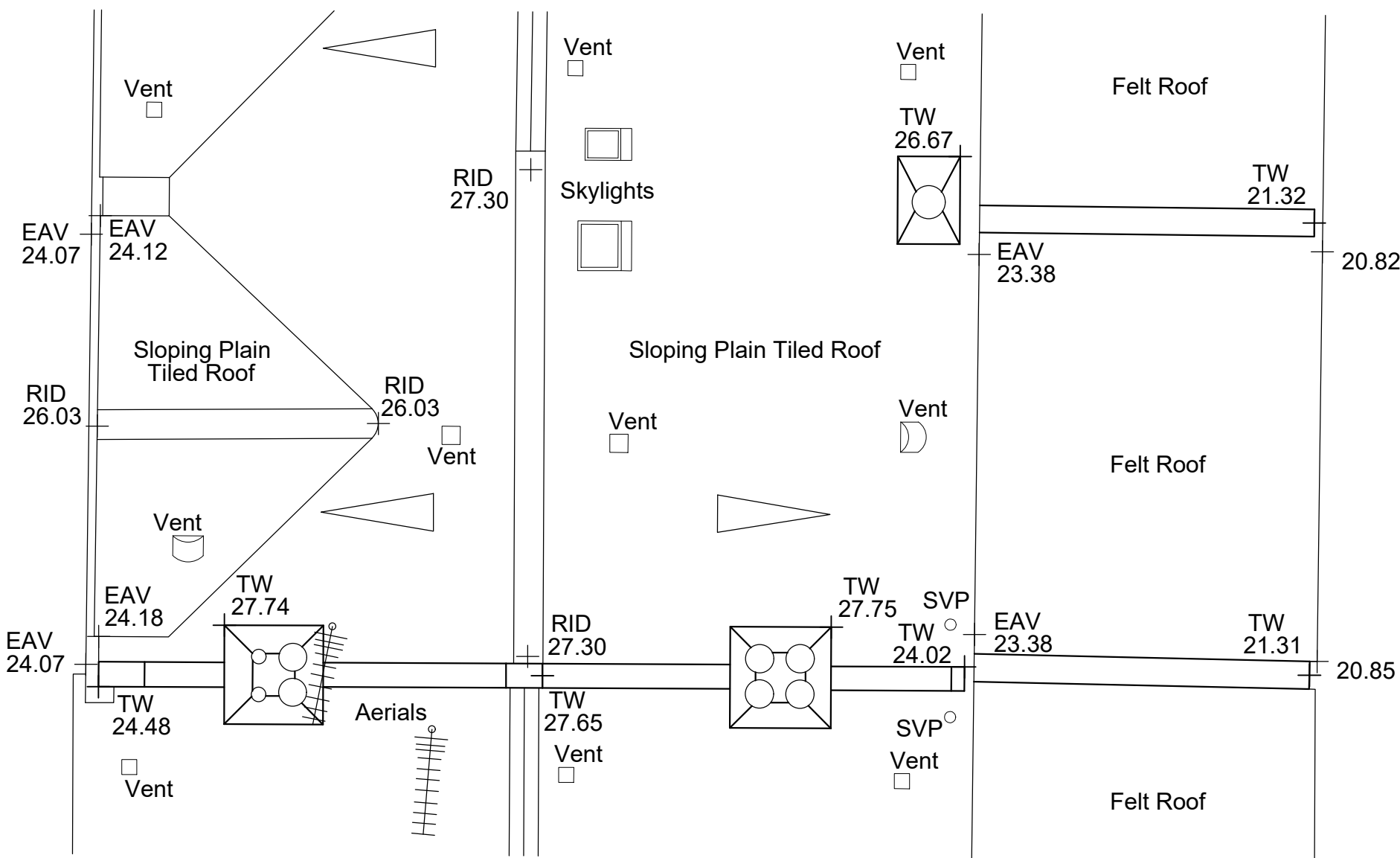
Elevation continues

Datum 16.00m

Elevation 1

Datum 16.00m

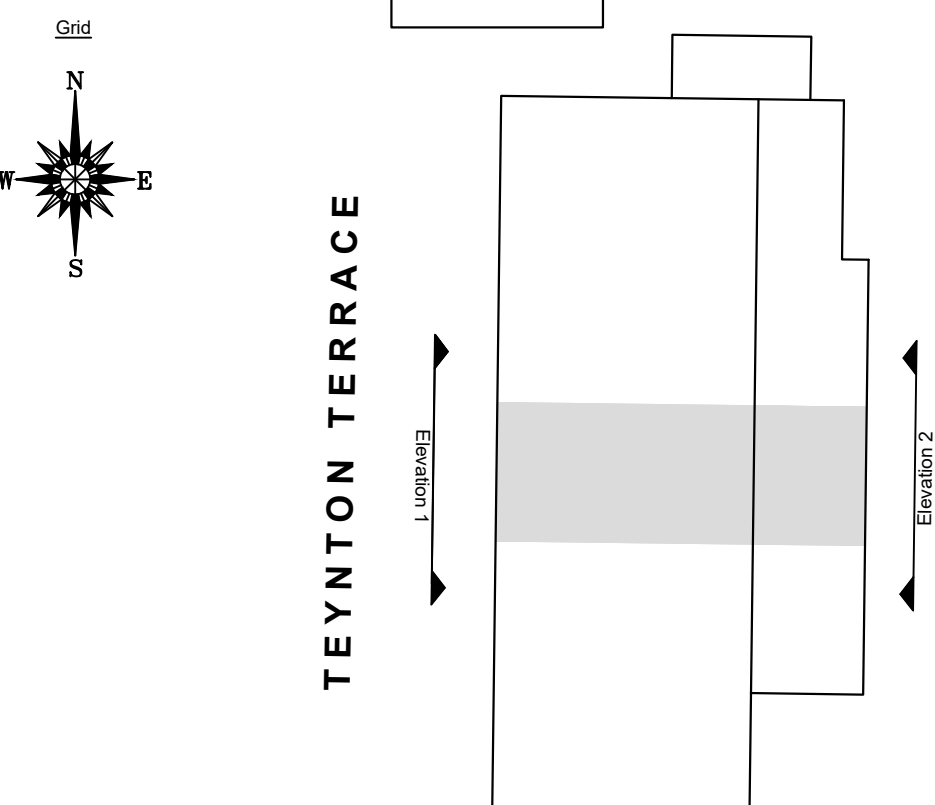
Elevation 2



Do not scale from this drawing

All dimensions to be checked on site

KEYPLAN (Not To Scale)



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
32 Teynton Terrace N17 7PZ

Title:

Proposed Elevations & Roof Plan

Scale: 1/50

Date: April 2025

Drawn: MLS

Checked: CB

Drg.no: 24-174-300-32TT-PR

Rev: A



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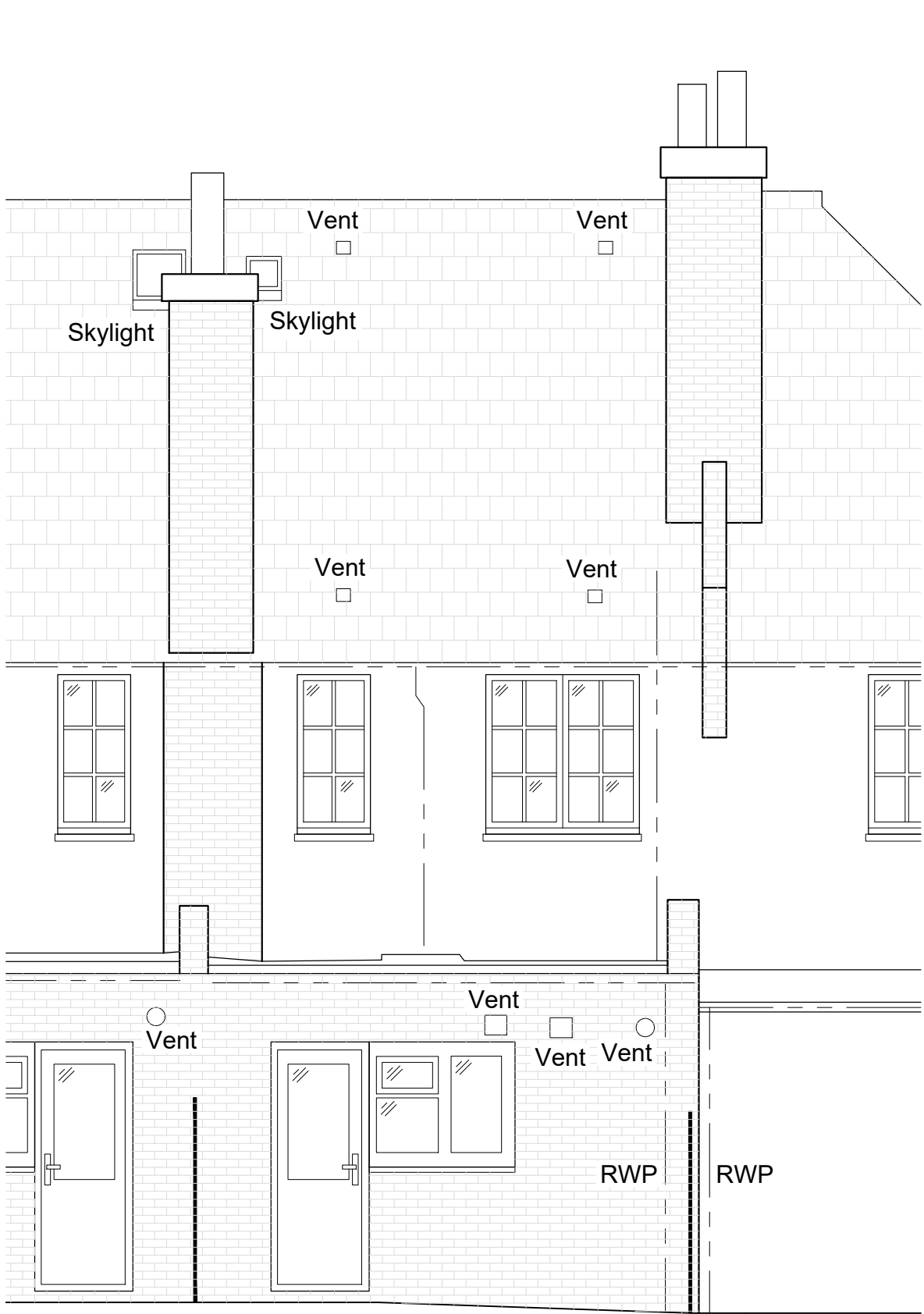
T: +44 (0)20 7199 0900
F: +44 (0)20 7199 0901

W: www.thekeegansgroup.com



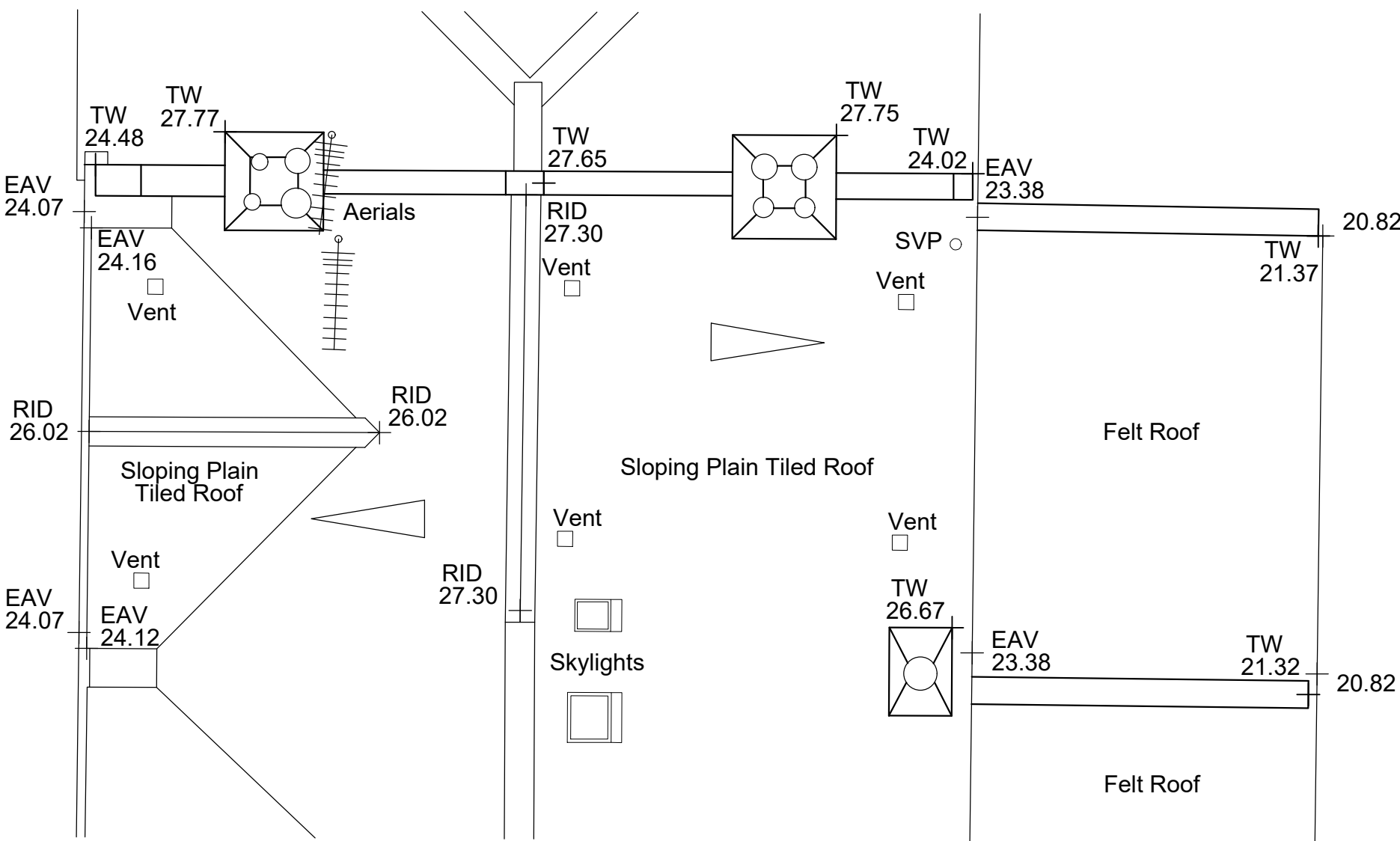
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Elevation 1



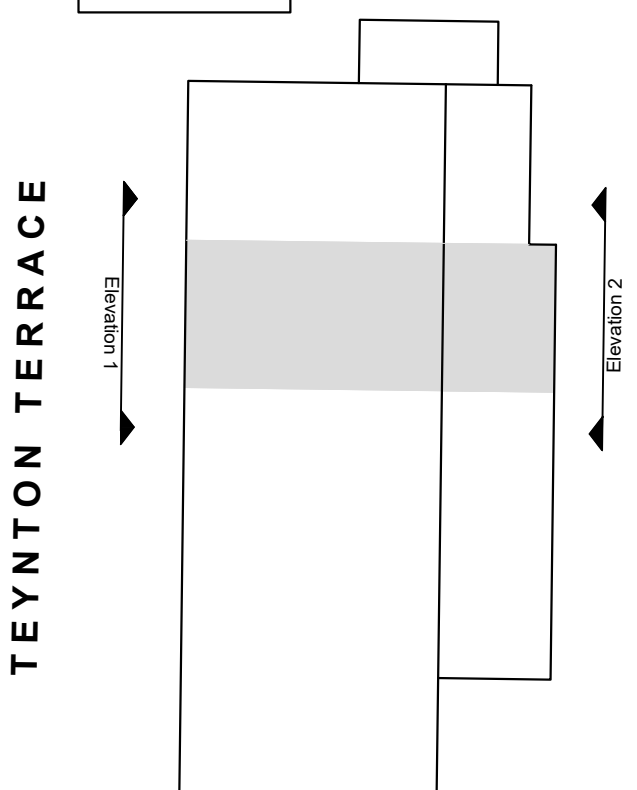
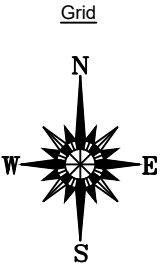
Datum 16.00m

Elevation 2



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)



Notes:

Amendments:

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
34 Teynton Terrace N17 7PZ

Title:

Existing Elevations & Roof Plan

Scale: 1/50

Date: April 2025

Drawn: MLS

Checked: CB

Drg.no: 24-174-300-34TT-EX

Rev: A



Keegans Group
65c Hopton Street
London - SE1 9LR

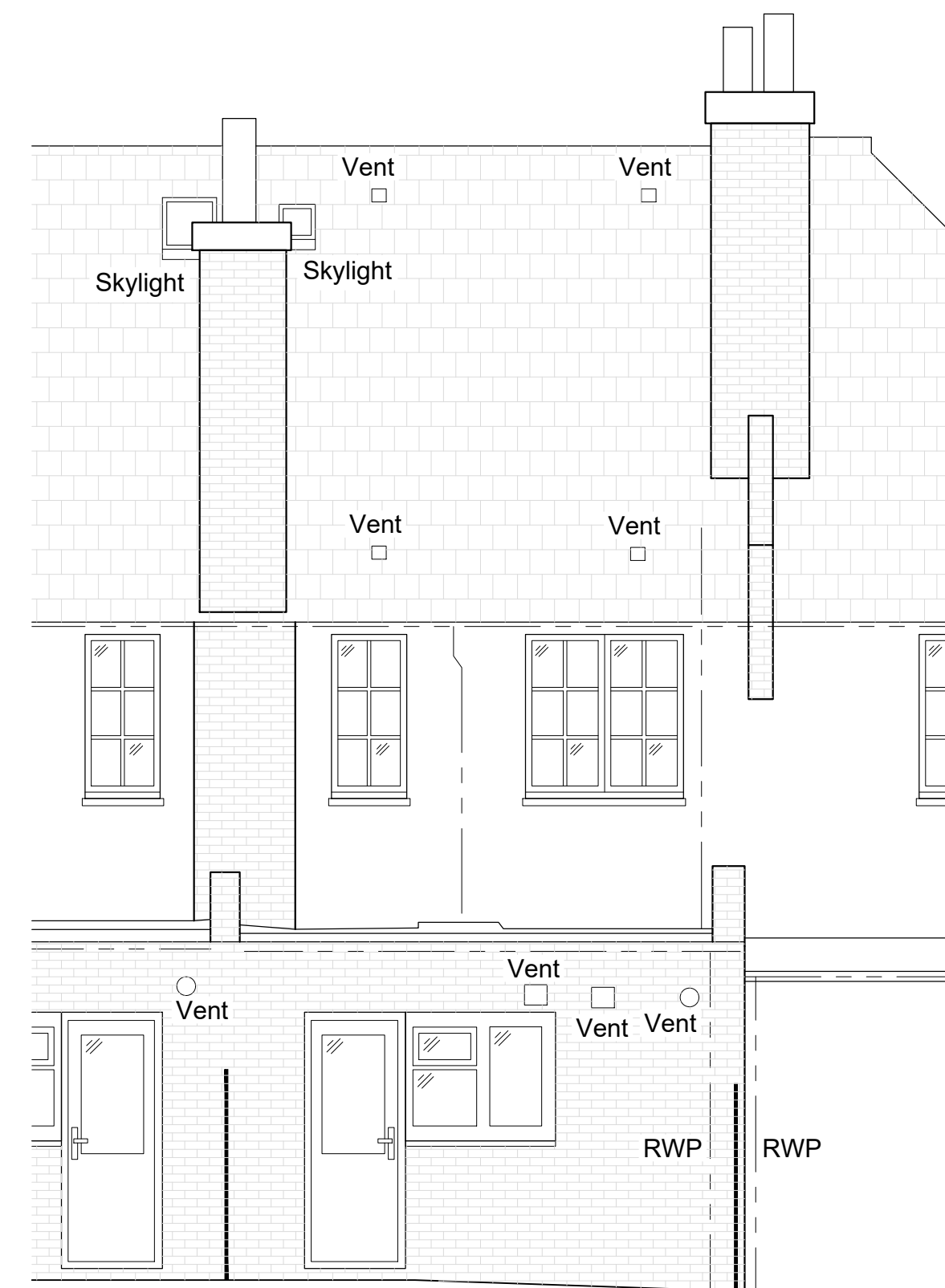
T: +44 (0)20 7199 0900
F: +44 (0)20 7199 0901

W: www.thekeegansgroup.com



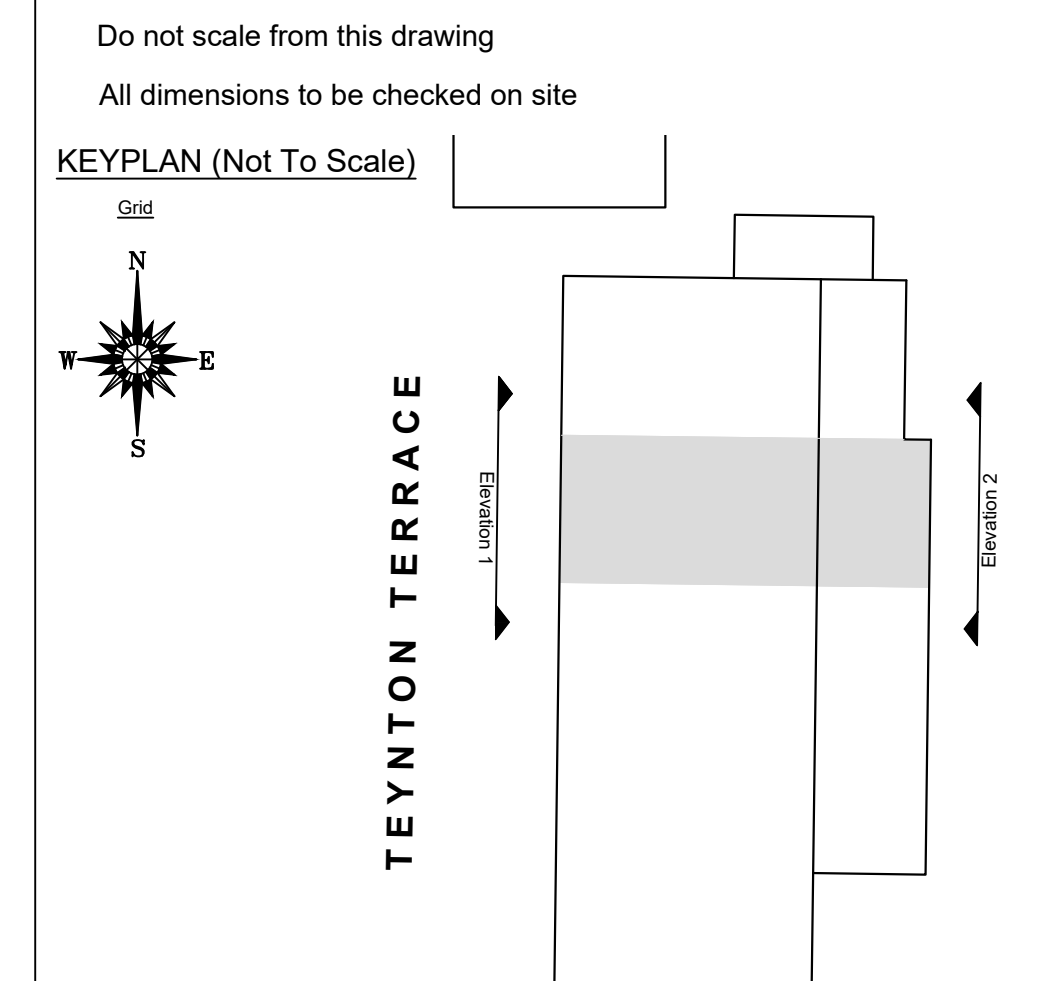
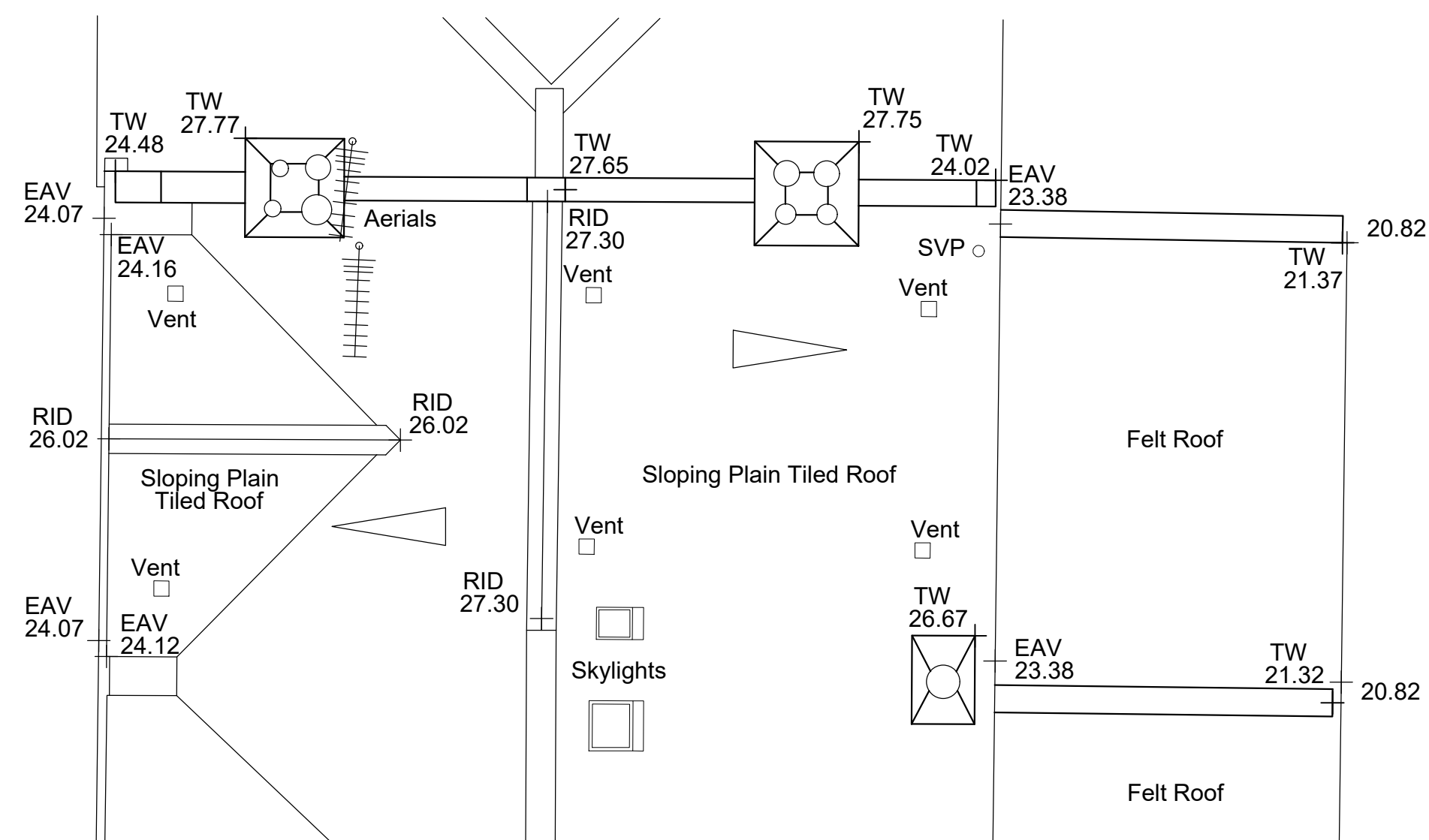
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
34 Teynton Terrace N17 7PZ

Title:

Proposed Elevations & Roof Plan

Scale: 1/50

Date: April 2025

Drawn: MLS

Checked: CB

Drg.no: 24-174-300-34TT-PR

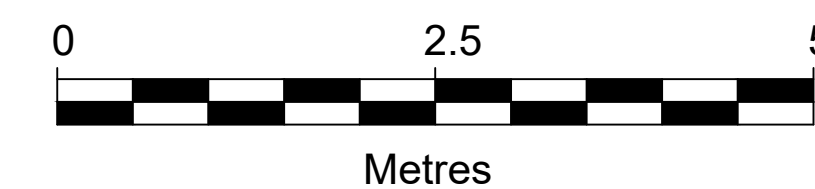
Rev: A



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Requirement D – Materials and Samples

Sample photographs



Top: 2 types of natural slates

Bottom: Plain tiles



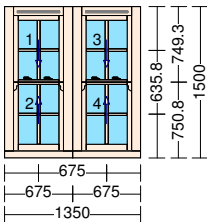
Sample window

Date: 03/06/2026

Contact: Shane McLaughlin
Mail: Shane.McLaughlin@heronjoinery.com

Sales Contact: warren.graham@heronjoinery.com
DCK Construction
600 High Road, Woodford Green,
Great Britain
G8 0PS

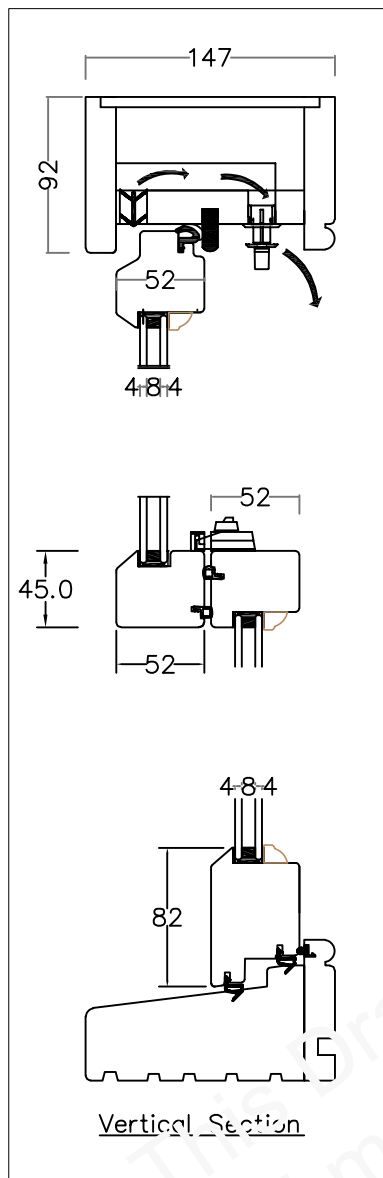
Job Reference:
Tender Enquiry - LB of Haringey
Total Project

Item	Quantity	Description	Per Item	Total
1	1 Piece(s)	 O/A Dims: 1350 x 1500mm Product: 147mm Cords & Weights 2-Coupled Frames with 92mm Jamb & Head, Flush Staff Bead. Timber: Lam Redwood with Hardwood Ext Architrave. Cill Profile: Frame Bottom + Window Board Groove, Frame Bottom + Window Board Groove Coupling: Coupled Frame Detail with 32x6 Rebate to Frame to Internal & External Architrave & 30x6 Covermould. Fr.Profile: Pencil Round External Liners. Op.Profile: Putty Style Sash Profile, Internally Glazed. Finish: HJ White 30% Gloss - 3-Coat Finish. Pane: Top Sash with 45mm Meeting Rail & Profile Horns. Bottom Sash with 45mm Meeting Rails, No Horns.. Type: Top Cords & Weights Sliding Sash. Bottom Cords & Weights Sliding Sash. Gasket: White Weather Gasket Glazing: Standard Glazing System - Black H/ware: Standard Security Polished Chrome Sash Ring Pull Polished Chrome Axial Pulleys. Vent Concealed In Frame. Horn Profile 07 to Top Sash - 65mm Overall Length 425 White TV90 (4300EA) Ventilator White Titon Slot Insect Grille Polished Chrome Sash Lift Hardex Chrome Classic Locking Cam Fasteners. 1No Pol.Chrome Face Fix Angel Ventlock Safety Restrictor./ Top Sash No Horns to Bottom Sash Standard Frame Cill.		

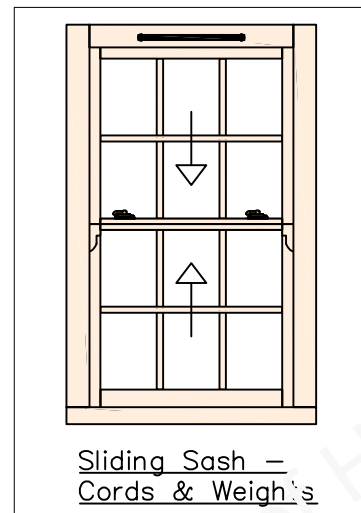
Quotation : 66650R1TE, of 03/06/2026

Item	Quantity	Description	Per Item	Total
		Bar: 25mm Slim Cottage Glazing Bar		
		Glass 4mm Clear Float / 8 / 4mm Clear Float		
		Climaguard One Heritage - Black Slimlite		
		Spacer (Krypton filled)		
		Approx Kg: 106Kg		
	1 Piece(s)	1no Pairs of 30x8mm Hardwood Vertical <u>Covermoulds</u>		
		<u>Supplied Loose as below:</u>		
	1.700 Meter	30x8 Hardwood Round 2-Edge Covermould.		
	1.700 Meter	30x8 Hardwood Round 2-Edge Covermould.		
	1 Piece(s)	Ref: W1A (02)		

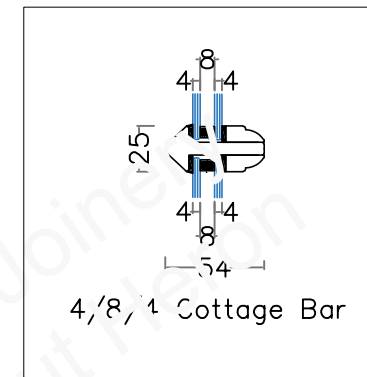
A
B
C
D
E
F
G
H



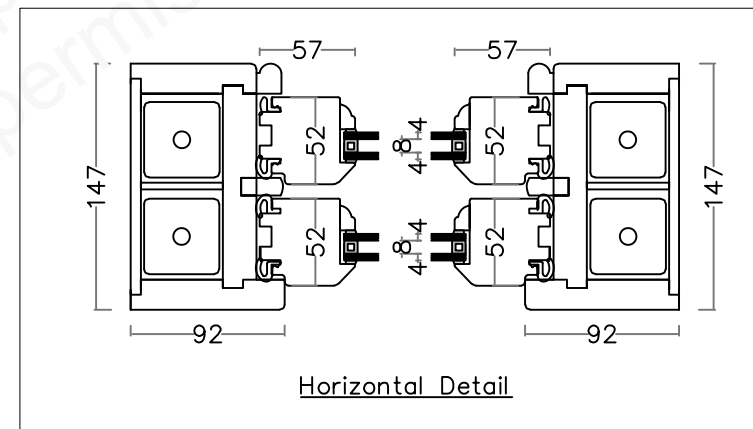
Vertical Section



Sliding Sash -
Cords & Weights



4, 8, 4 Cottage Bar



Horizontal Detail

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LB Haringey - Tower Gardens Estate

Designed by
HM

Checked by
MD

Approved by - date
03/06/2026

Date
03/06/26

Scale
1:5

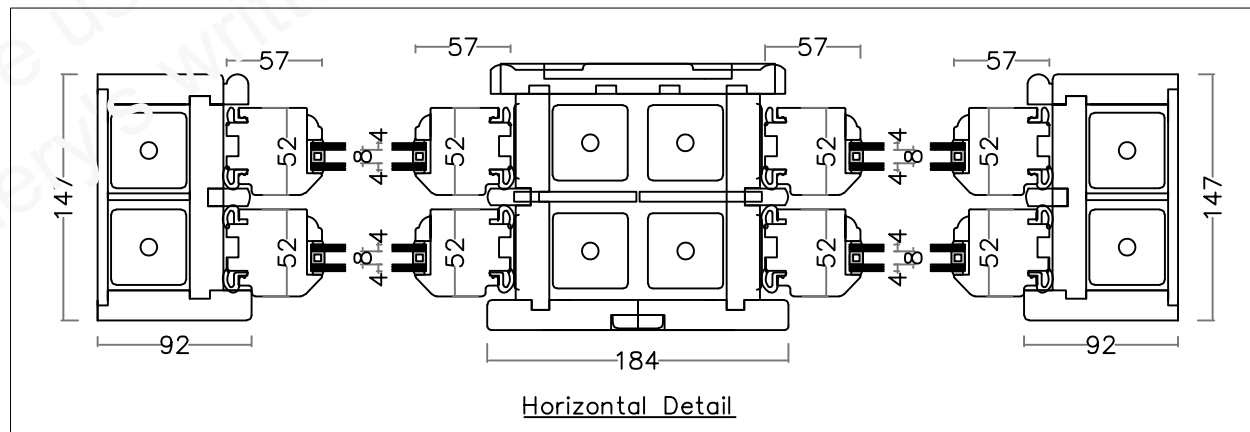
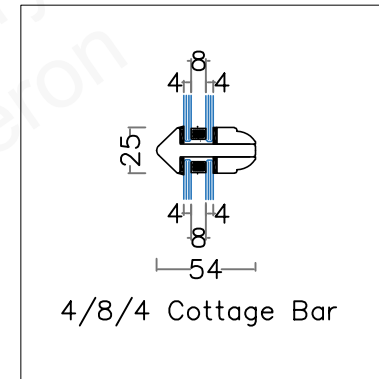
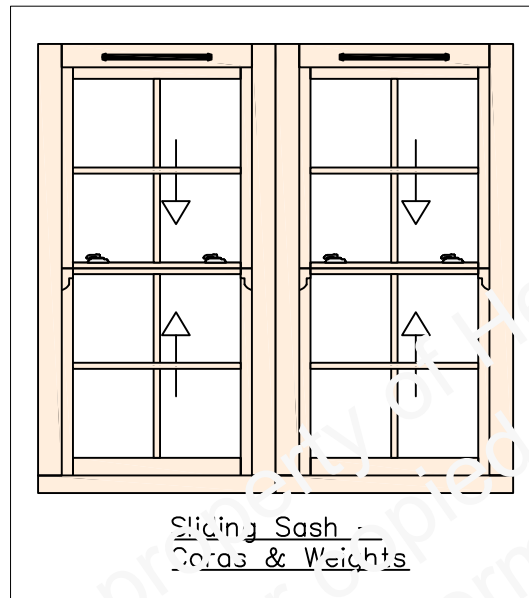
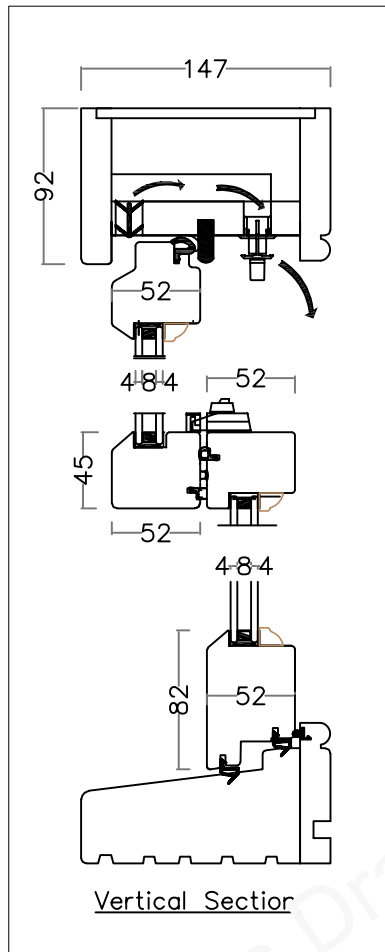
HERONS JOINERY

Heritage Cords & Weights

Windows

Edition
P01

Sheet
1



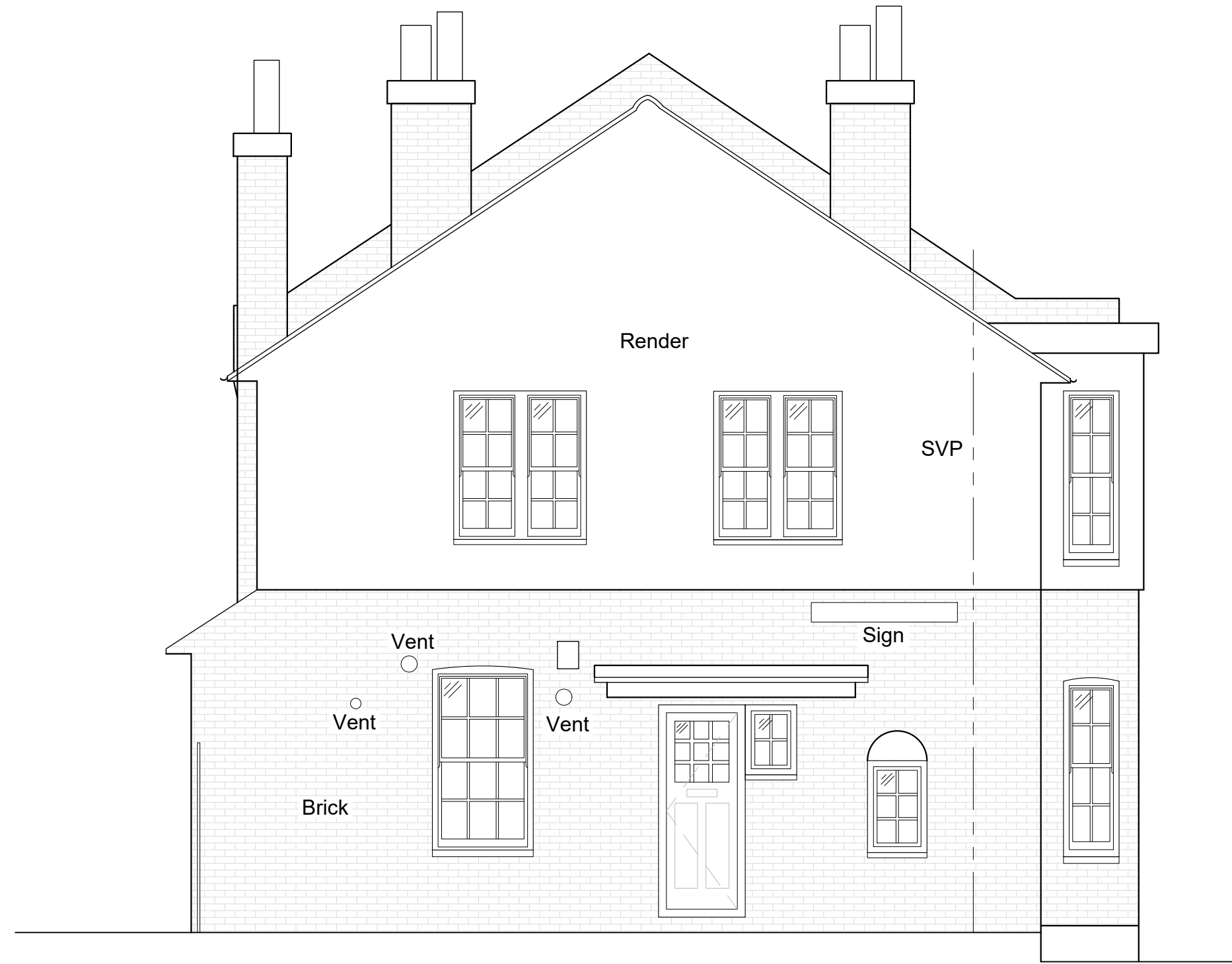
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 Heron Joinery <i>Crafting Beauty & Warmth</i>	LB Haringey - Tower Gardens Estate					
	Designed by HM	Checked by MD	Approved by - date 03/06/2026		Date 03/06/26	Scale 1: 5
	HERONS JOINERY			Heritage Cords & Weights		
				Windows		Edition P01

Requirement E – Detailed Window and Door Drawings



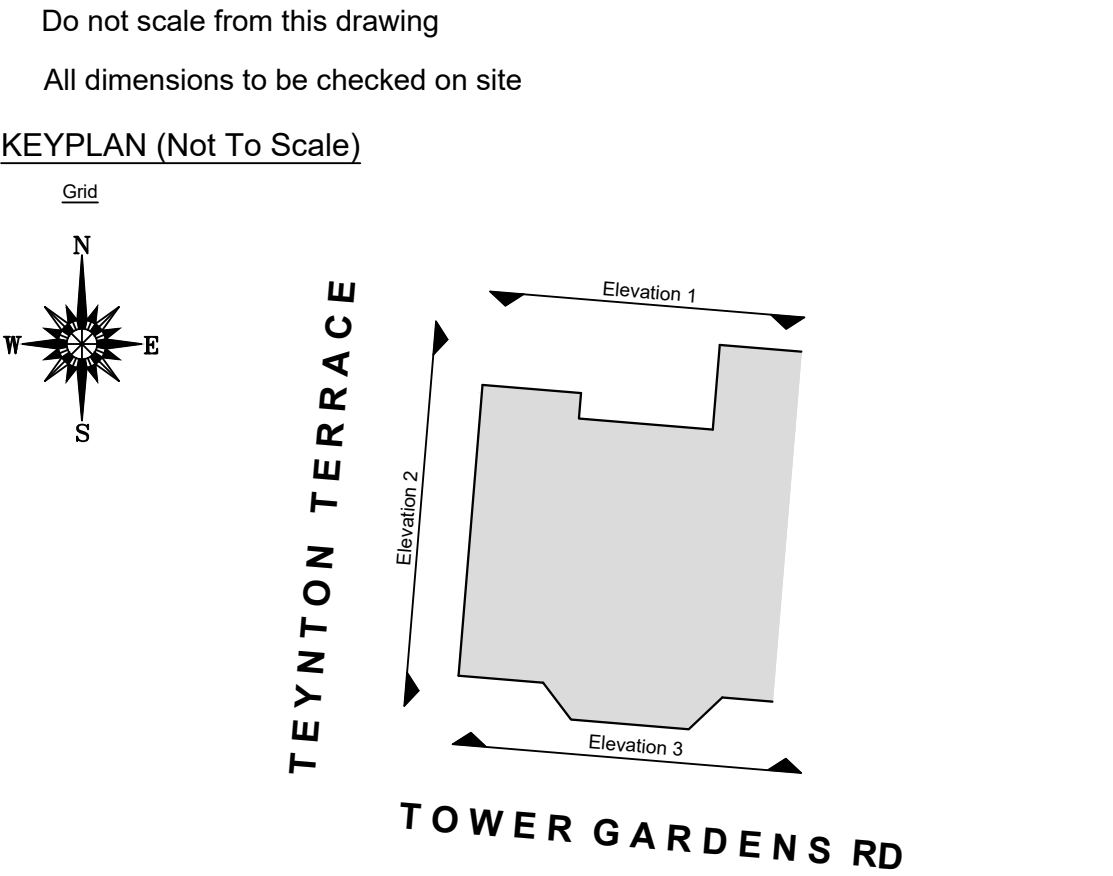
Datum 16.00m
Elevation 1



Datum 16.00m
Elevation 2



Datum 16.00m
Elevation 3



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
1 Teynton Terrace N17 7PZ

Title:
Existing Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

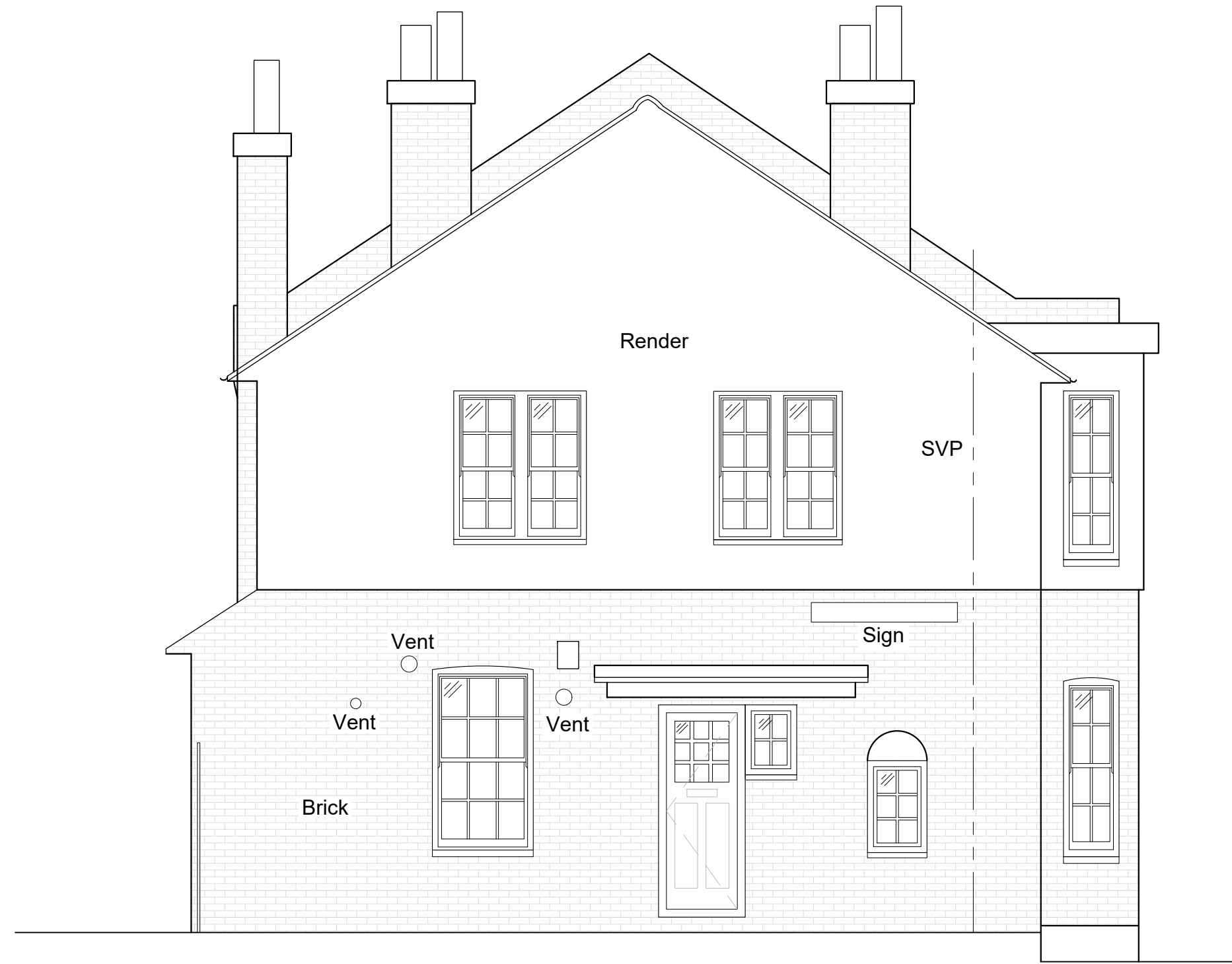
Drg.no: 24-174-300-1TT-EX Rev:



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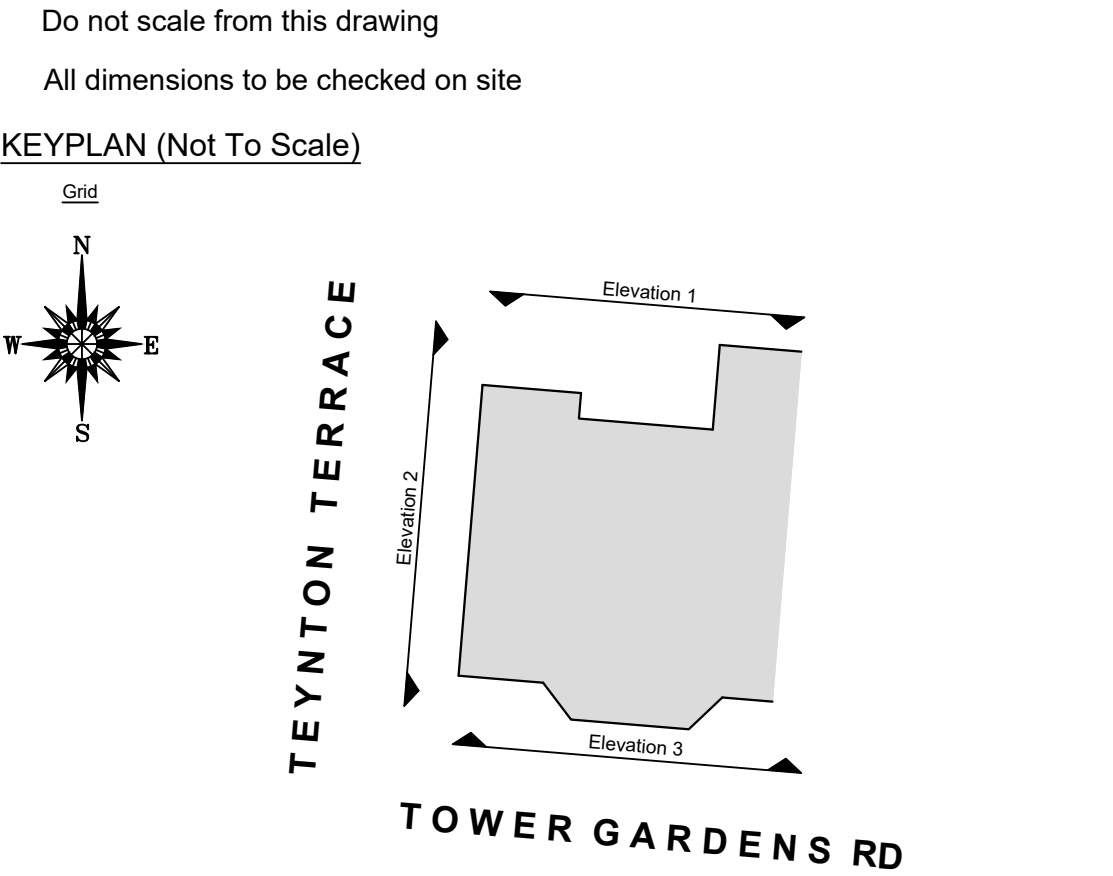
Datum 16.00m
Elevation 1



Datum 16.00m
Elevation 2



Datum 16.00m
Elevation 3



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
1 Teynton Terrace N17 7PZ

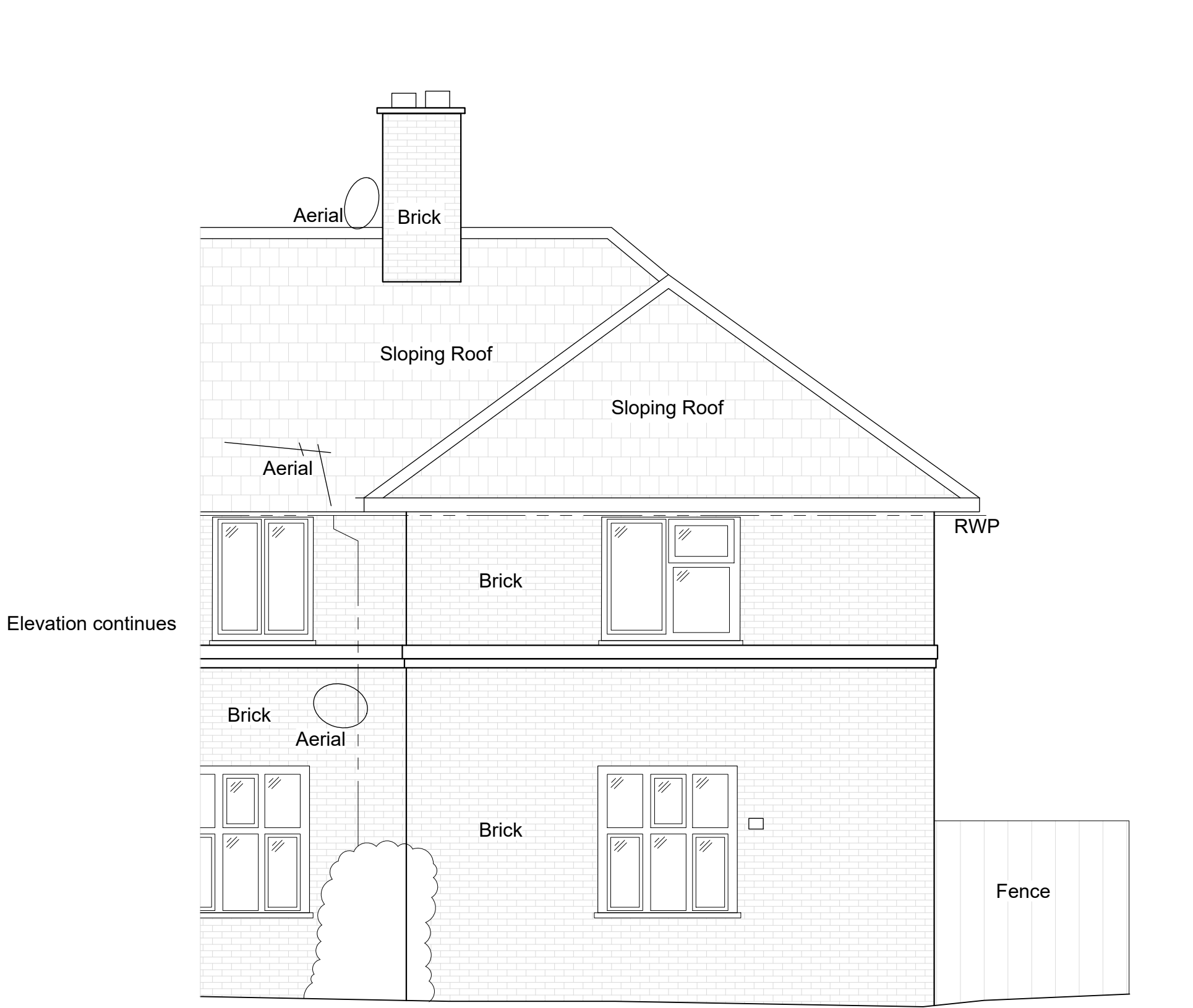
Title:
Proposed Elevations

Scale: 1/50	Date: April 2025
Drawn: MLS	Checked: CB
Drg.no: 24-174-300-1TT-PR	Rev:



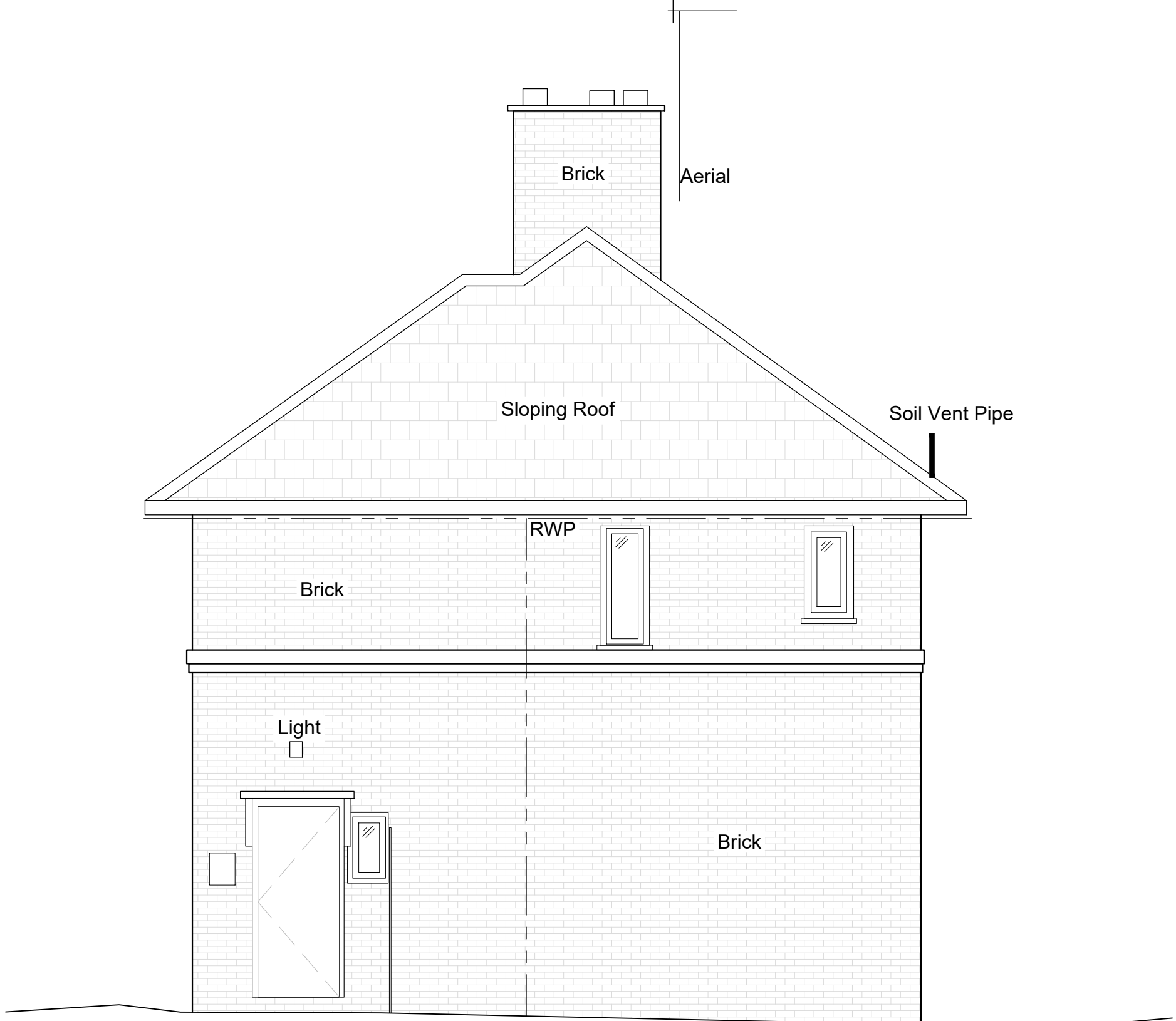
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65c Hopton Street
London - SE1 9LR

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W: www.thekeegangsgroup.com



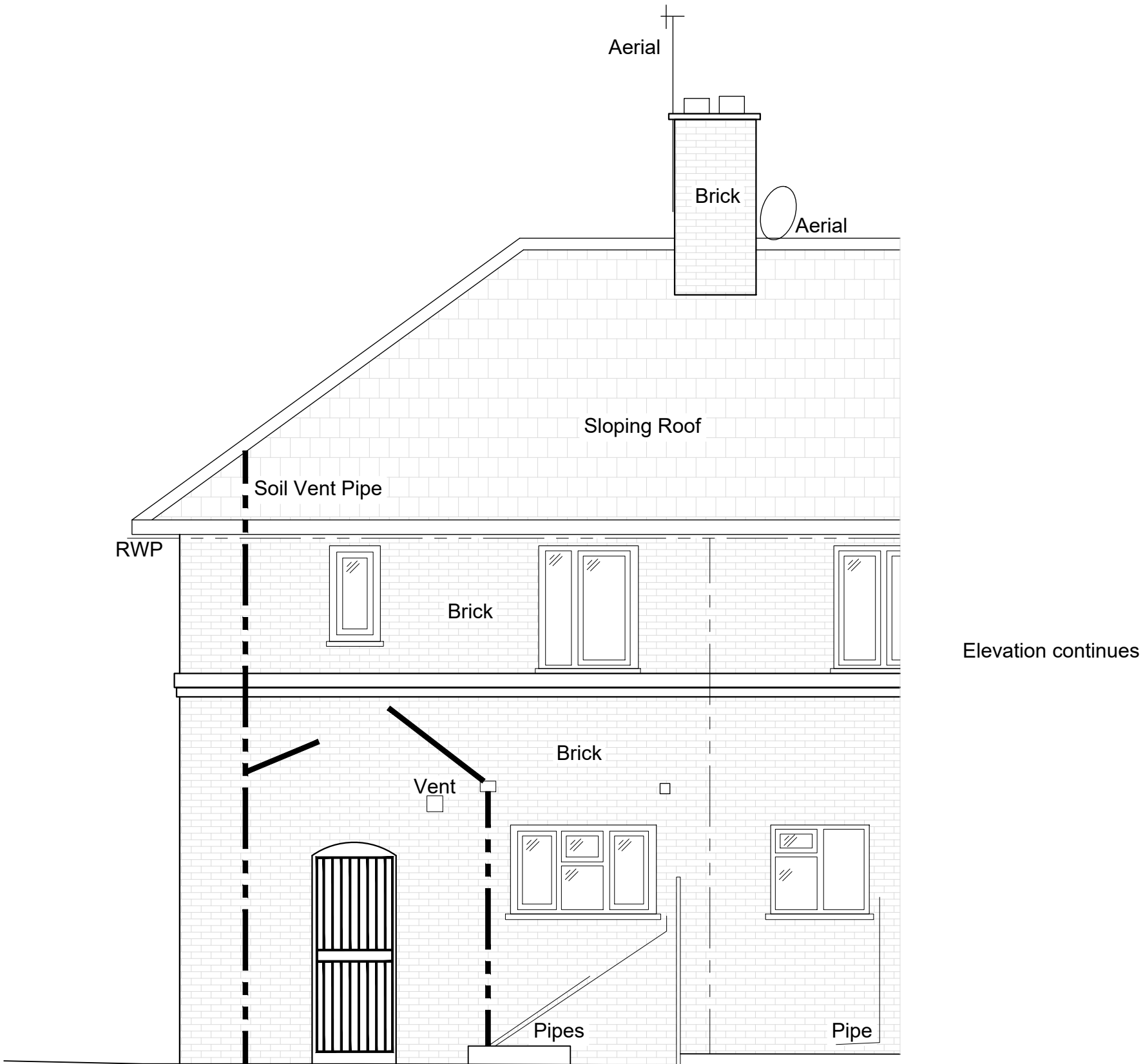
Datum 15.00m

Elevation 1



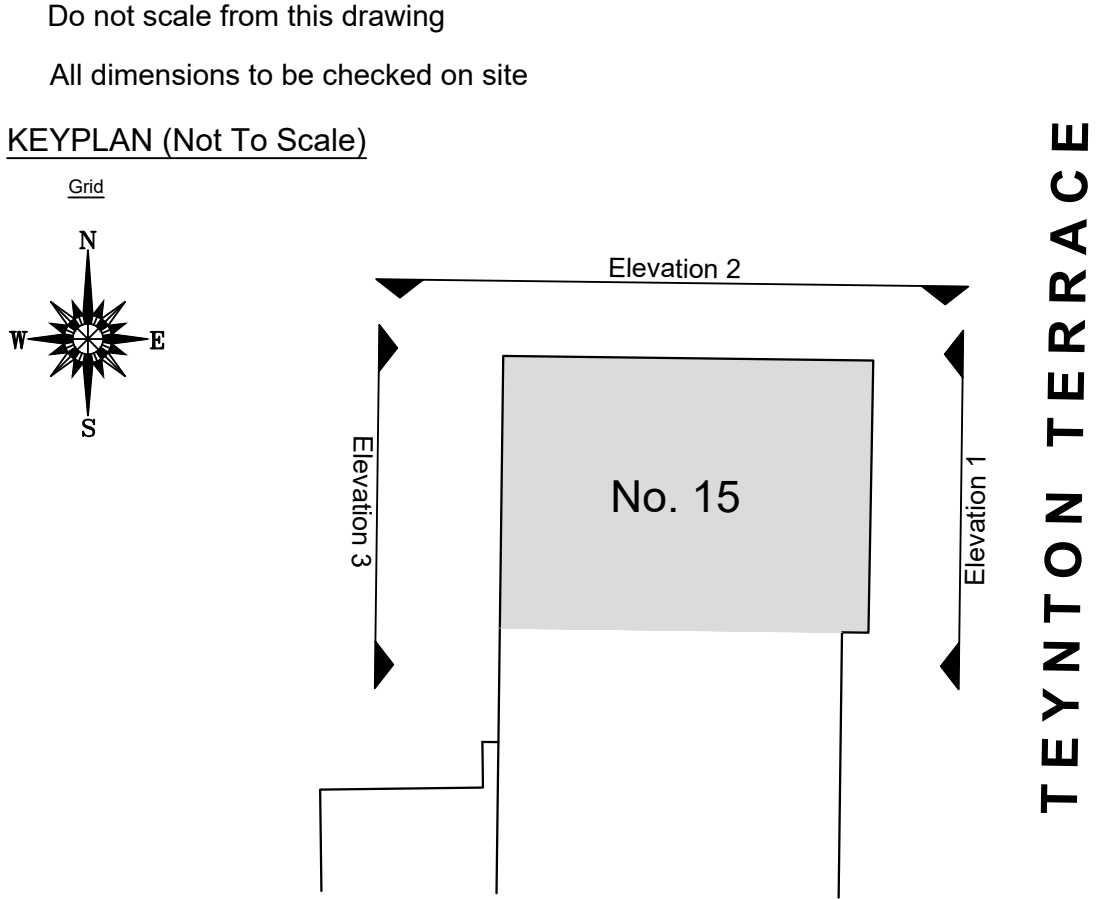
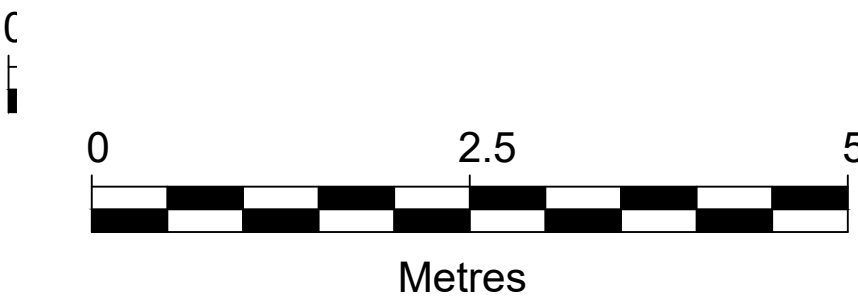
Datum 15.00m

Elevation 2



Datum 15.00m

Elevation 3



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
15 Teynton Terrace N17 7PZ

Title:
Existing Elevations

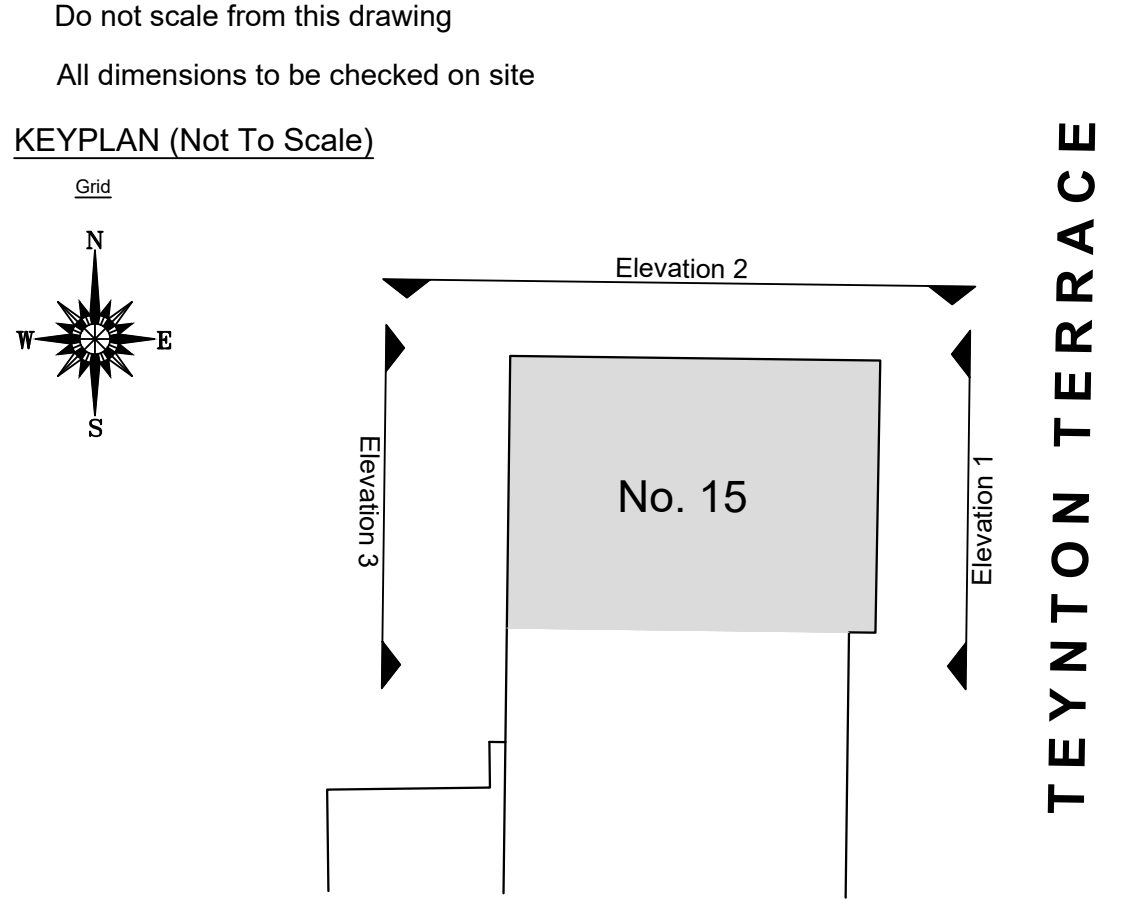
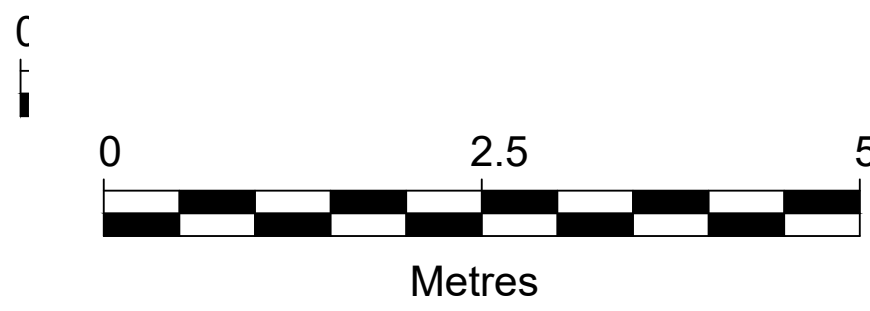
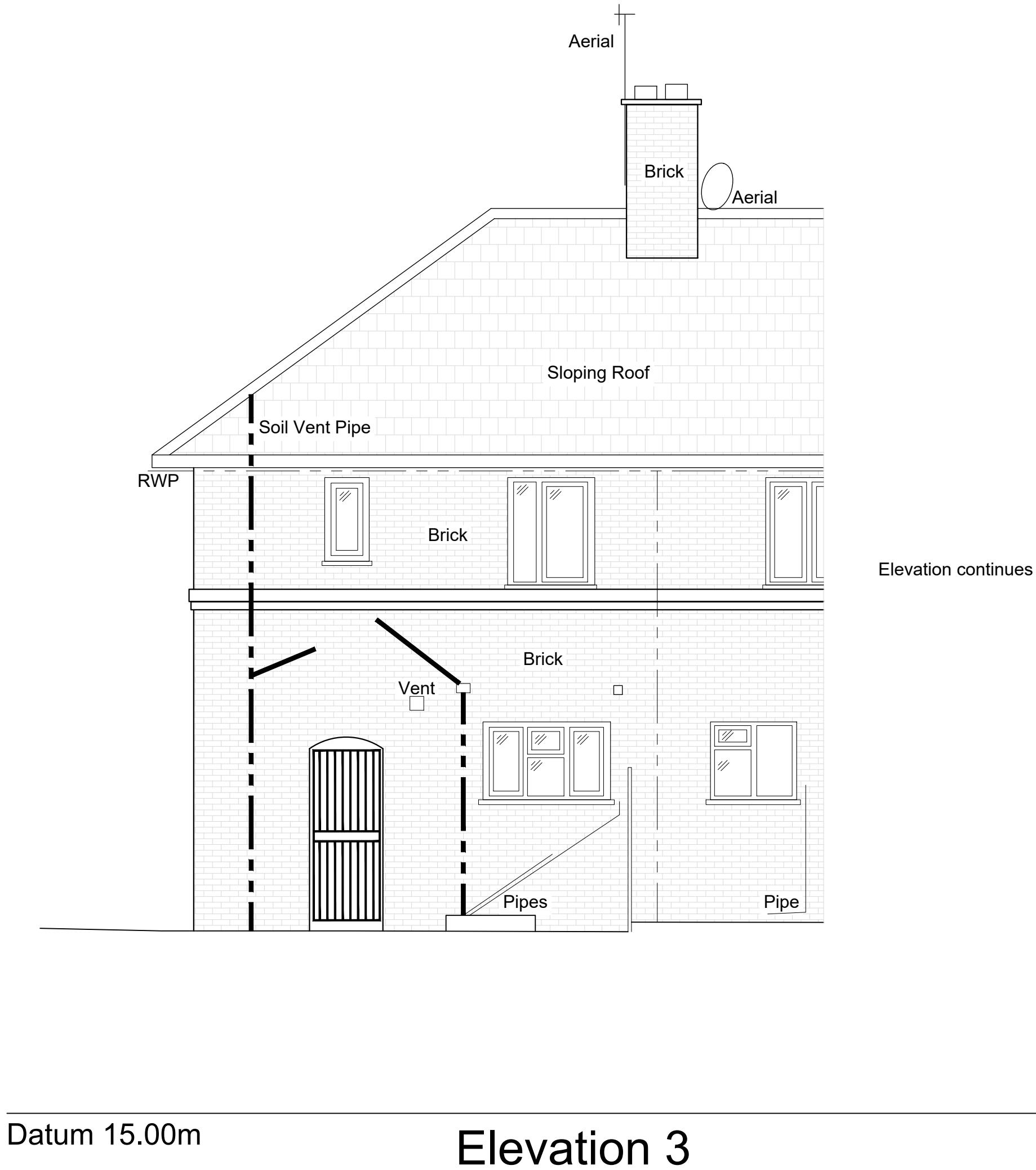
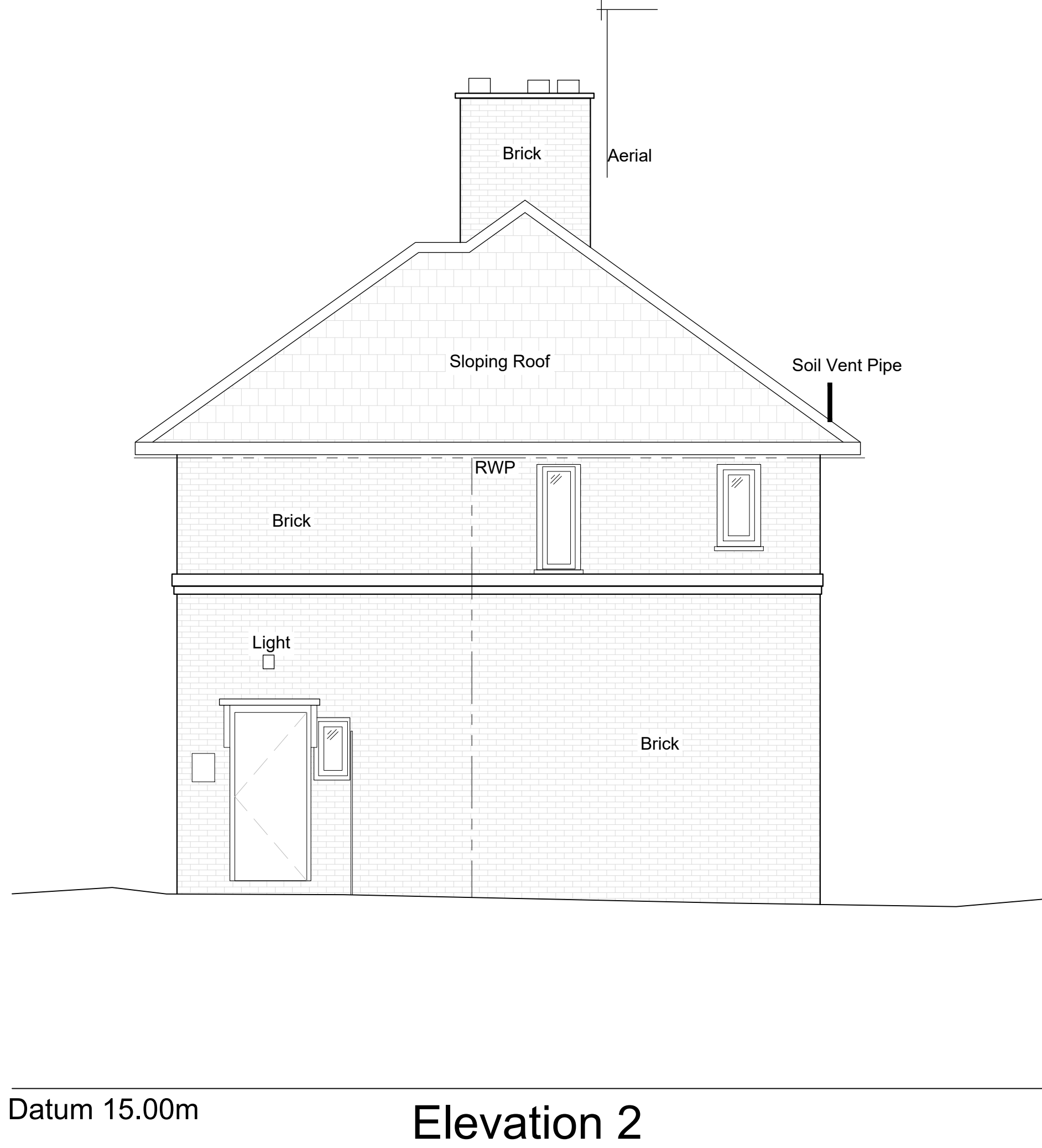
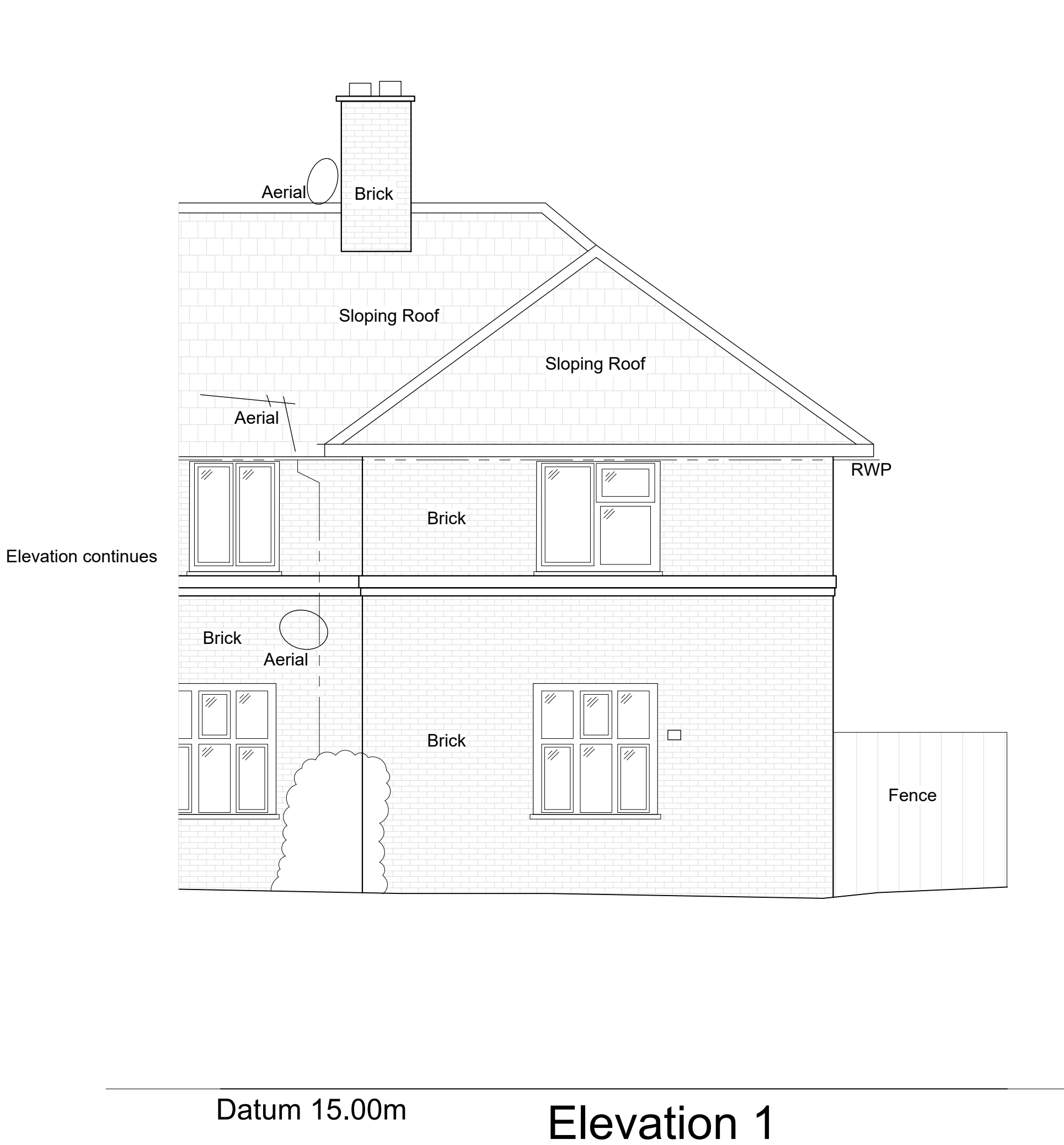
Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-15TT-EX Rev:



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Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
15 Teynton Terrace N17 7PZ

Title:
Proposed Elevations

Scale: 1/50 Date: April 2025

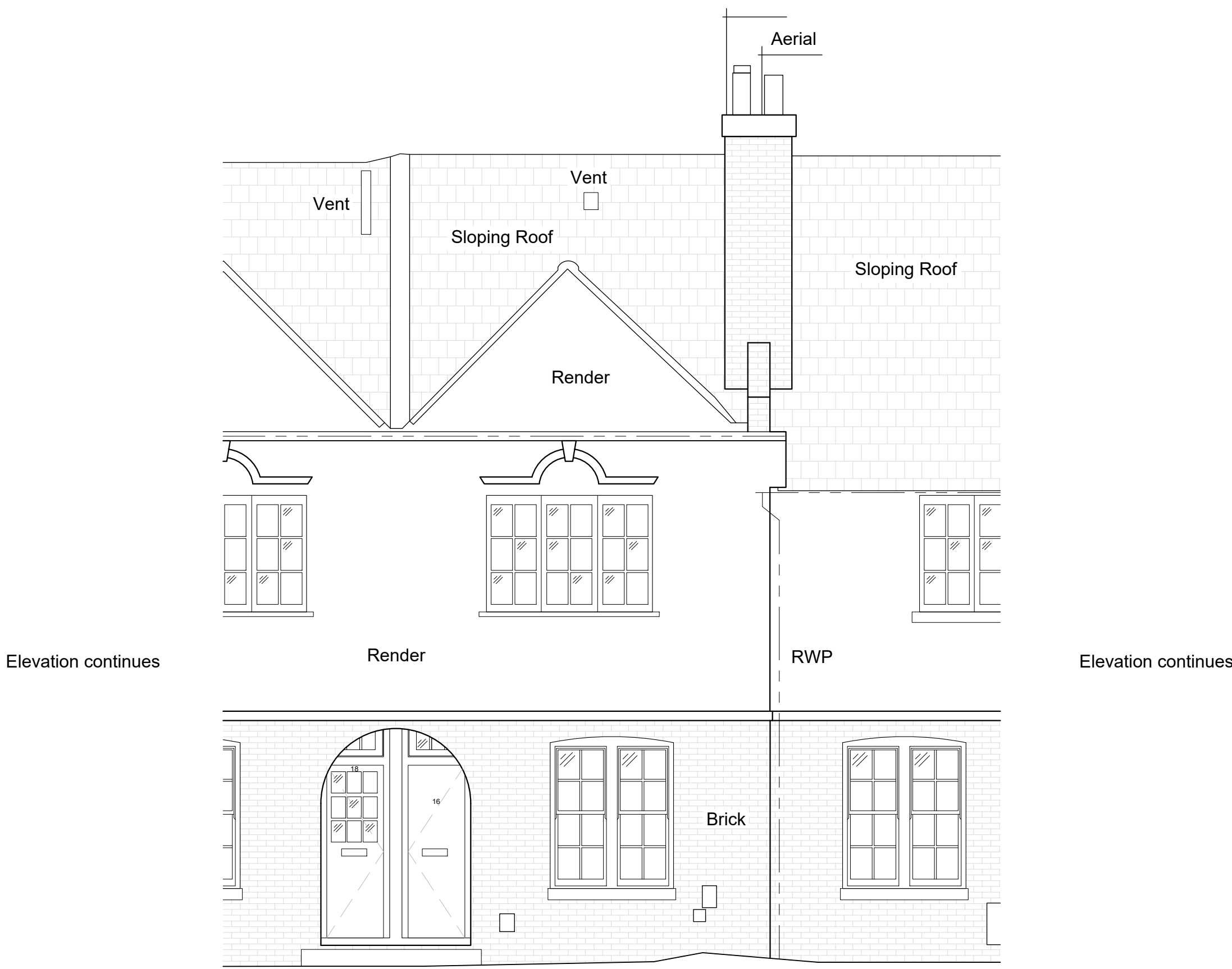
Drawn: MLS Checked: CB

Drg.no: 24-174-300-15TT-PR Rev:

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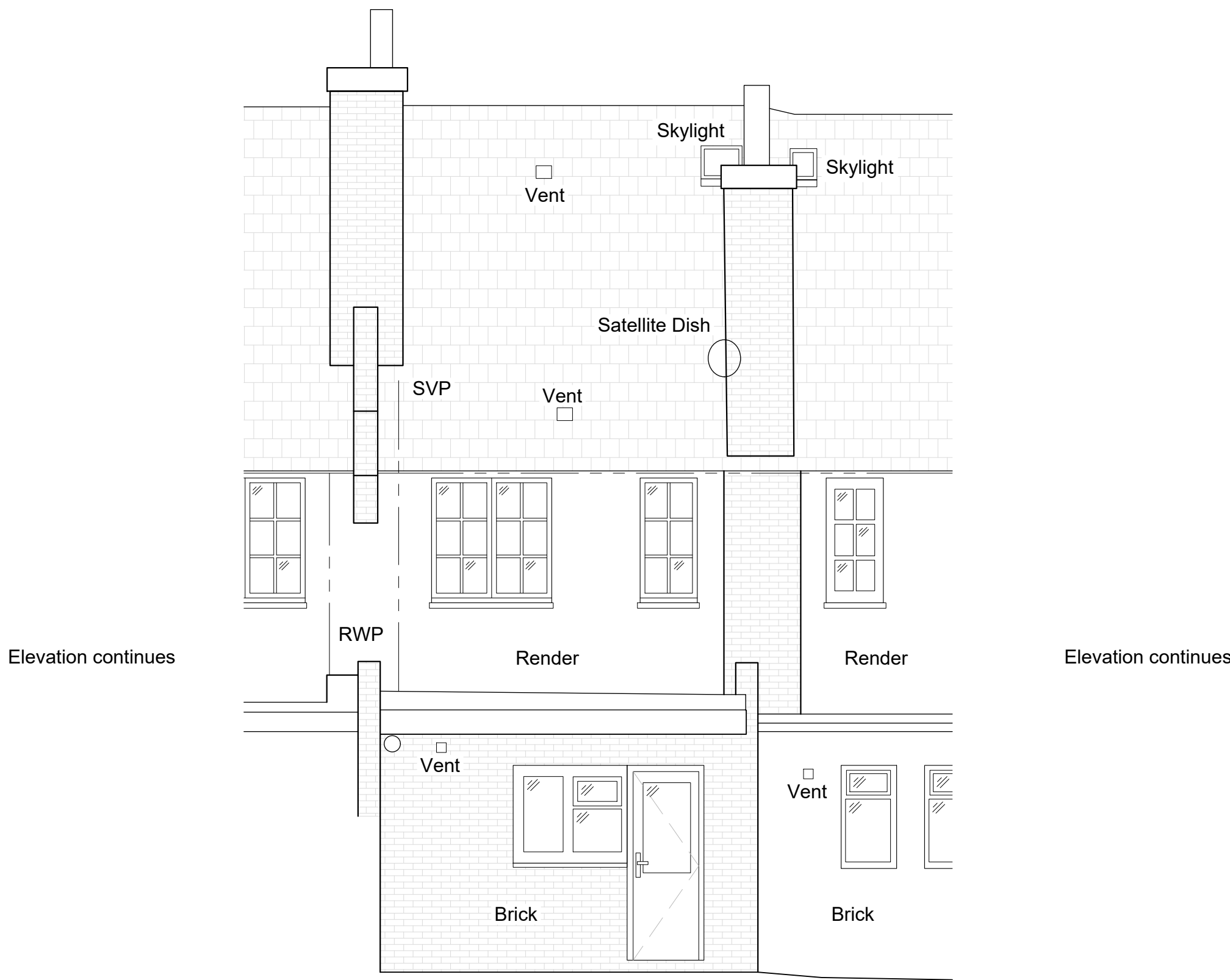
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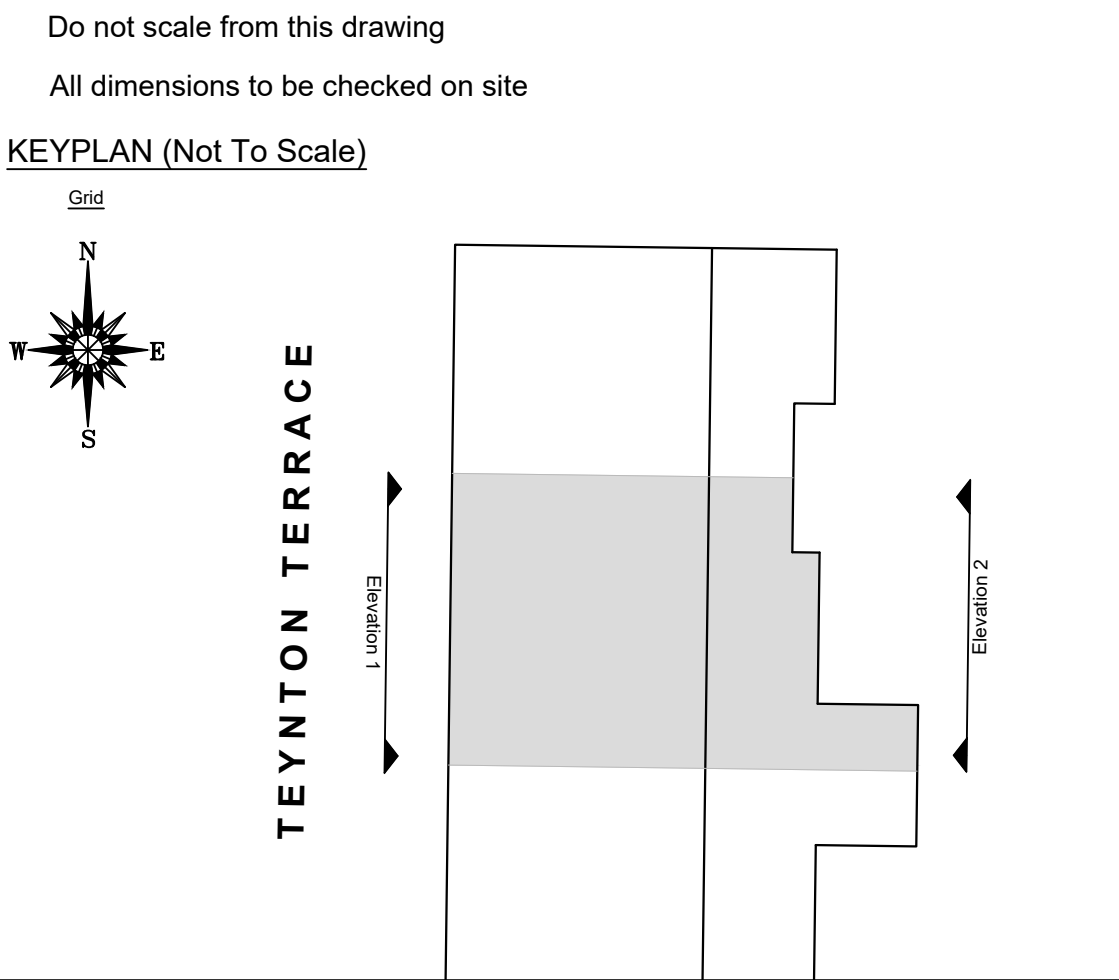
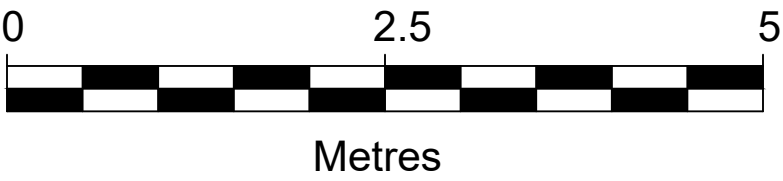
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
16 Teynton Terrace N17 7PZ

Title:
Existing Elevations

Scale: 1/50 Date: April 2025

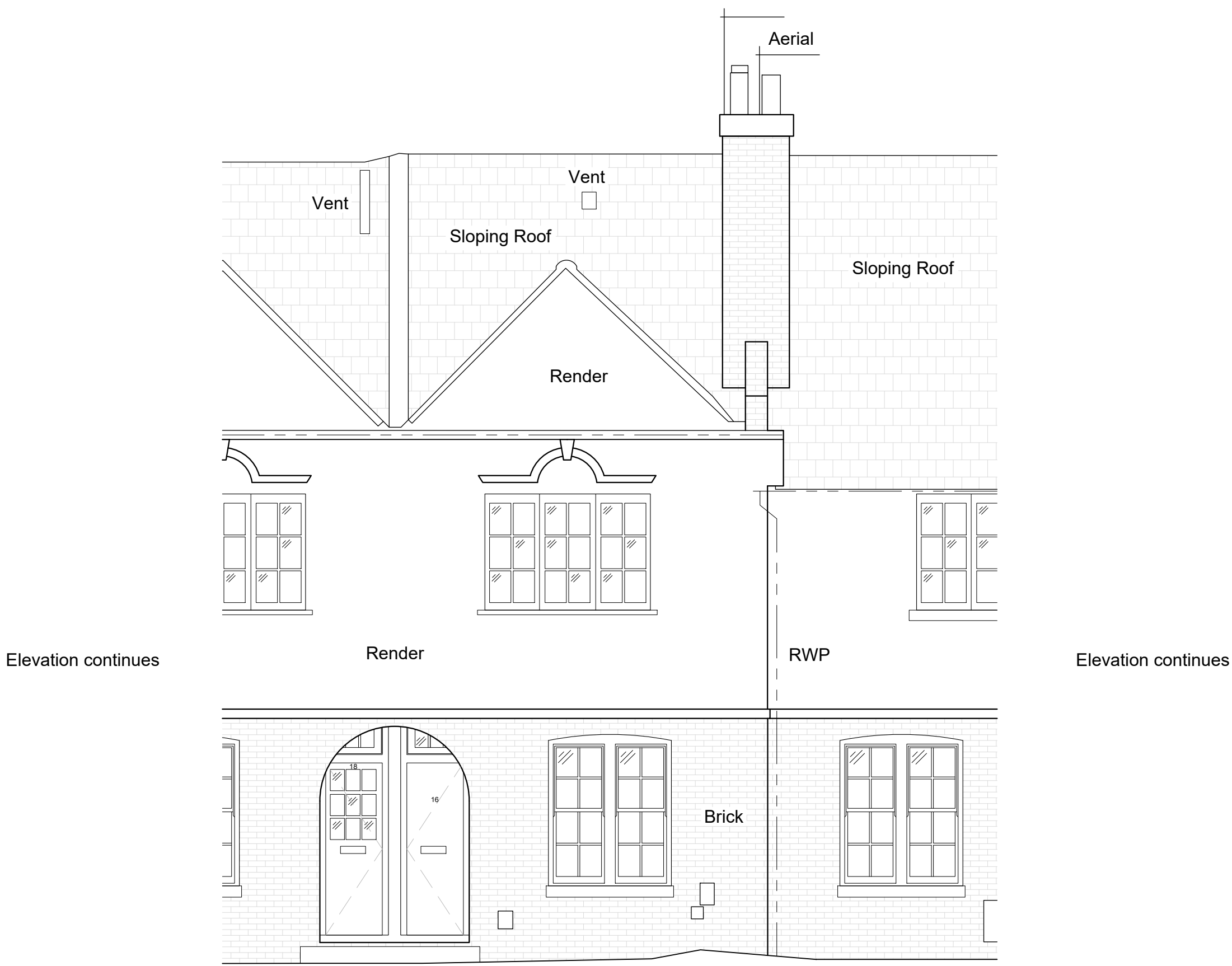
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Drg.no: 24-174-300-16TT-EX Rev:



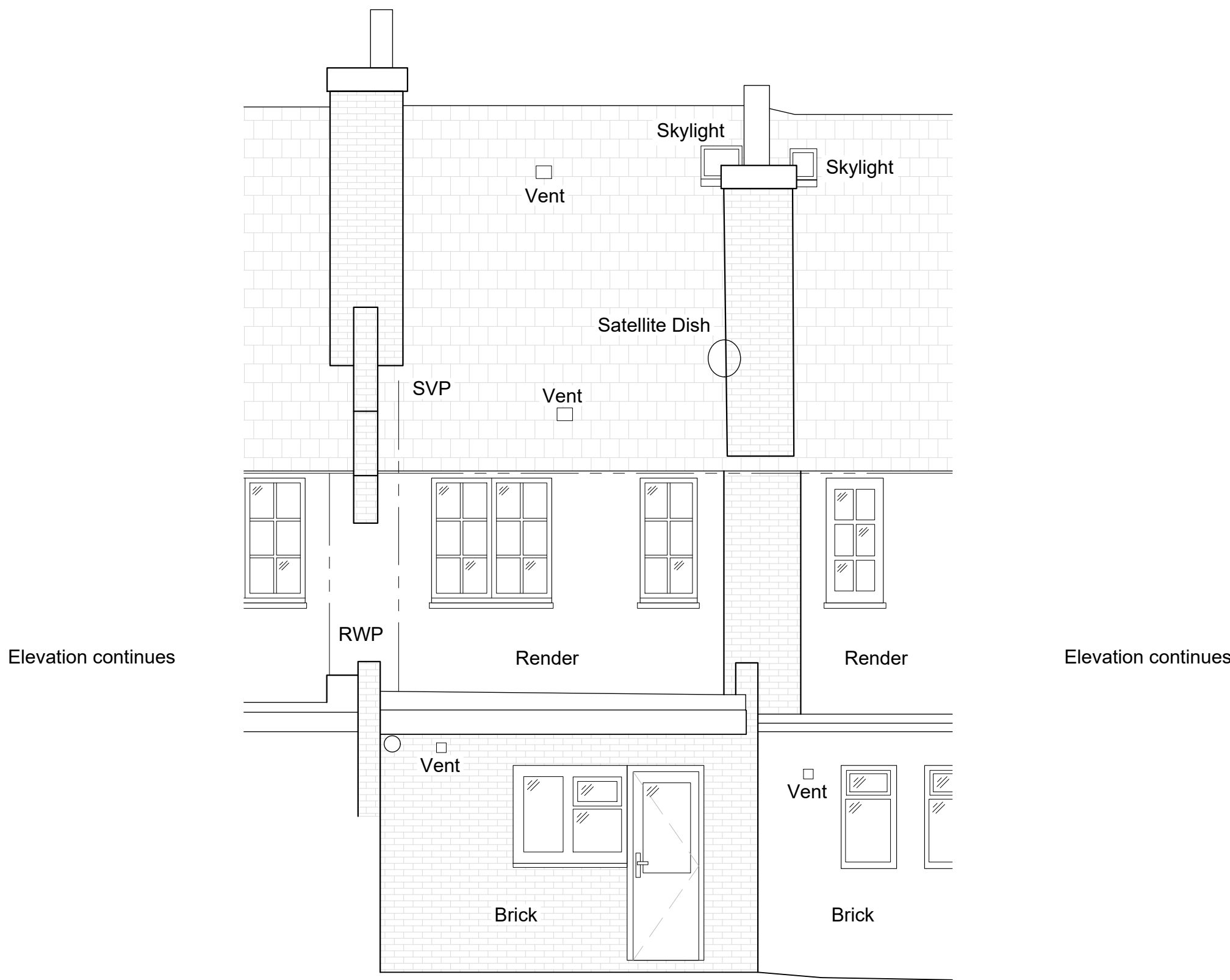
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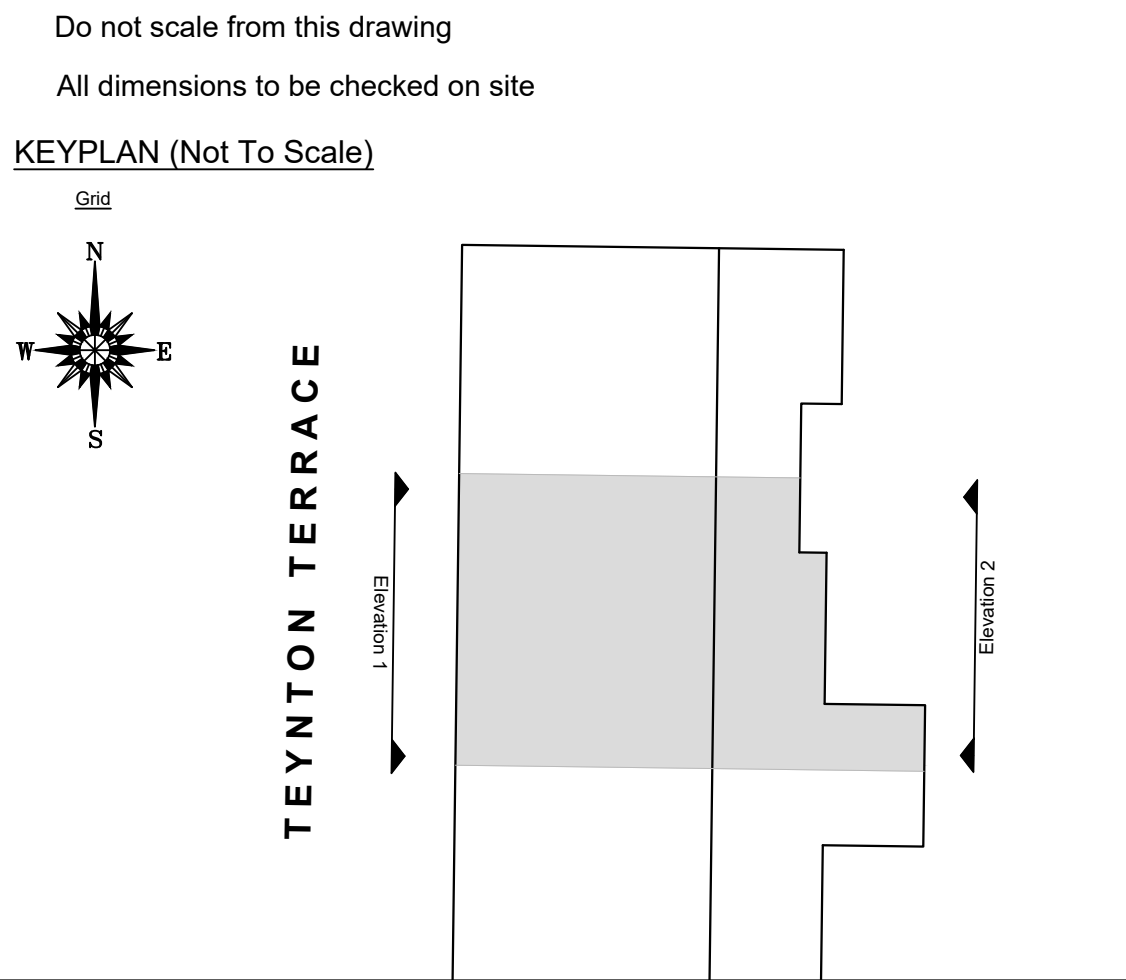
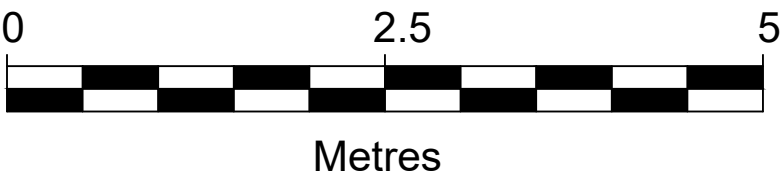
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
16 Teynton Terrace N17 7PZ

Title:

Proposed Elevations

Scale: 1/50 Date: April 2025

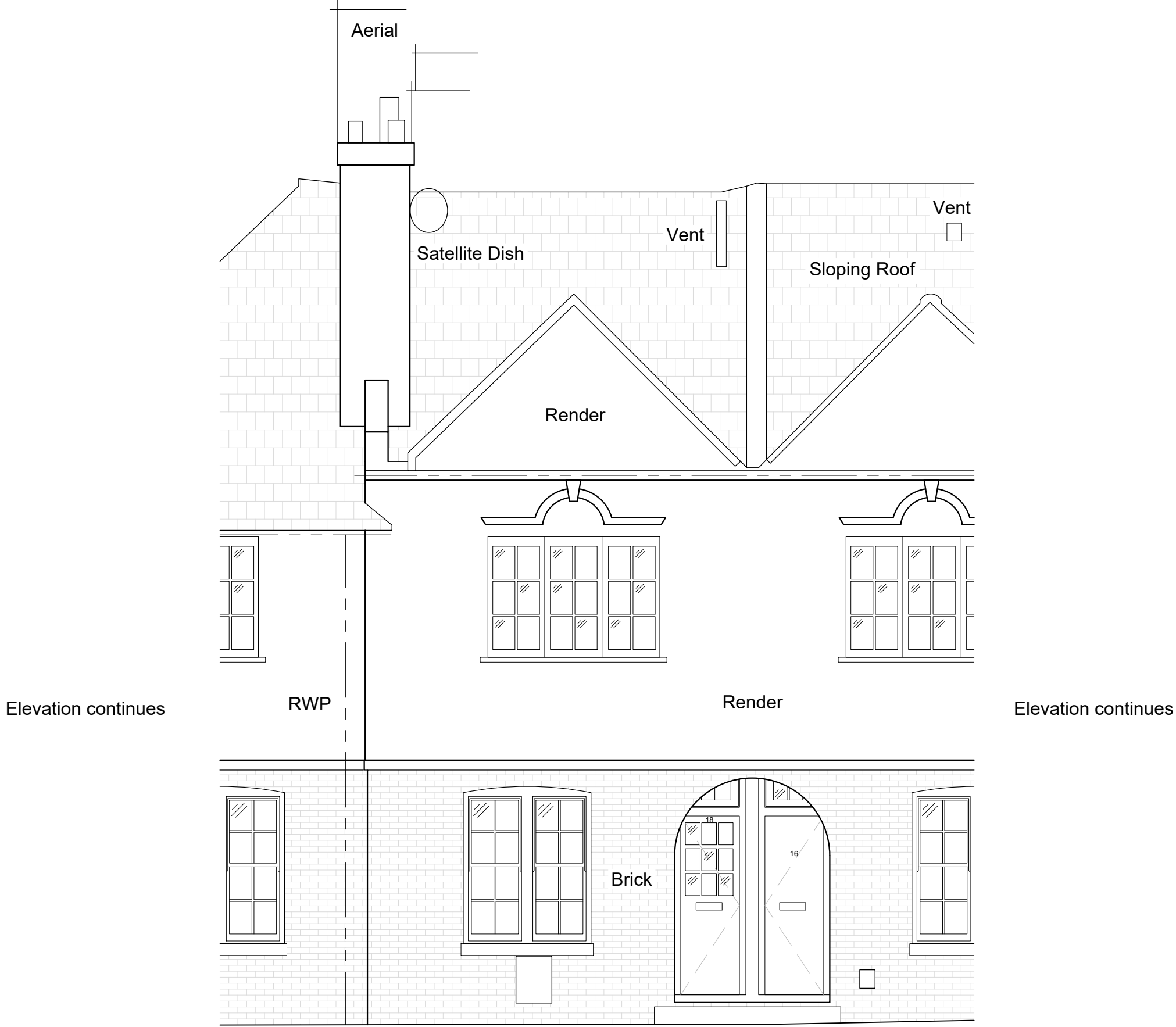
Drawn: MLS Checked: CB

Drg.no: 24-174-300-16TT-PR Rev:



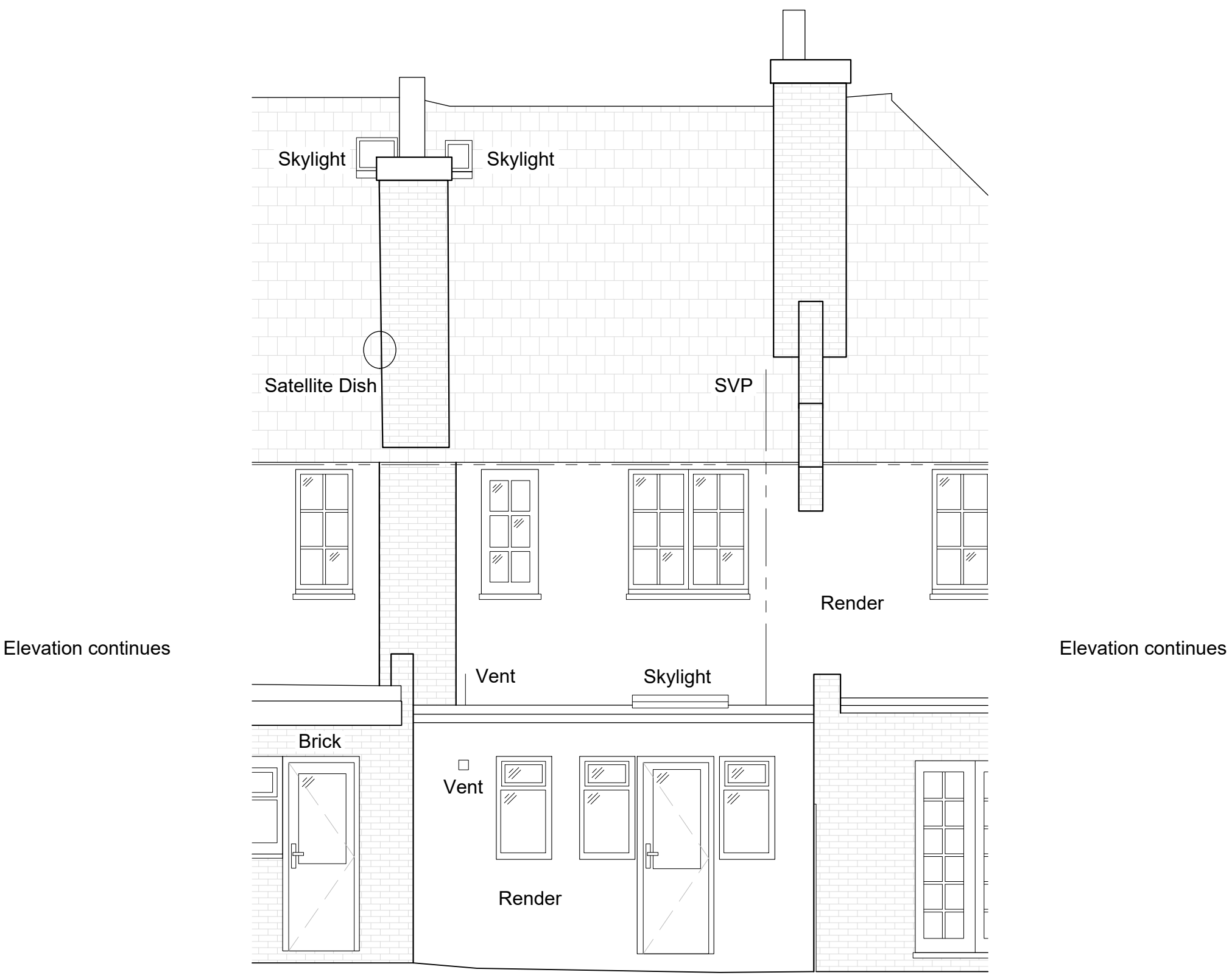
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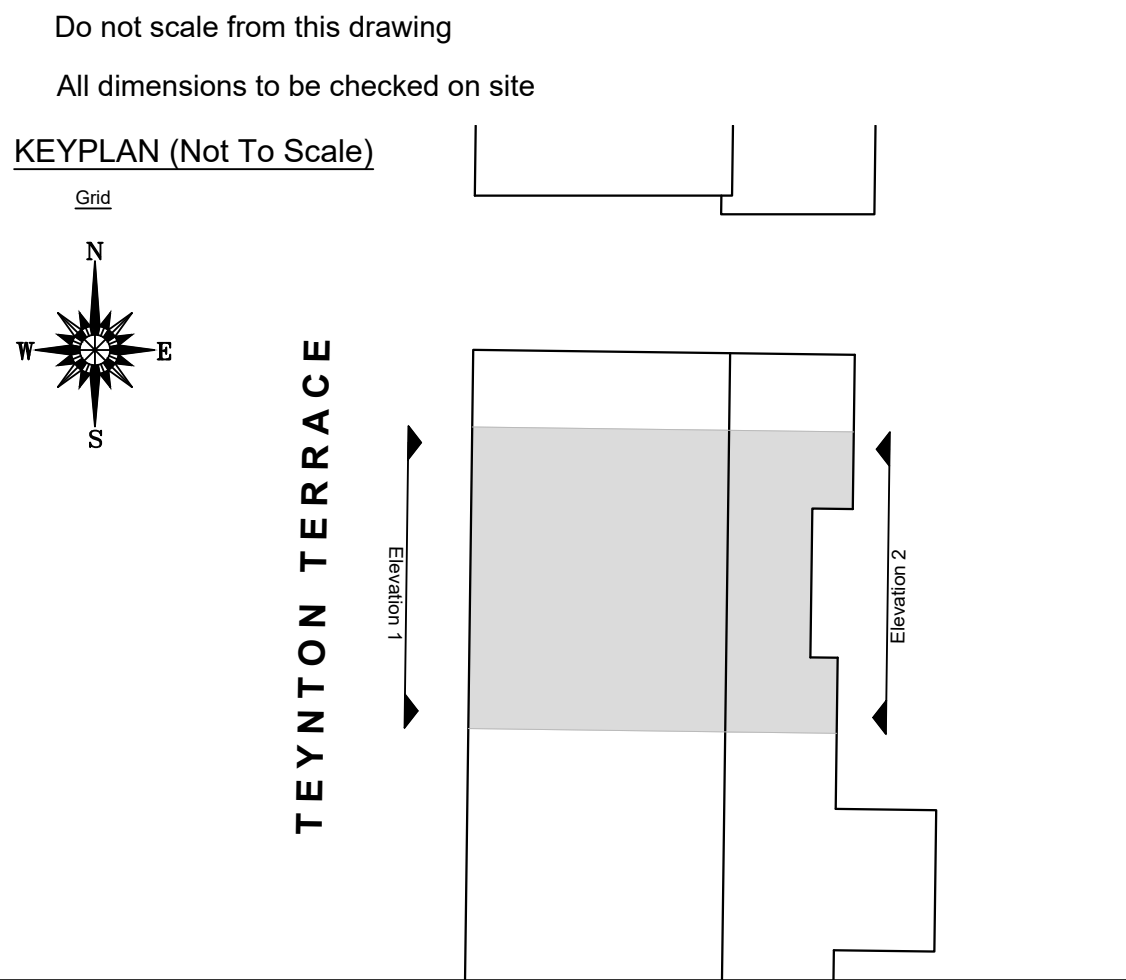
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
18 Teynton Terrace N17 7PZ

Title:
Existing Elevations

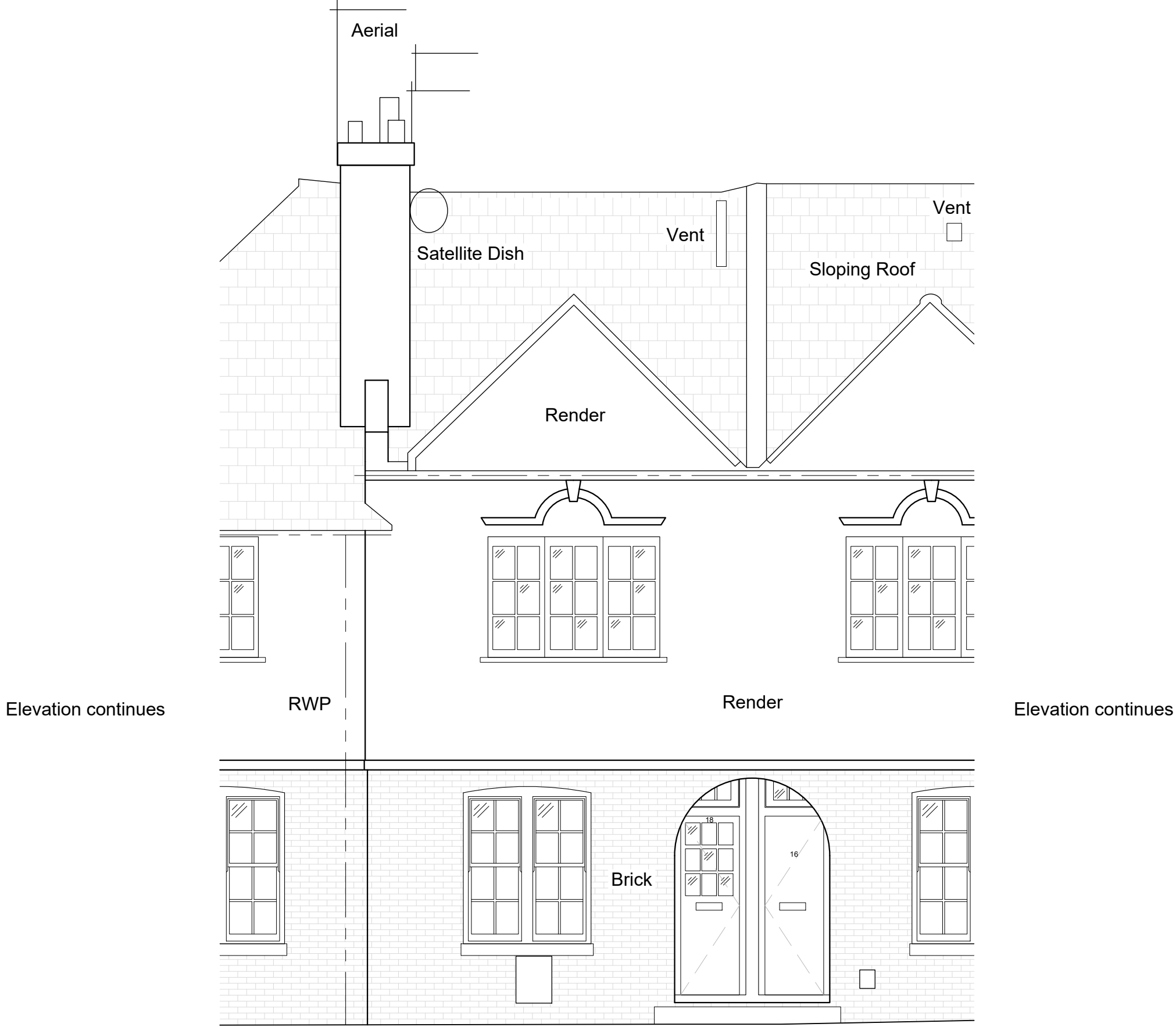
Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-18TT-EX Rev:

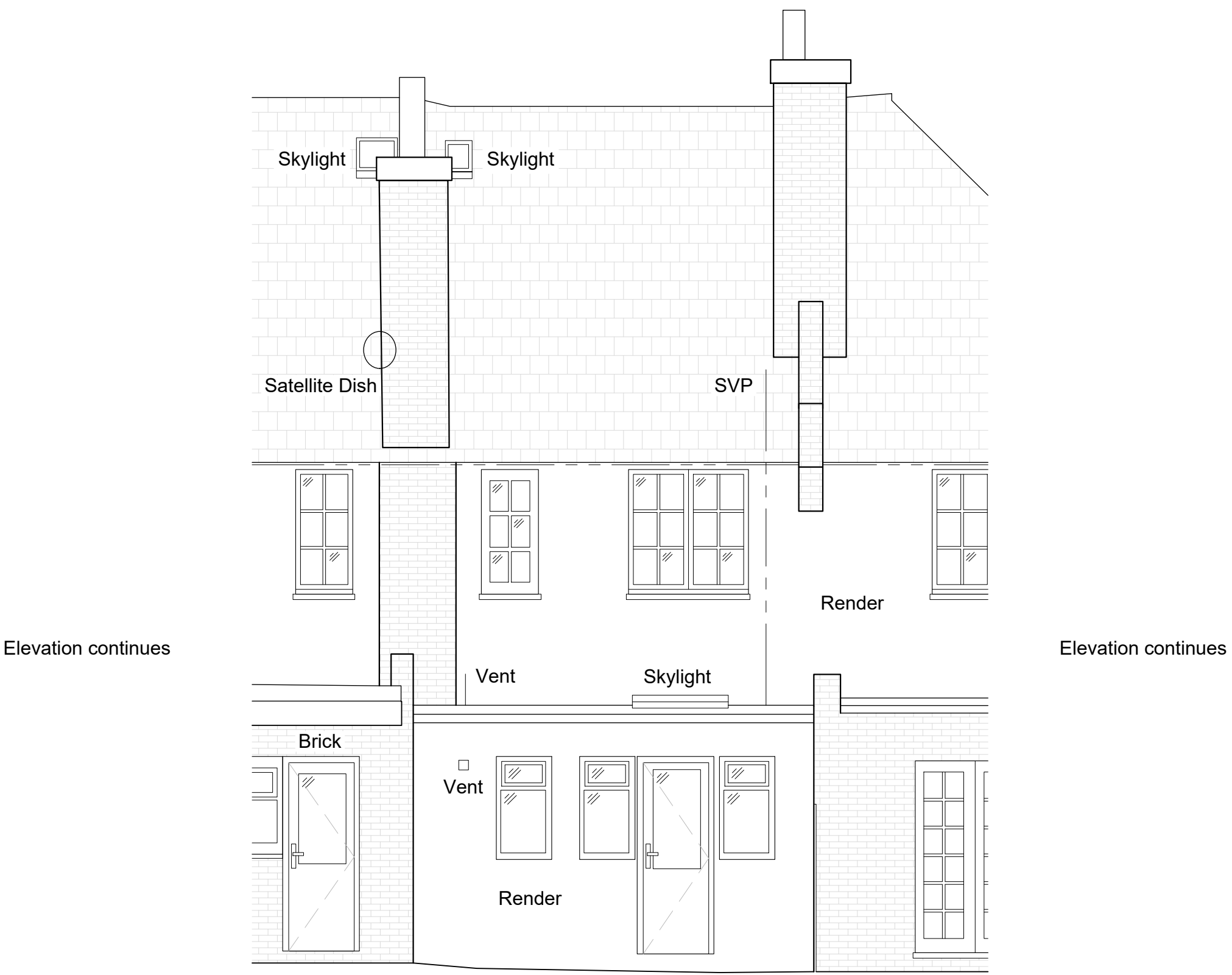


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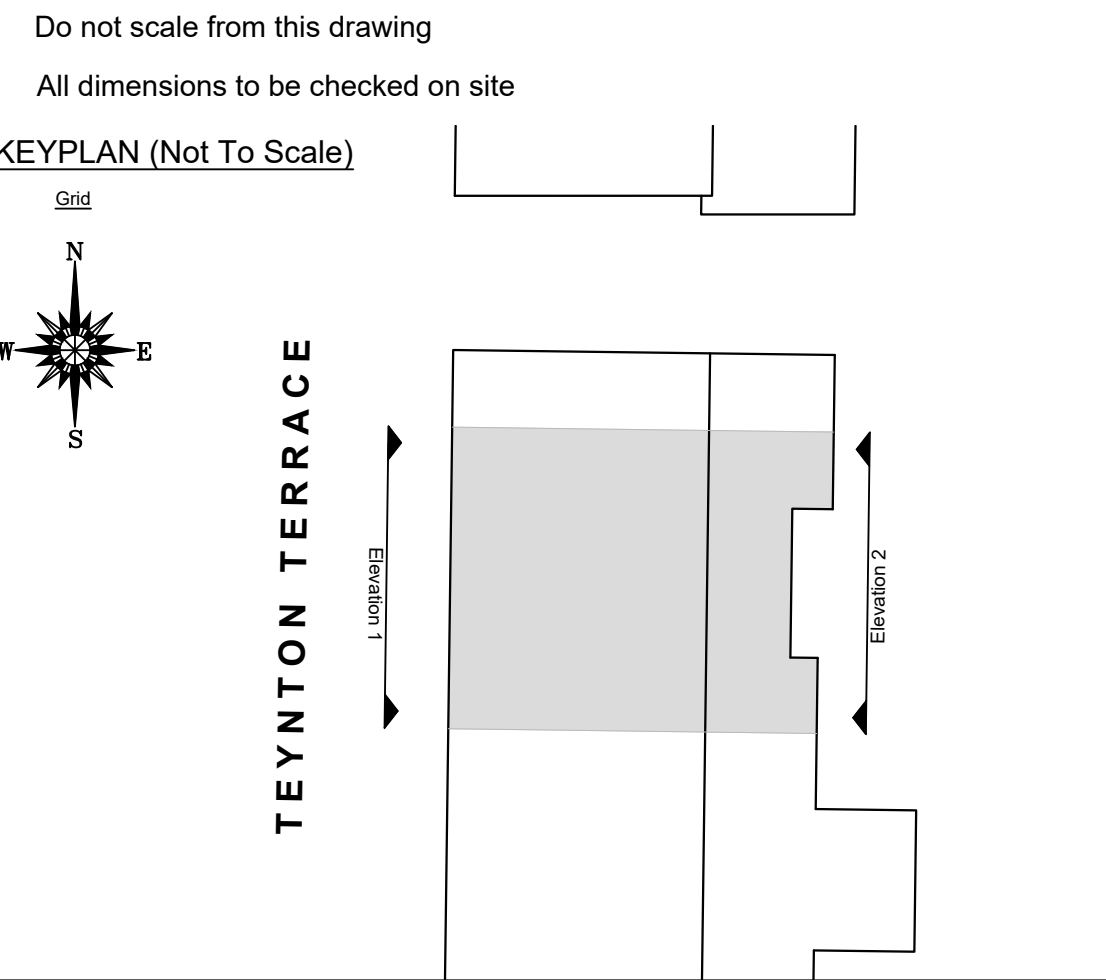
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
18 Teynton Terrace N17 7PZ

Title:
Proposed Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-18TT-PR Rev:

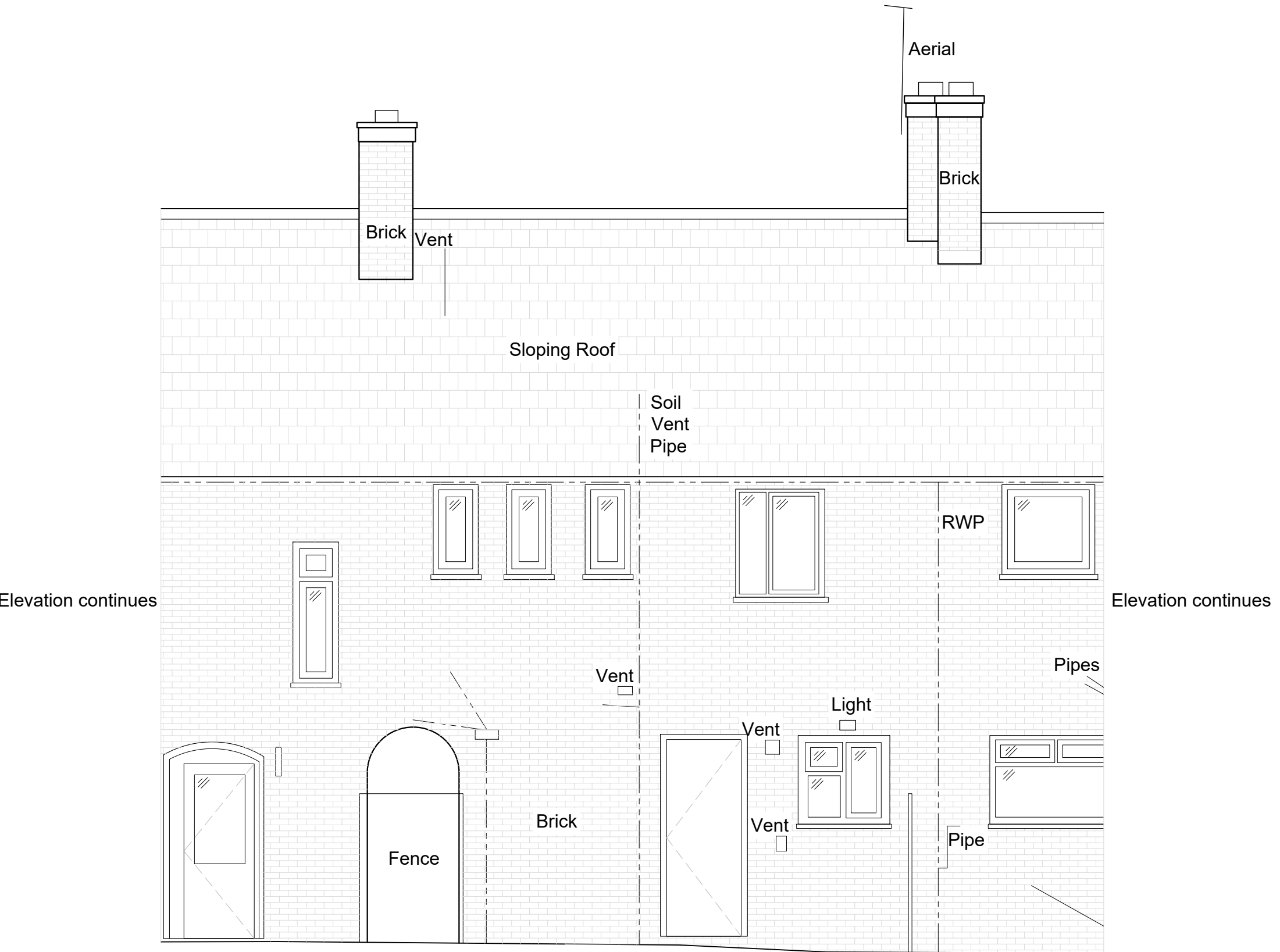


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Datum 15.00m

Elevation 1



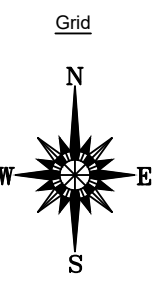
Datum 15.00m

Elevation 2



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)



Elevation 2

No. 23

Elevation 1

TEYNTON TERRACE

Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
23 Teynton Terrace N17 7PZ

Title:
Existing Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-23TT-EX

Rev:

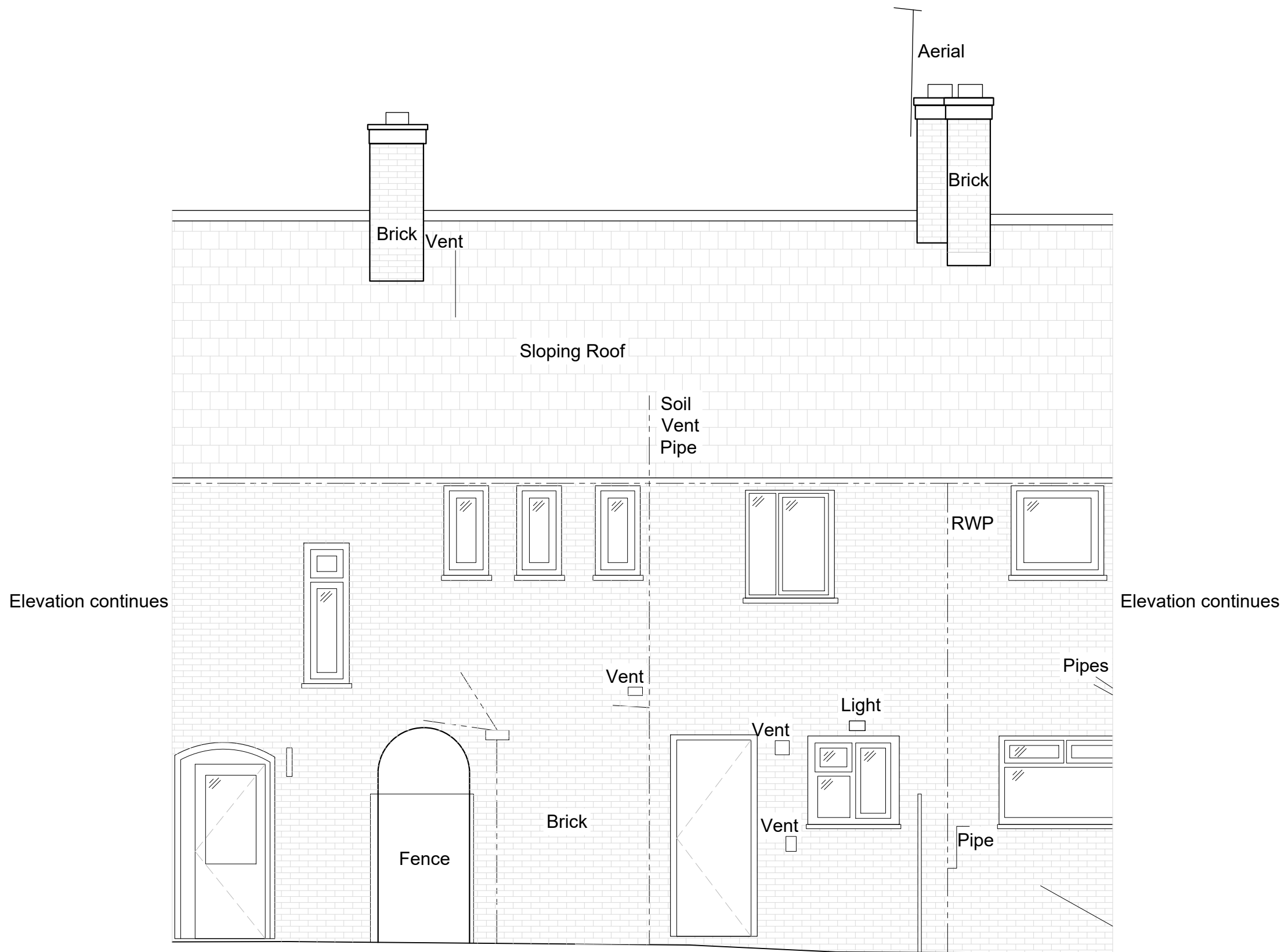


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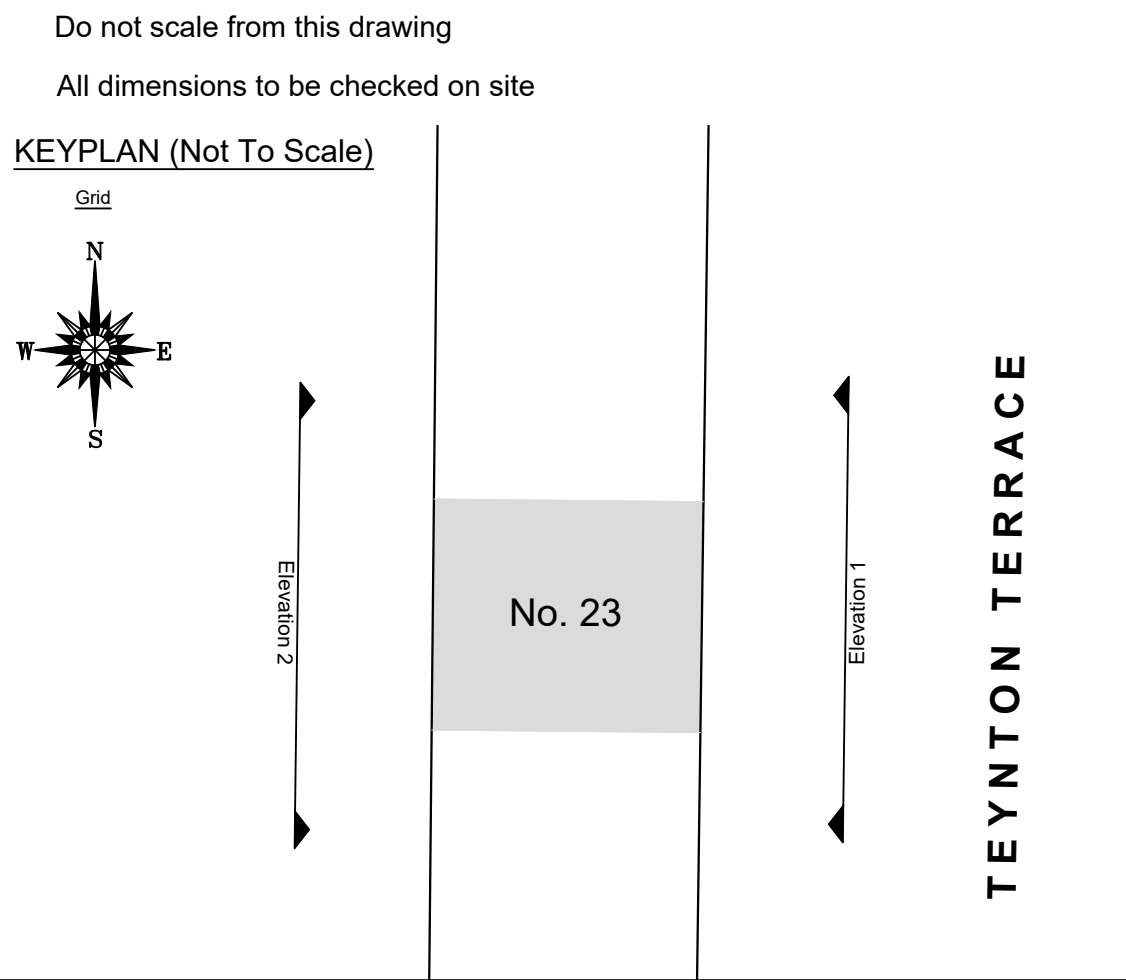
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
23 Teynton Terrace N17 7PZ

Title:
Proposed Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-23TT-PR Rev:

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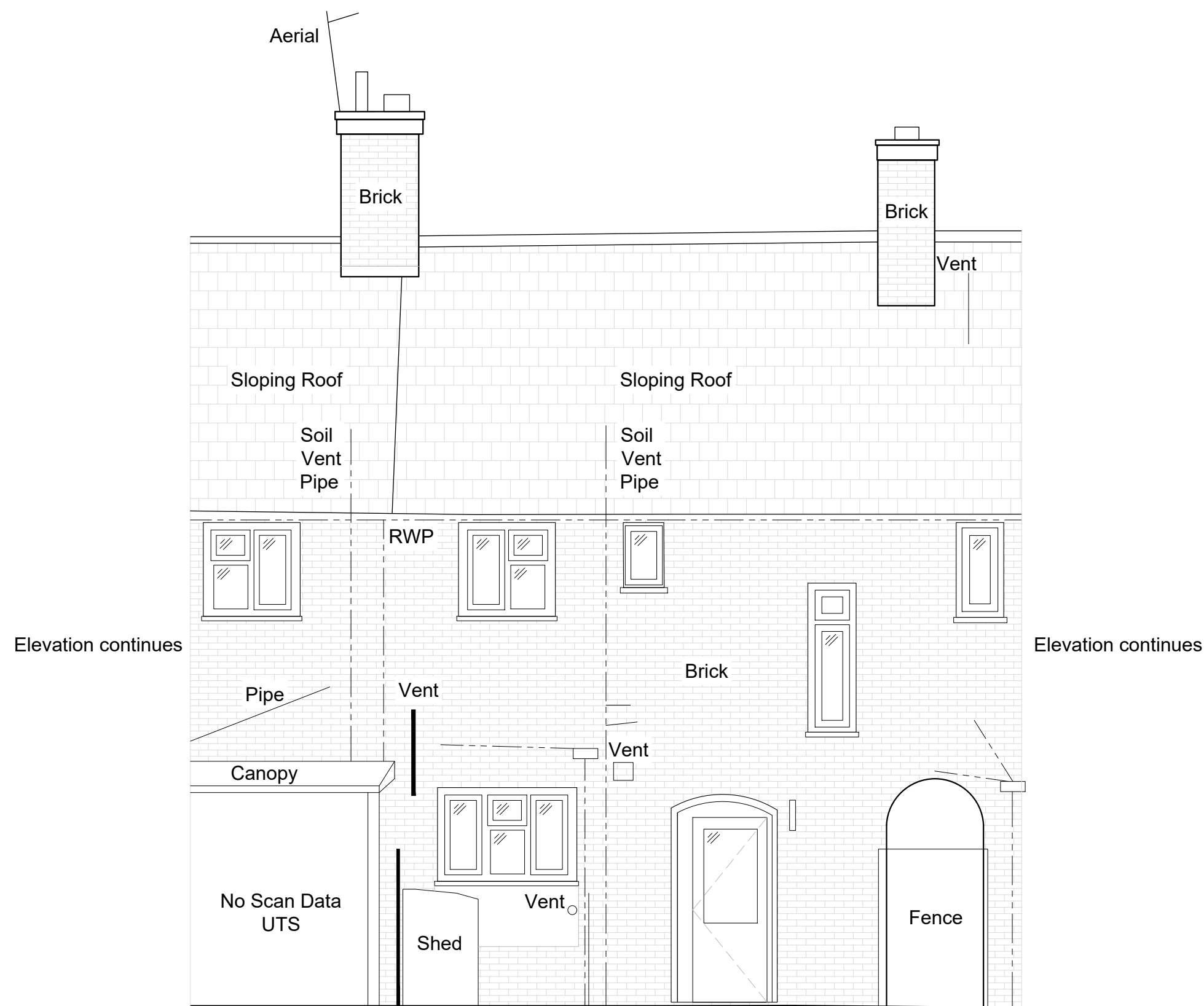
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Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Do not scale from this drawing
All dimensions to be checked on site

KEYPLAN (Not To Scale)

N
W E
S

Elevation 2

No. 25

Elevation 1

TEYNTON TERRACE

Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
25 Teynton Terrace N17 7PZ

Title:
Existing Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-25TT-EX Rev:



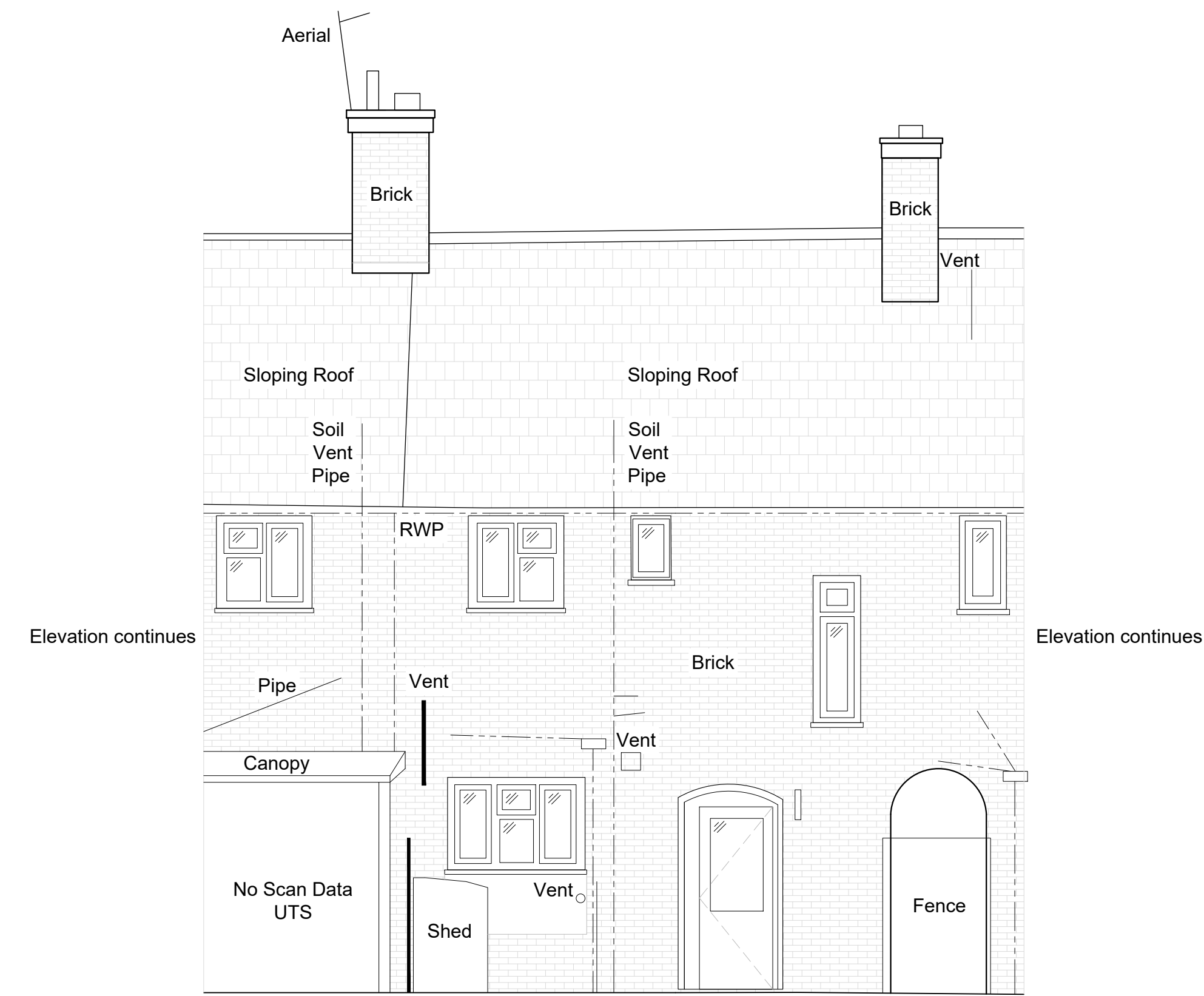
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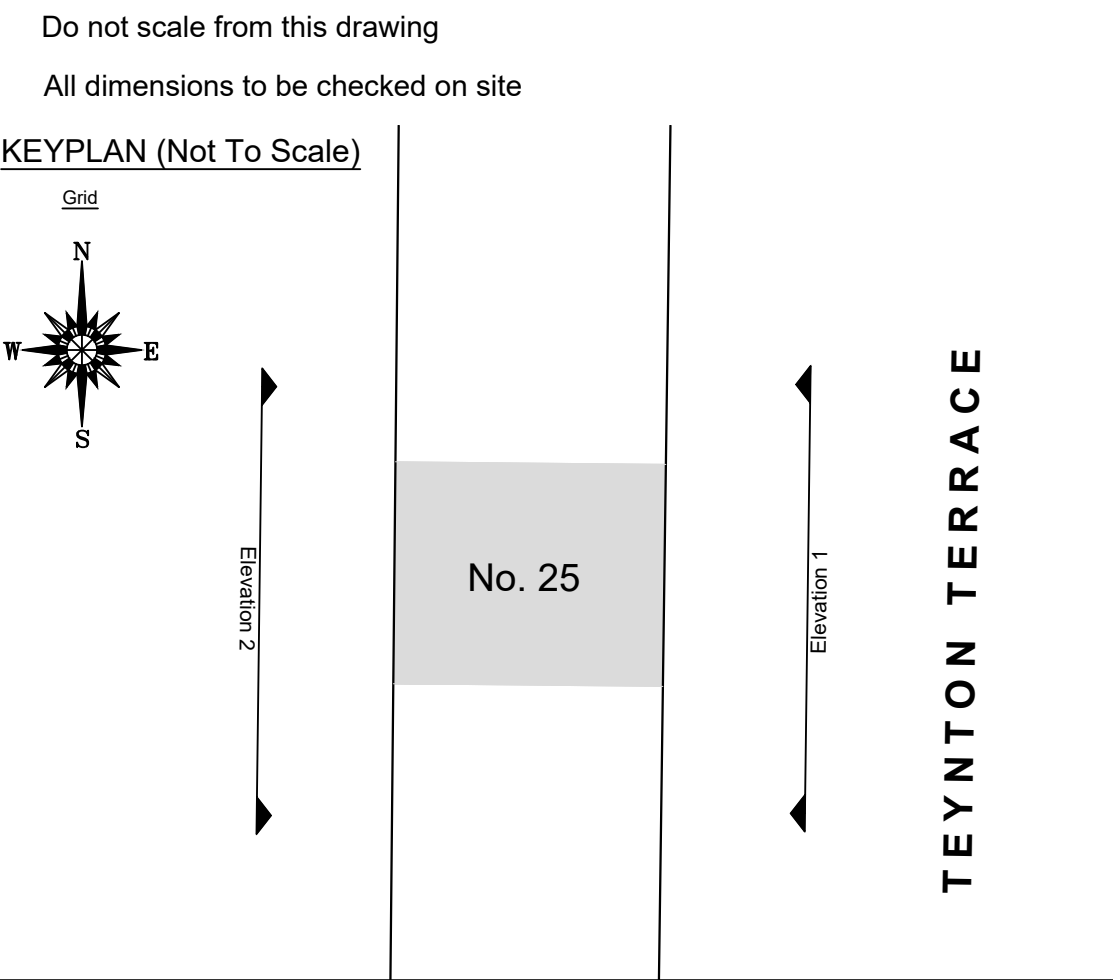
Datum 15.00m

Elevation 1



Datum 15.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
25 Teynton Terrace N17 7PZ

Title:
Proposed Elevations

Scale: 1/50 Date: April 2025

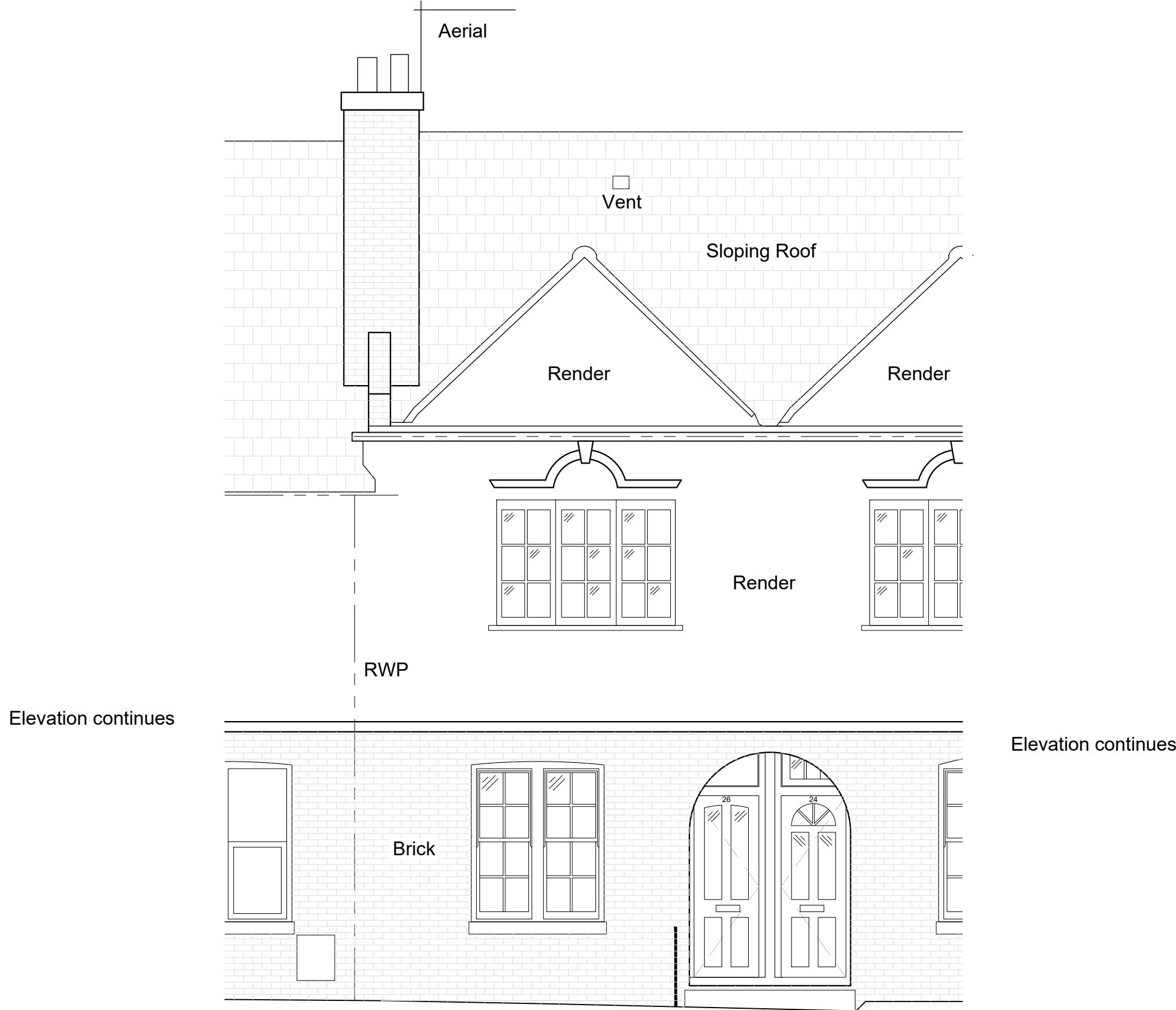
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Drg.no: 24-174-300-25TT-PR Rev:



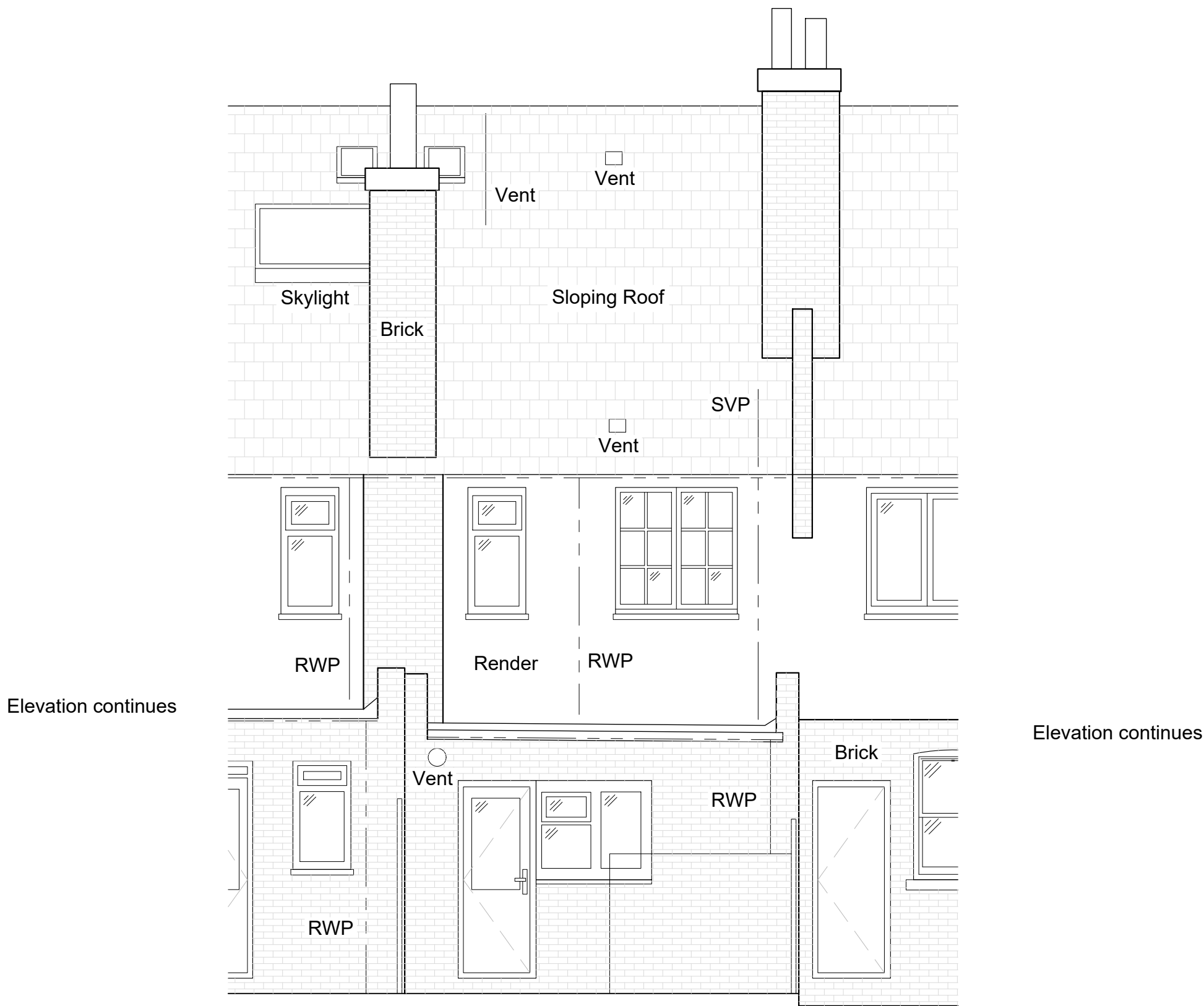
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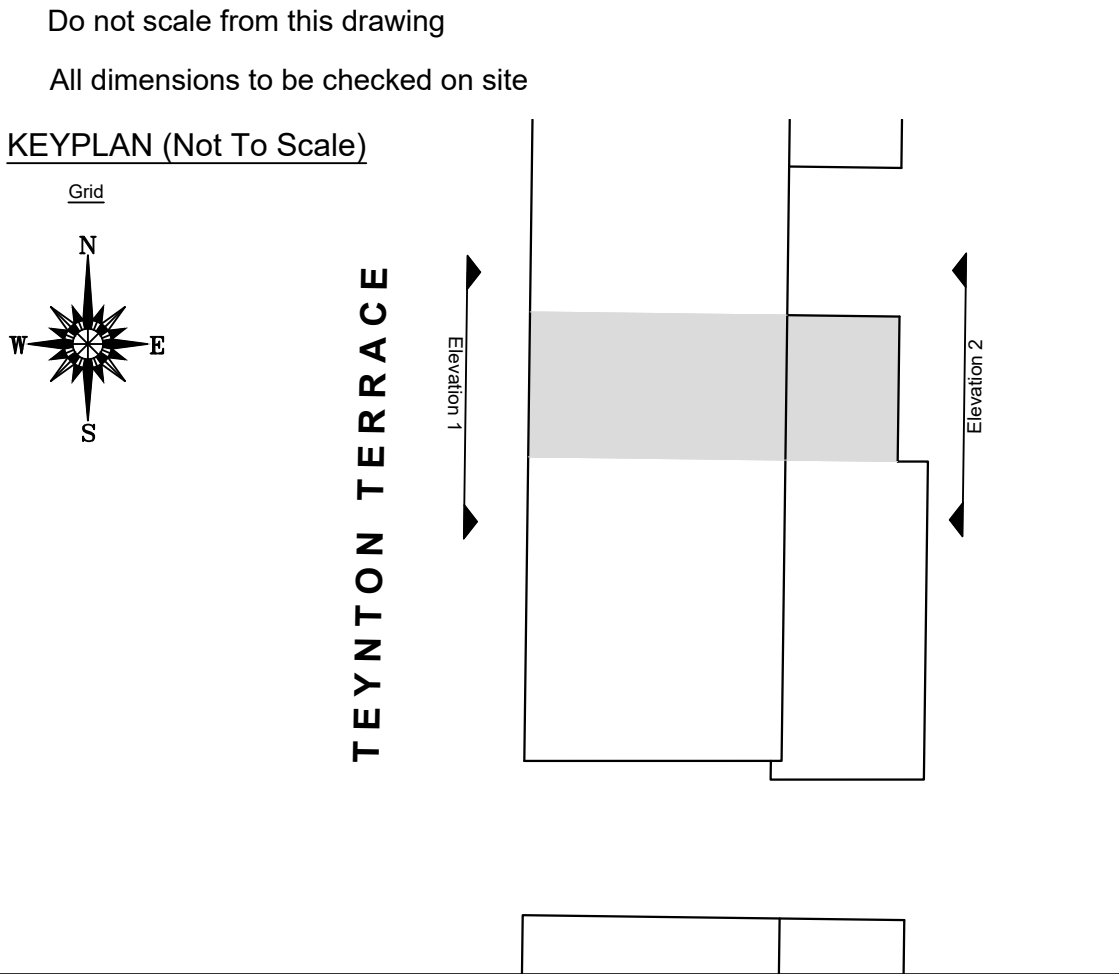
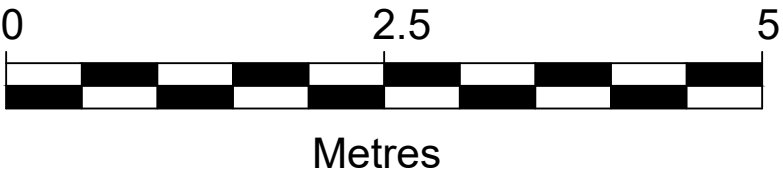
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
26 Teynton Terrace N17 7PZ

Title:
Existing Elevations

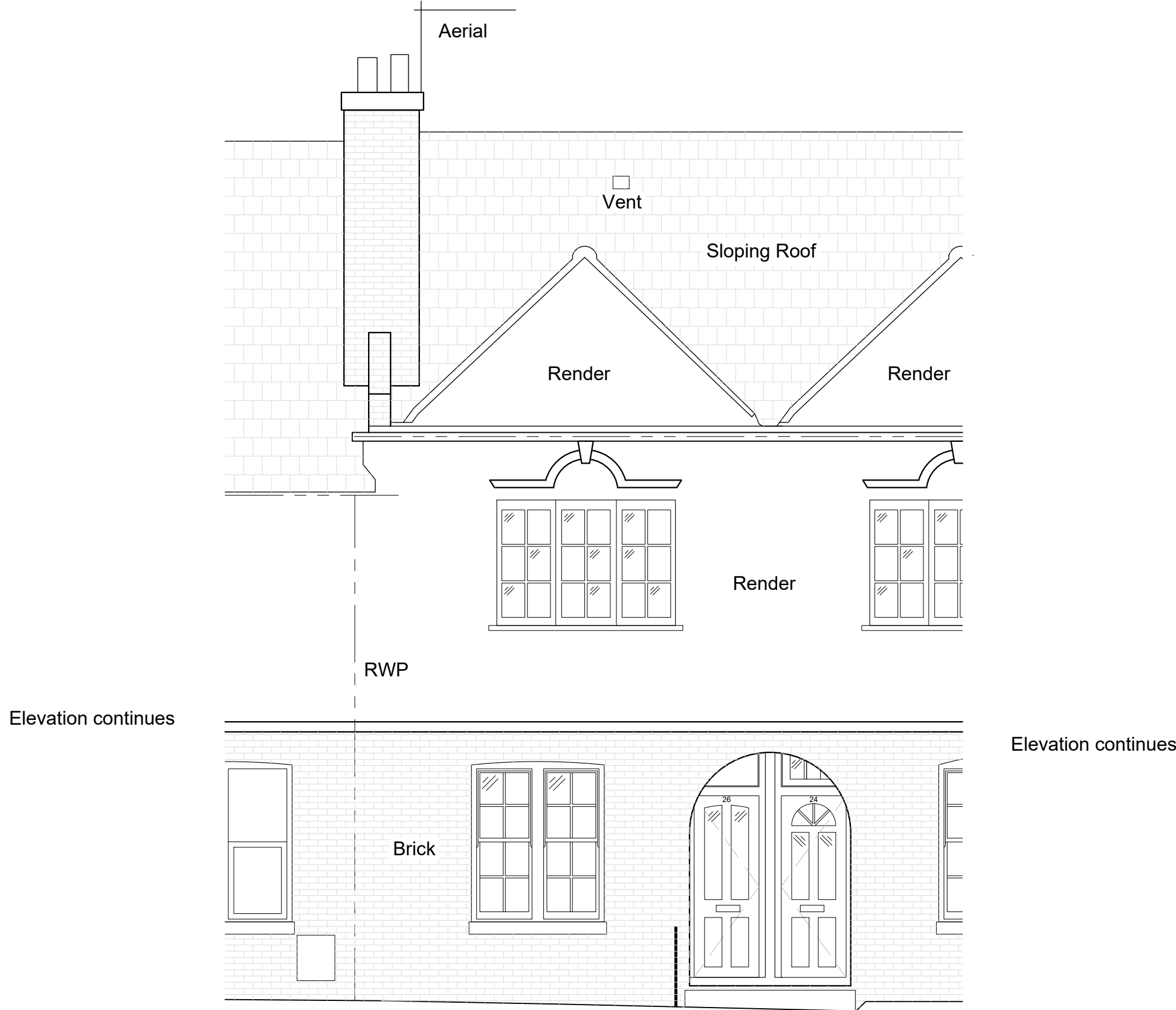
Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-26TT-EX Rev:

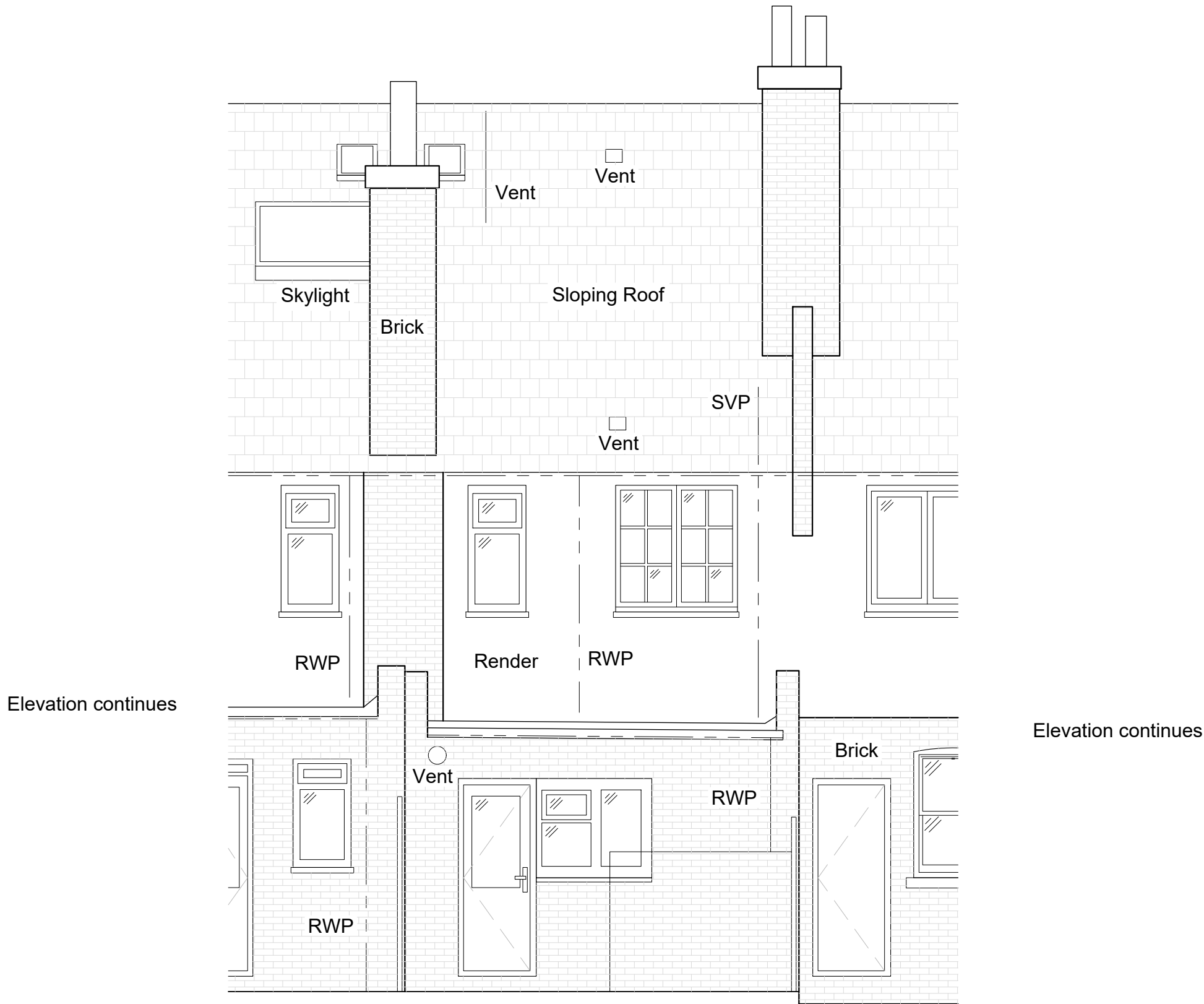


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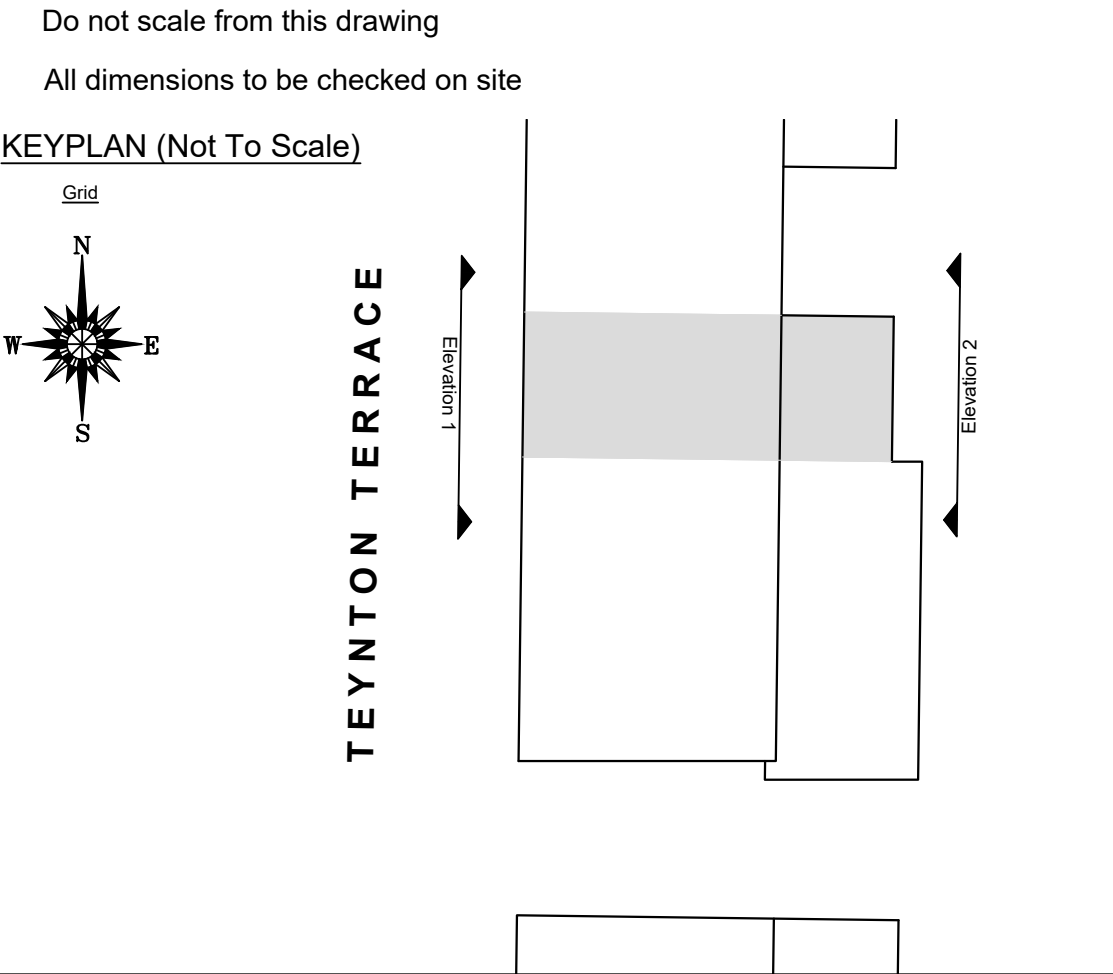
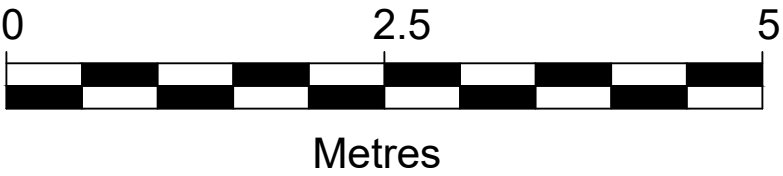
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
26 Teynton Terrace N17 7PZ

Title:
Proposed Elevations

Scale: 1/50 Date: April 2025

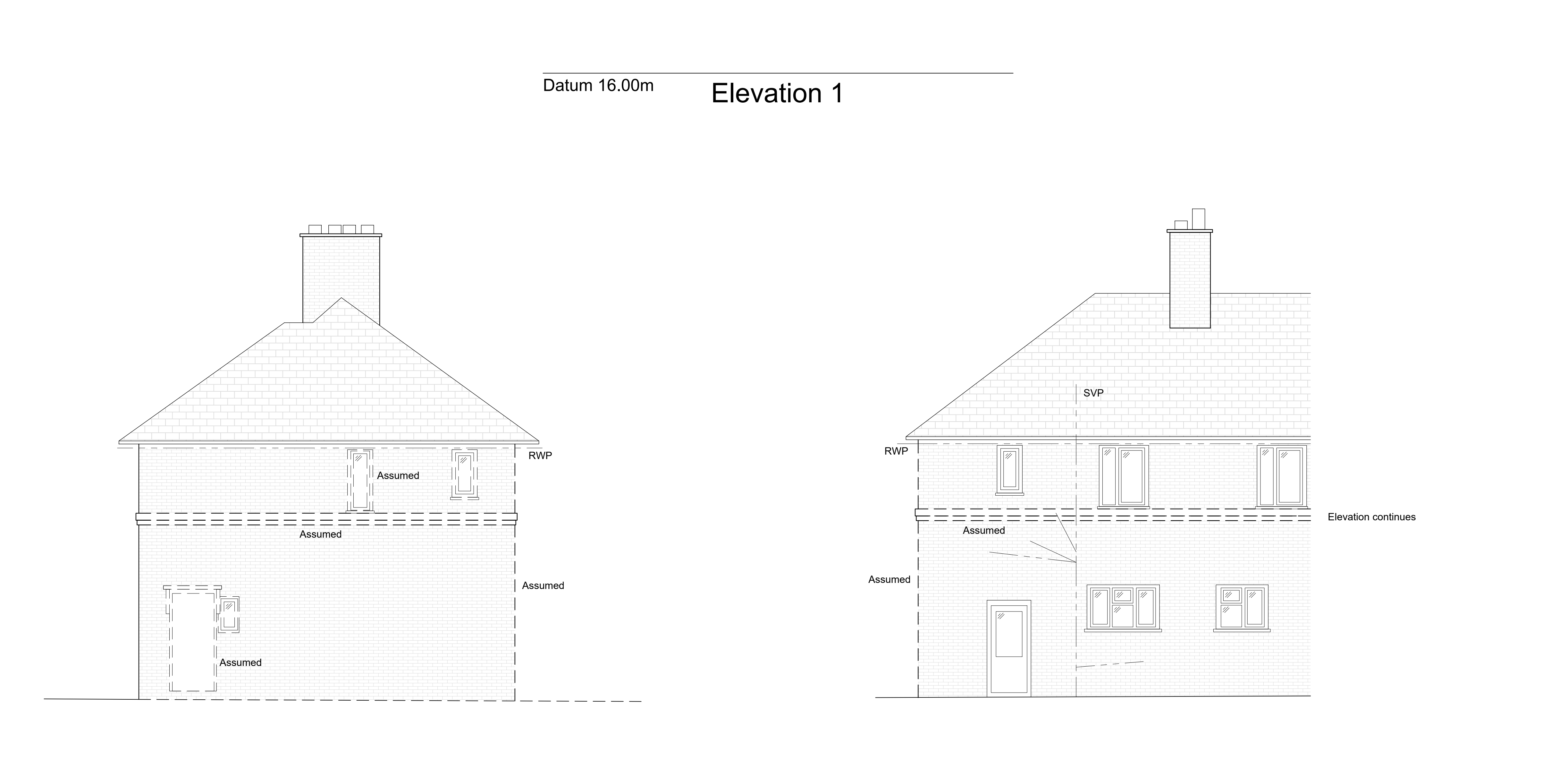
Drawn: MLS Checked: CB

Drg.no: 24-174-300-26TT-PR Rev:



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KEYPLAN (Not To Scale)

TEYNTON TERRACE

Notes:

Amendments:

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
31 Teynton Terrace N17 7PZ

Title:

Existing Elevations

Scale: 1/50	Date: May 2025
Drawn: MLS	Checked: CB
Drg.no: 24-174-300-31TT-EX	Rev:

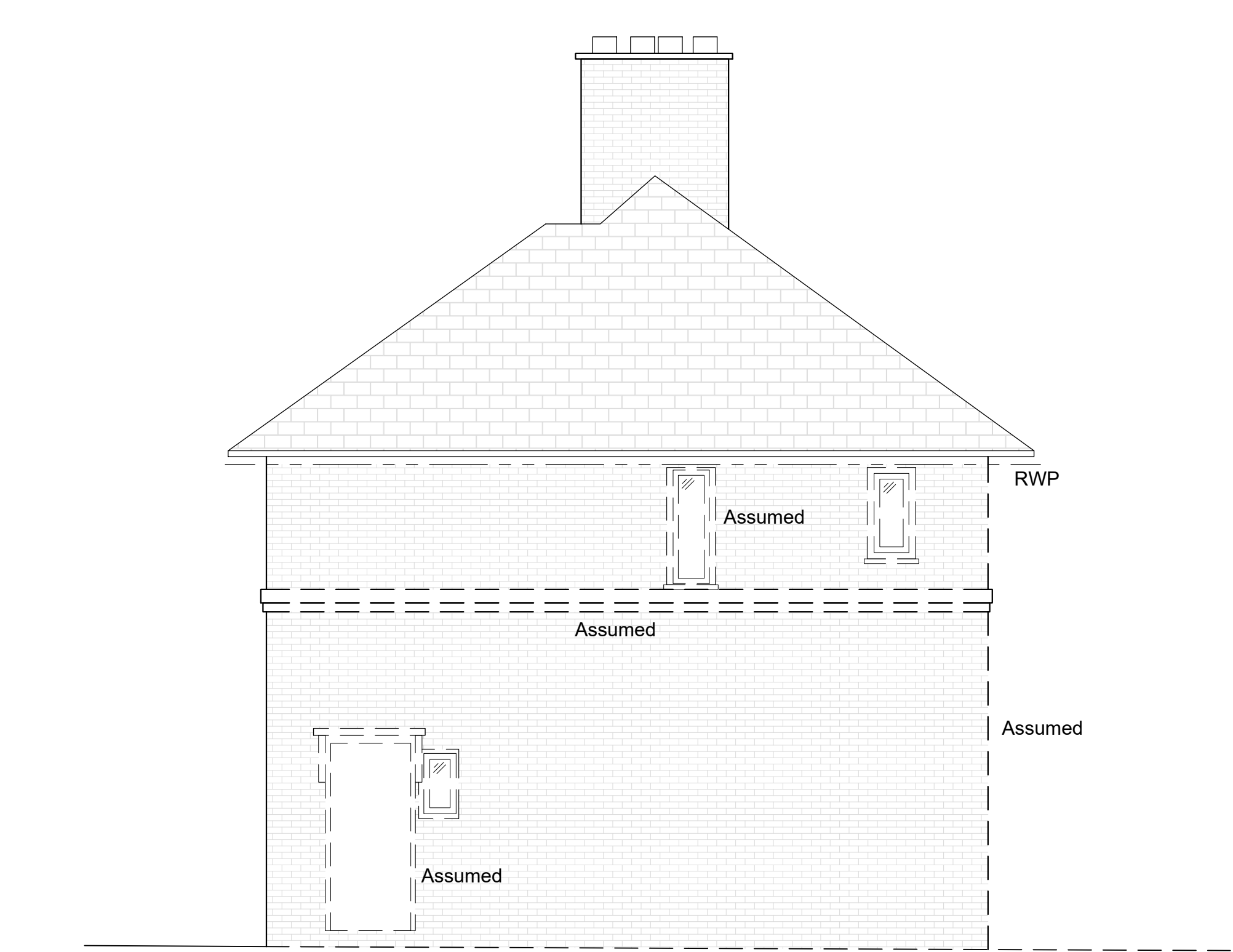
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W: www.thekeegansgroup.com



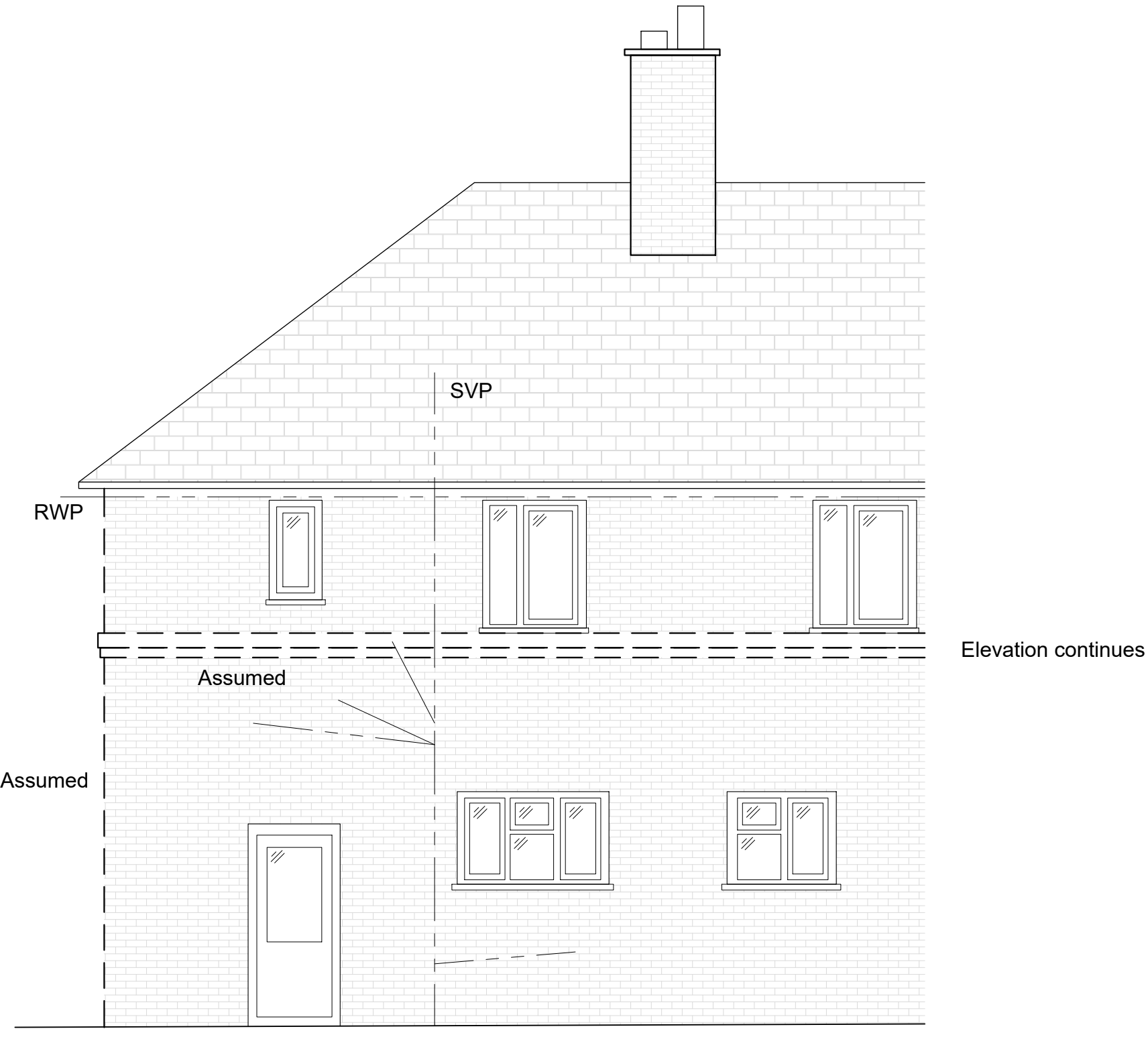
Datum 16.00m

Elevation 1



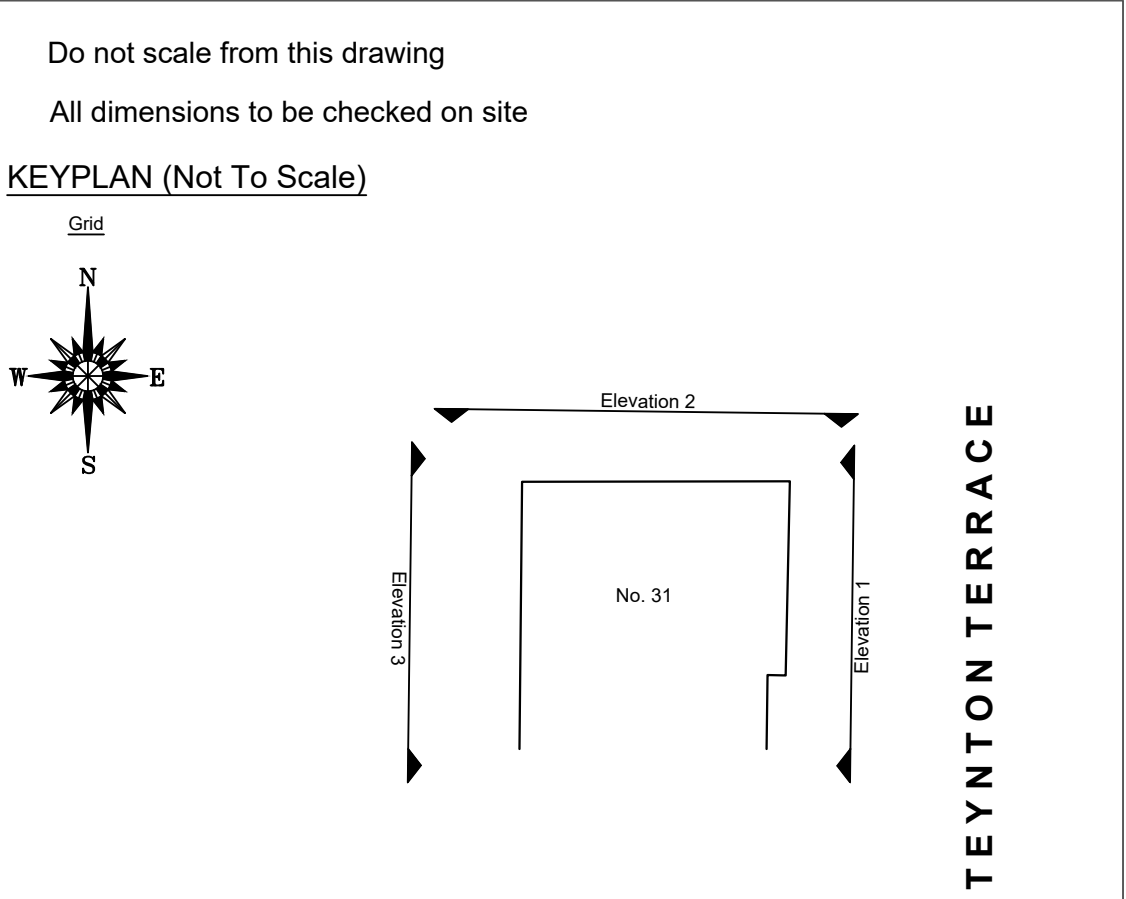
Datum 16.00m

Elevation 2



Datum 16.00m

Elevation 3



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
31 Teynton Terrace N17 7PZ

Title:

Proposed Elevations

Scale: 1/50 Date: May 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-31TT-PR Rev:



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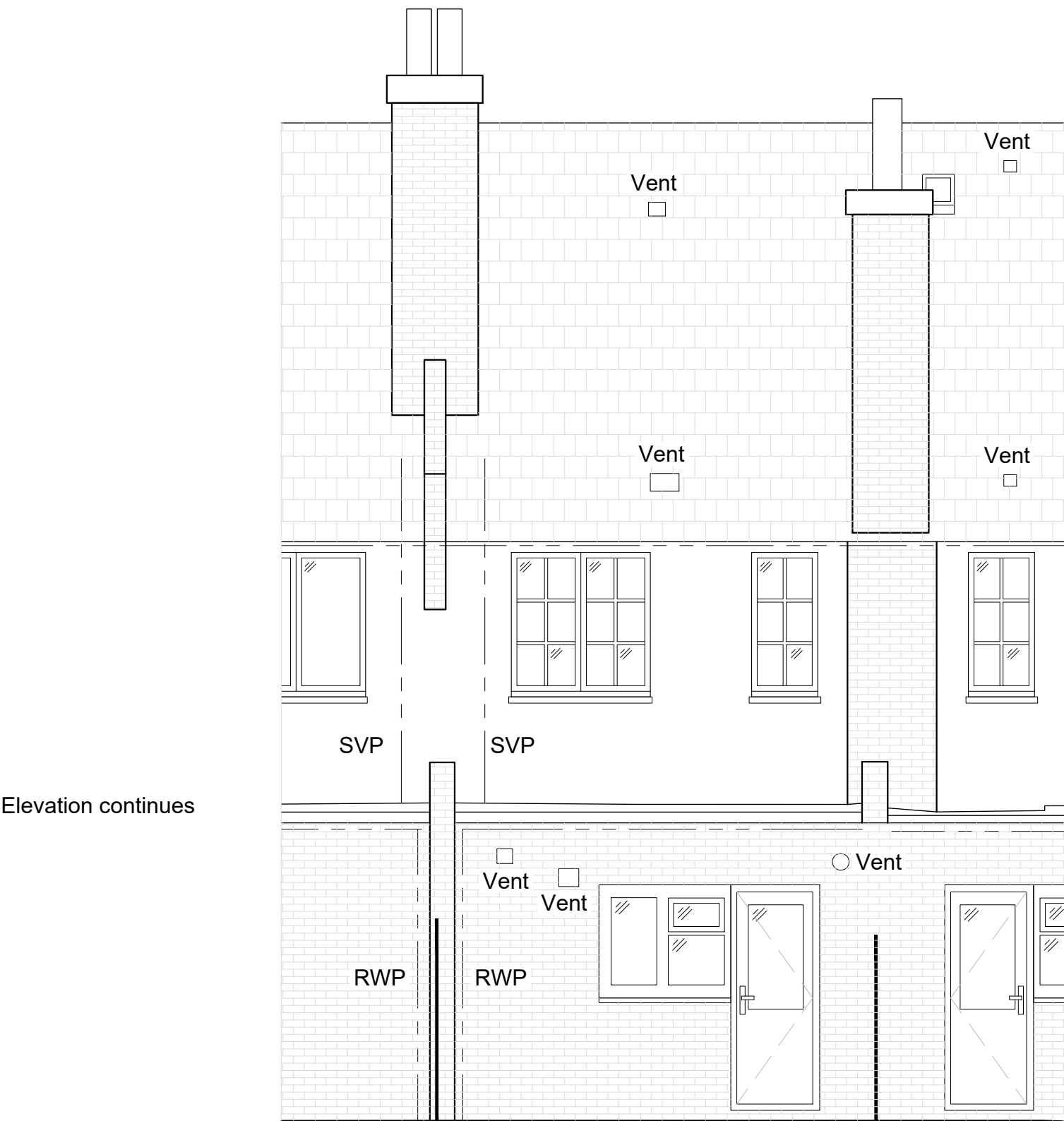
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Elevation continues

Elevation continues

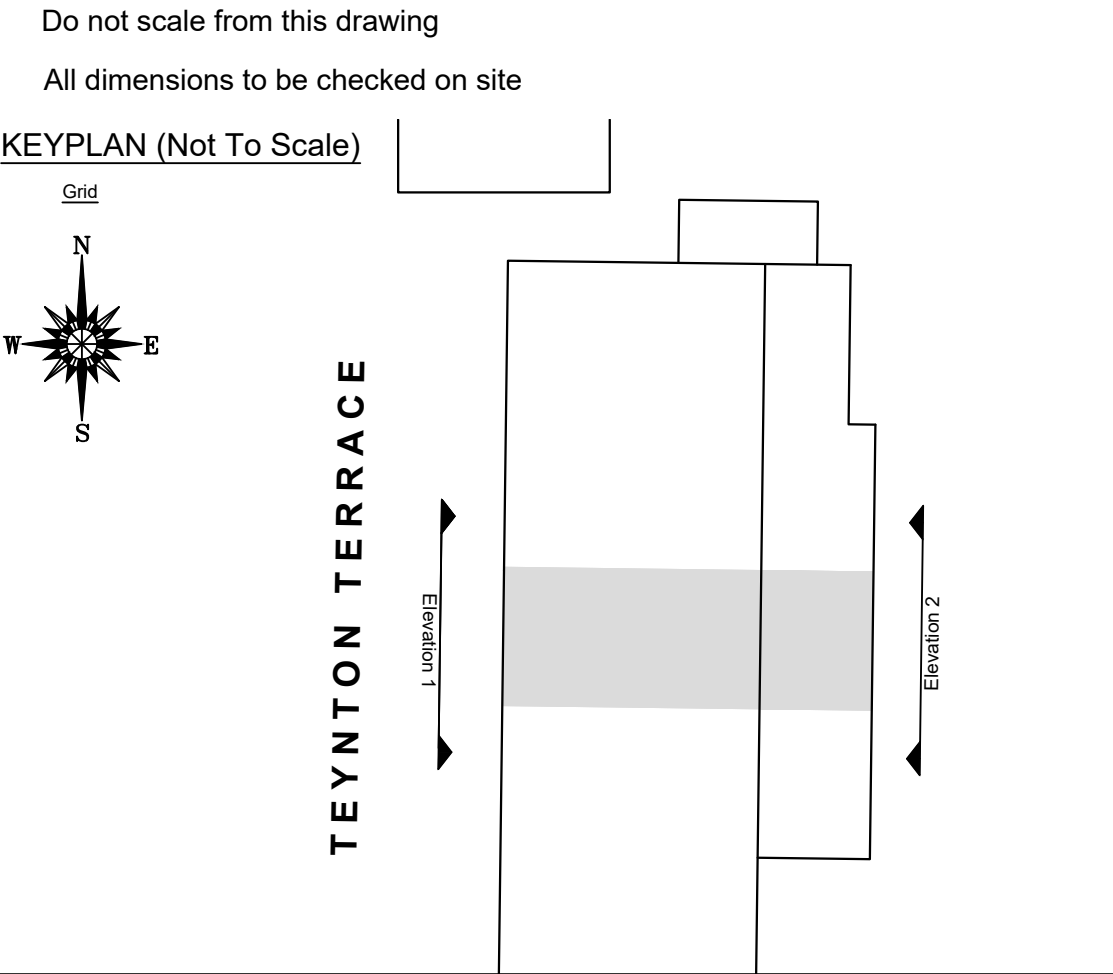
Datum 16.00m
Elevation 1



Elevation continues

Elevation continues

Datum 16.00m
Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
32 Teynton Terrace N17 7PZ

Title:
Existing Elevations

Scale: 1/50 Date: April 2025

Drawn: MLS Checked: CB

Drg.no: 24-174-300-32TT-EX

Rev:



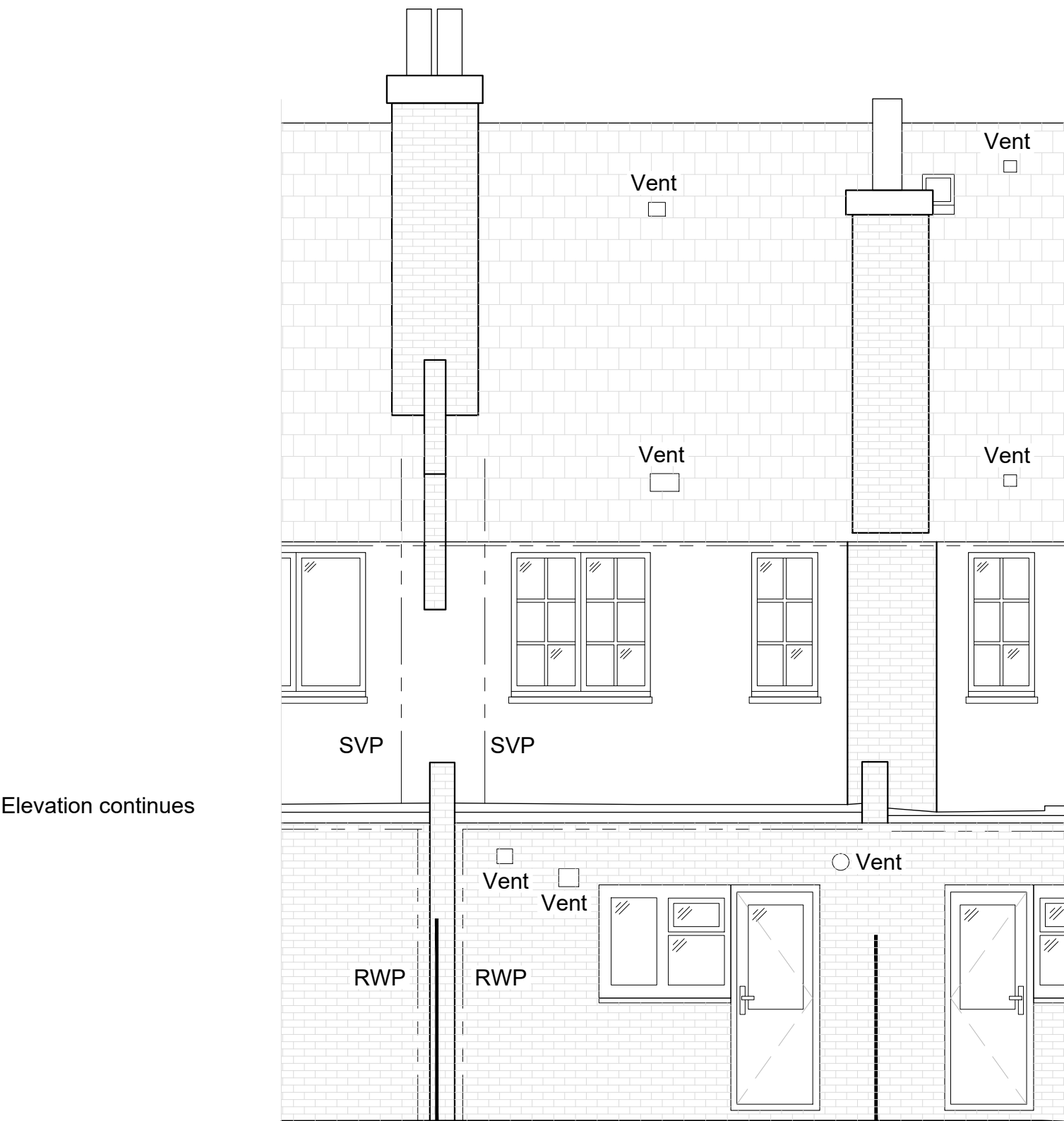
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Elevation continues

Elevation continues

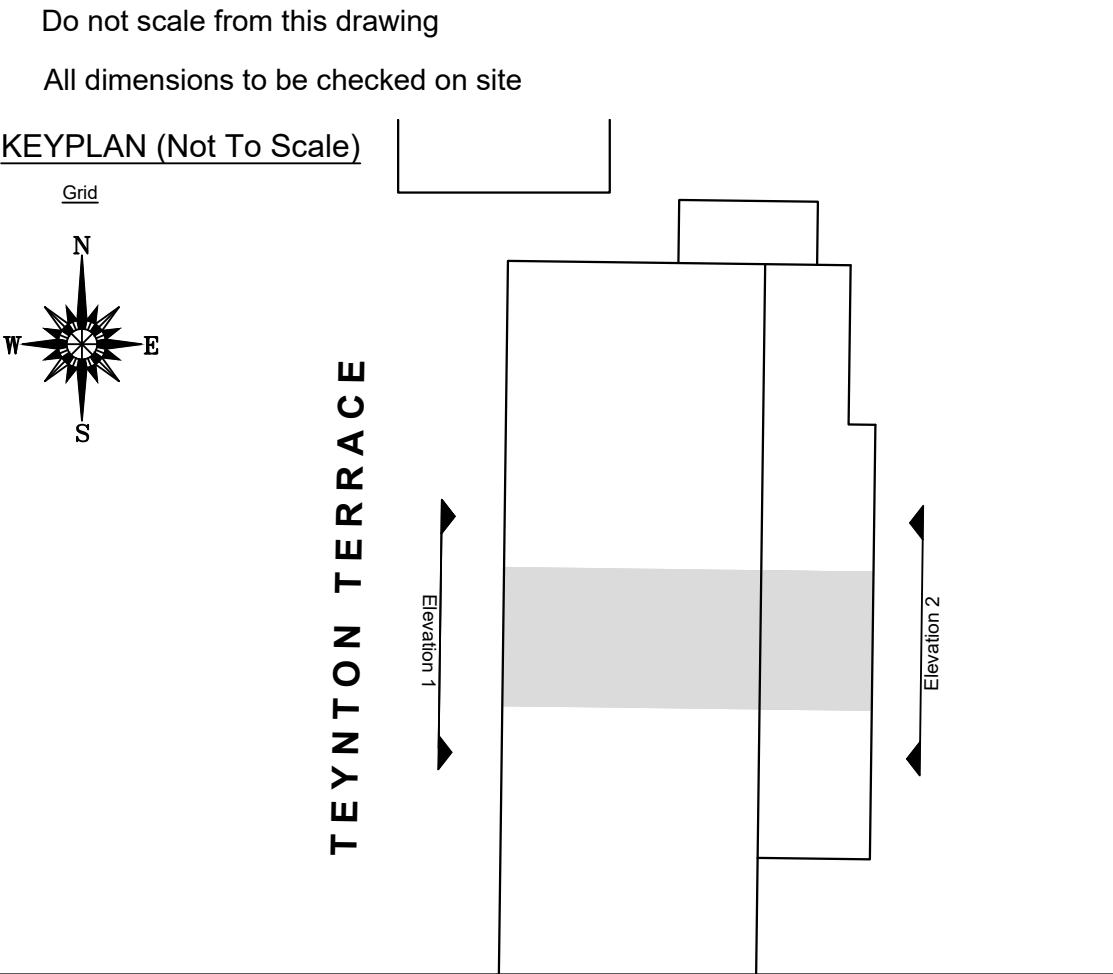
Datum 16.00m
Elevation 1



Elevation continues

Elevation continues

Datum 16.00m
Elevation 2



Notes:
Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
32 Teynton Terrace N17 7PZ

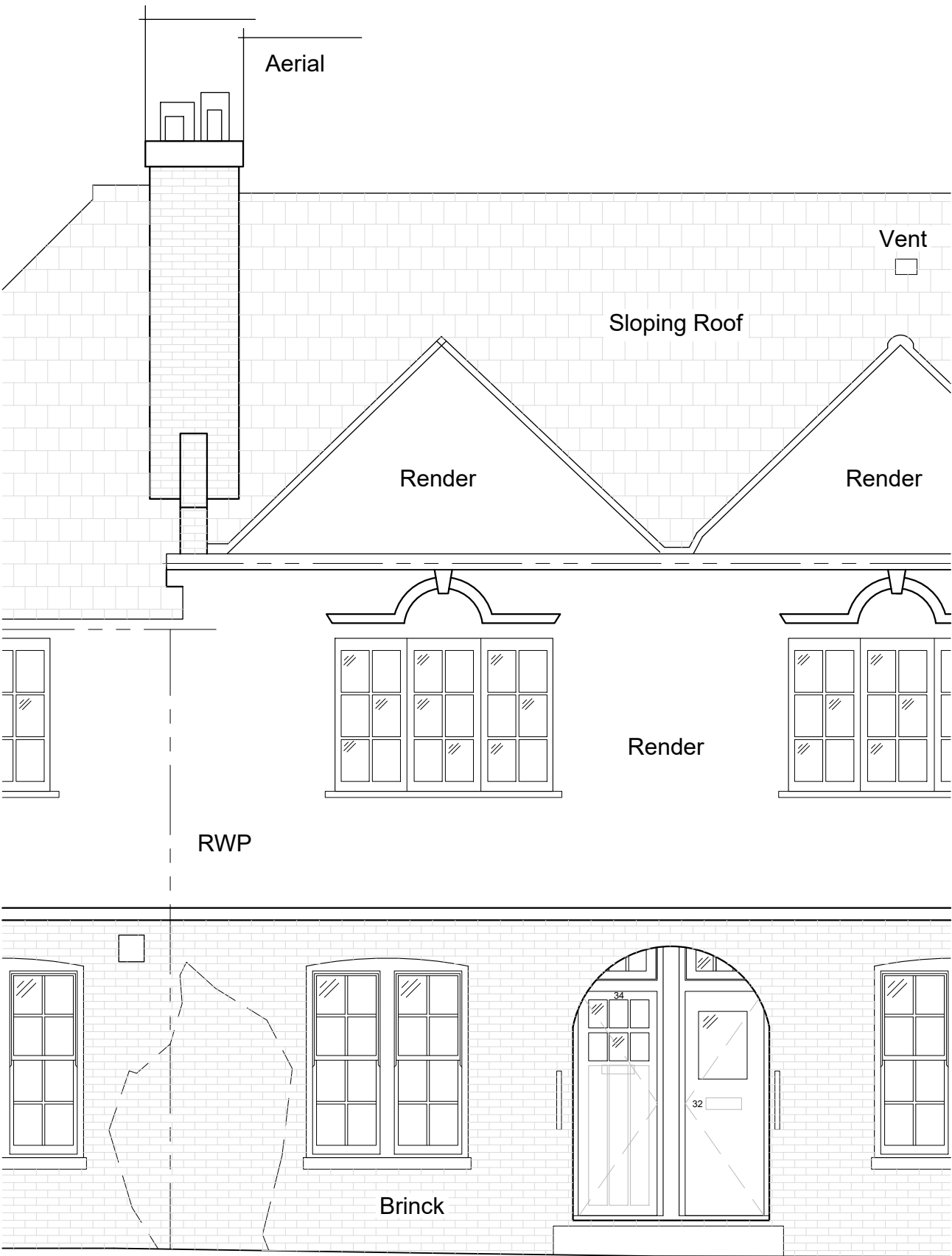
Title:
Proposed Elevations

Scale: 1/50 Date: April 2025
Drawn: MLS Checked: CB

Drg.no: 24-174-300-32TT-PR Rev:

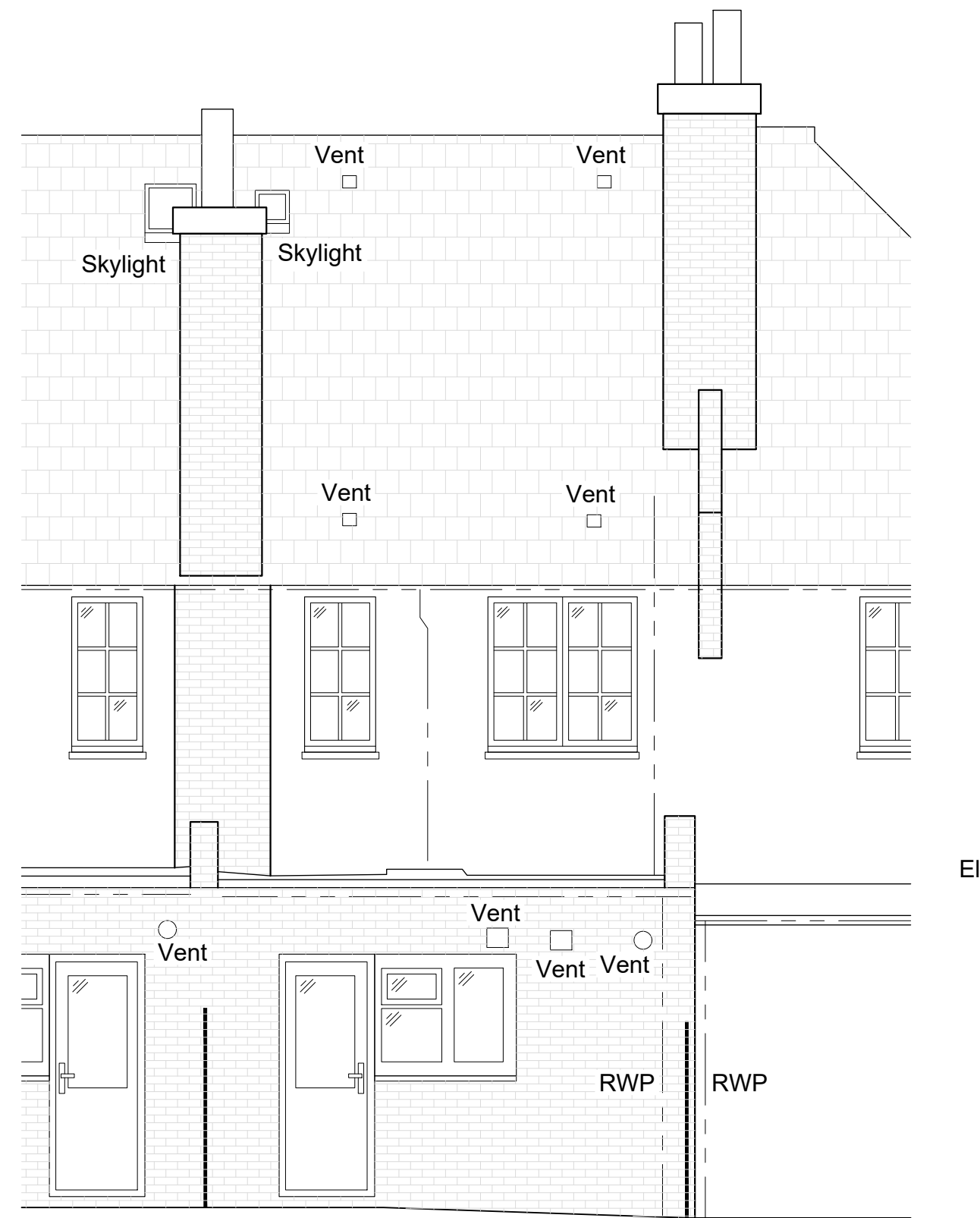


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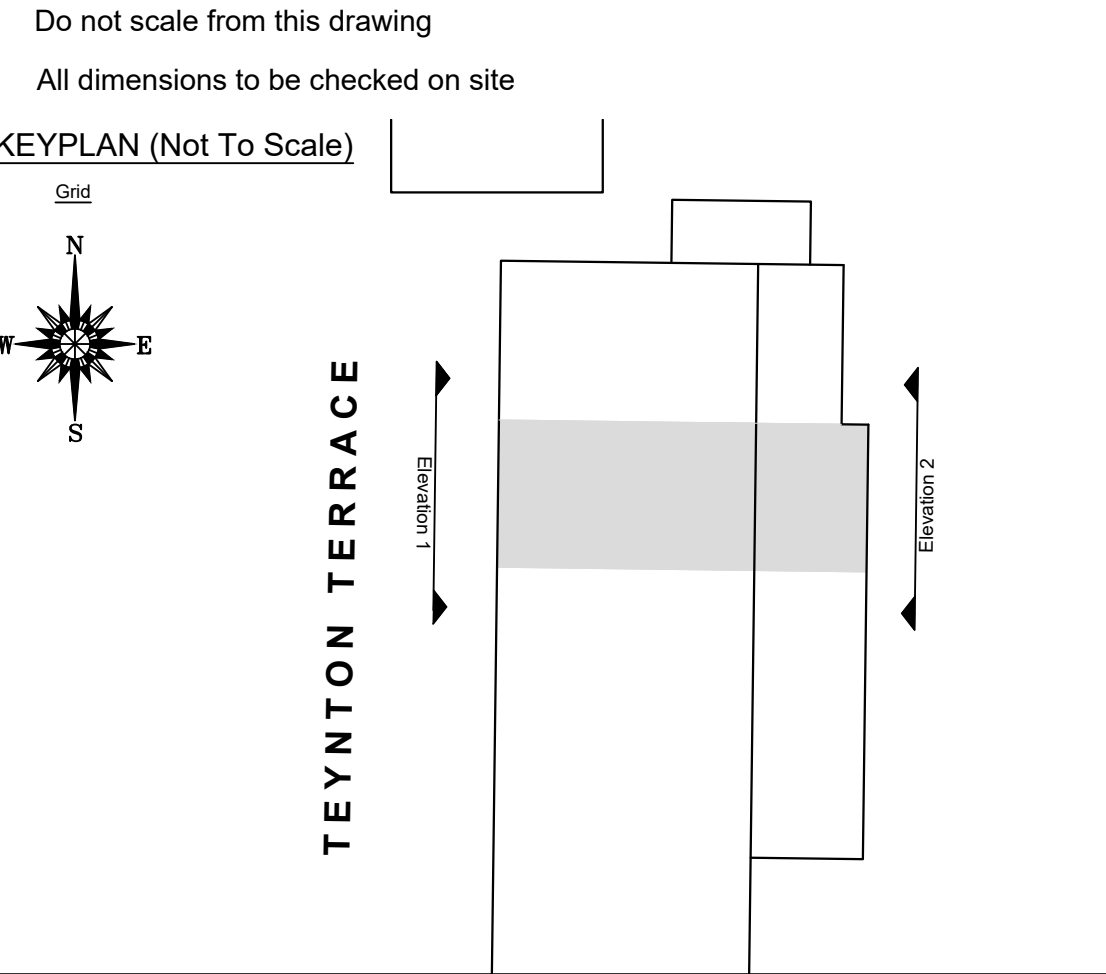
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Amendments:

Drawing type:

Client:
London Borough of Haringey

Project:
Tower Hamlets Estate
34 Teynton Terrace N17 7PZ

Title:
Existing Elevations

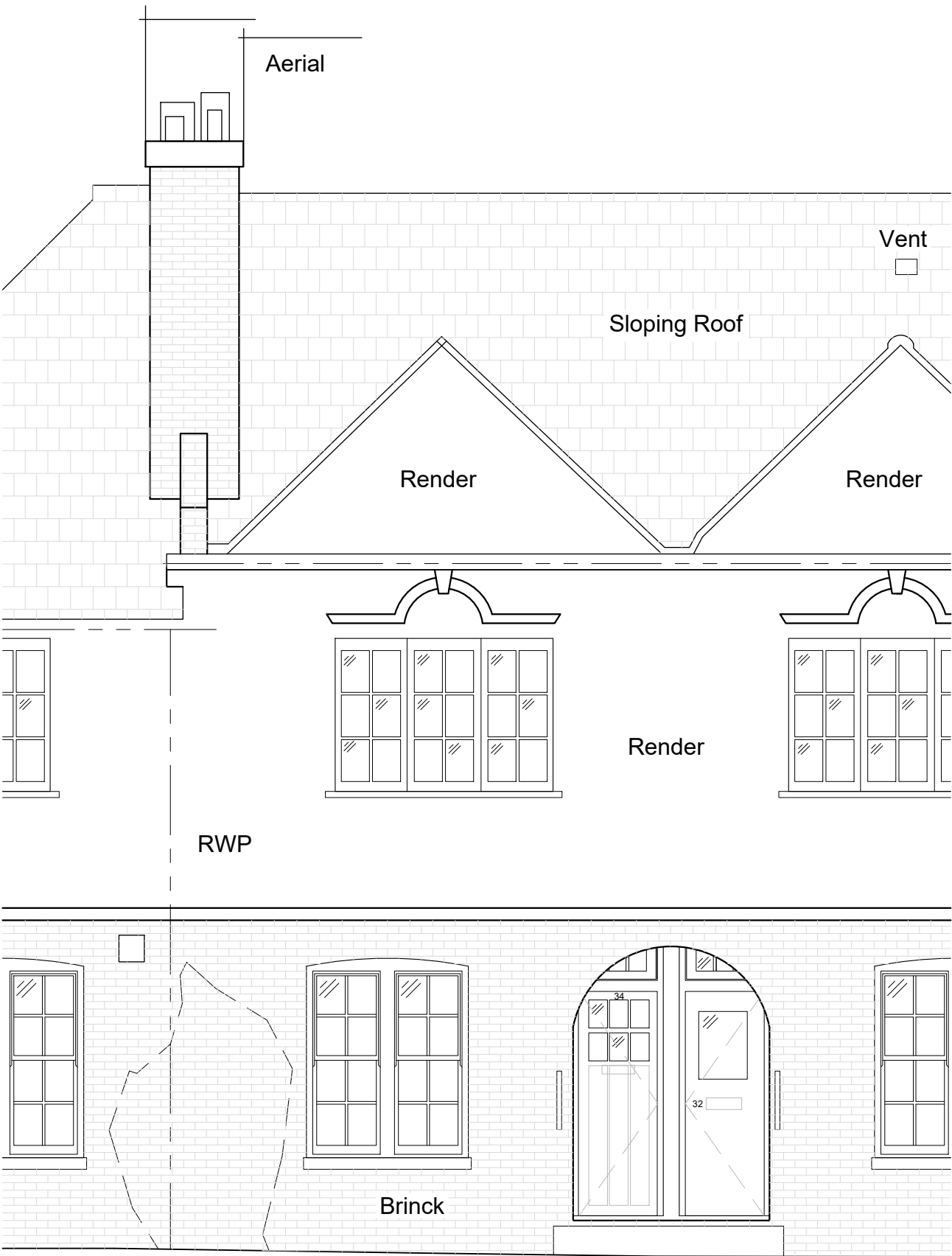
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Drawn: MLS Checked: CB

Drg.no: 24-174-300-34TT-EX Rev:

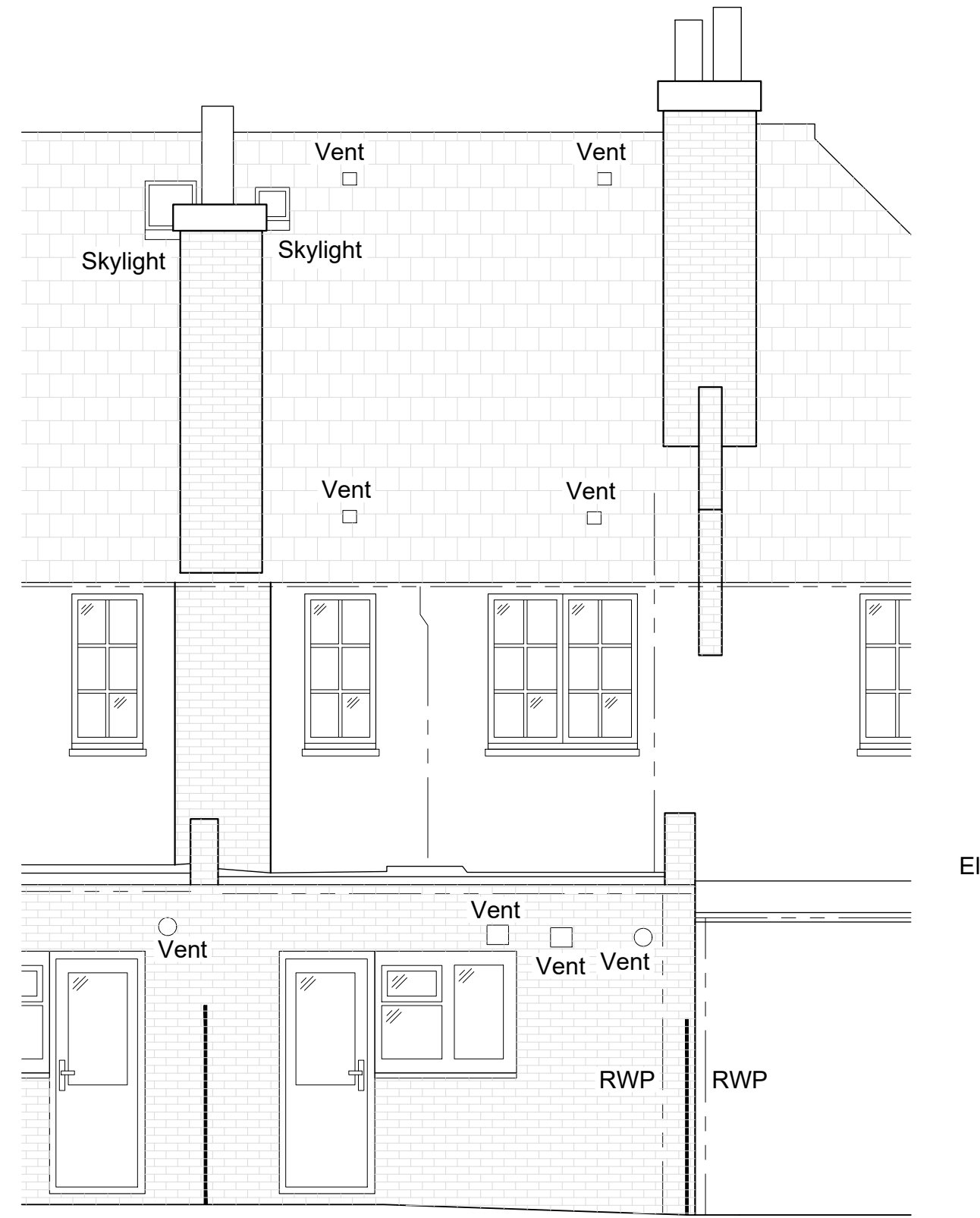


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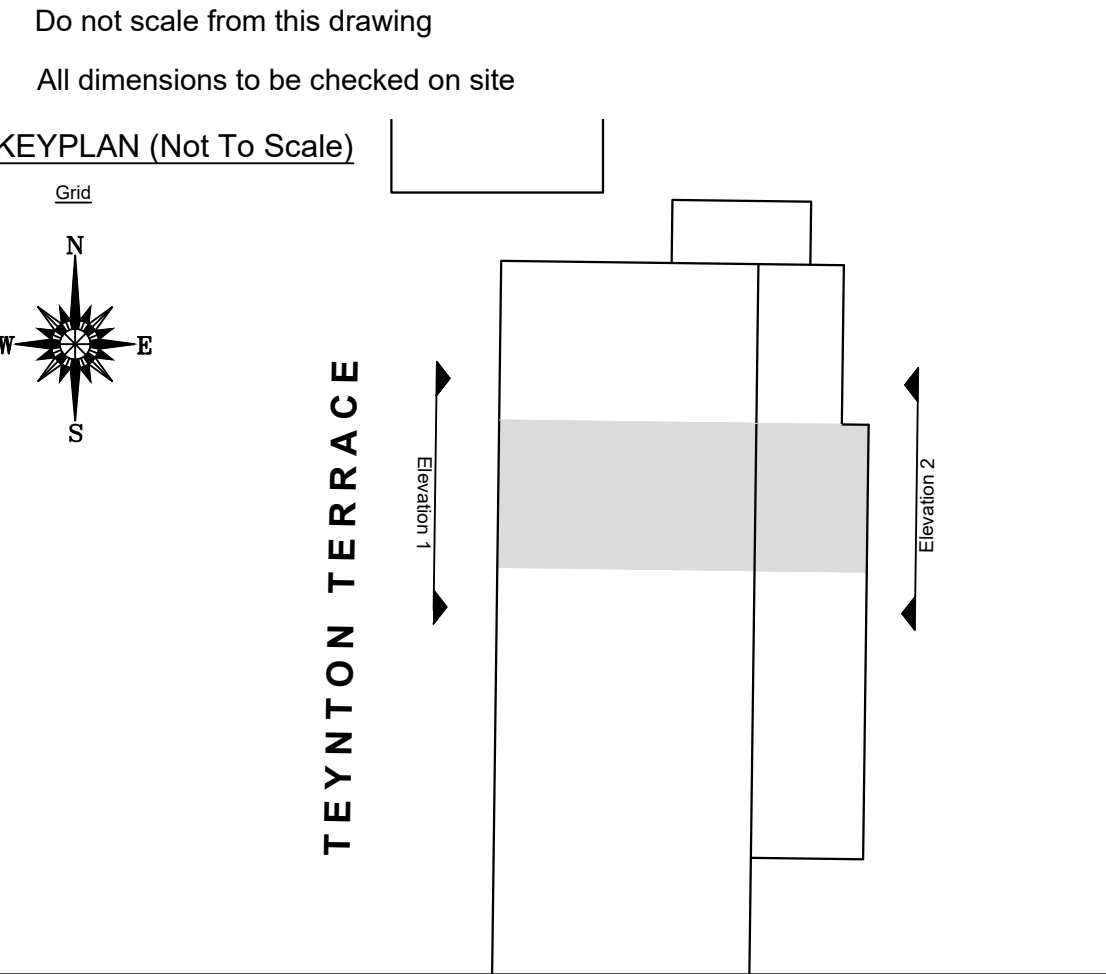
Datum 16.00m

Elevation 1



Datum 16.00m

Elevation 2



Notes:

Replace all double glazed and single glazed PVC-u and timber sash and casement windows with new double-glazed timber to match existing (original) design, to front and rear elevations. Windows to match opening styles and fenestrations.

Drawing type:

Client:

London Borough of Haringey

Project:

Tower Hamlets Estate
34 Teynton Terrace N17 7PZ

Title:

Proposed Elevations

Scale: 1/50 Date: April 2025

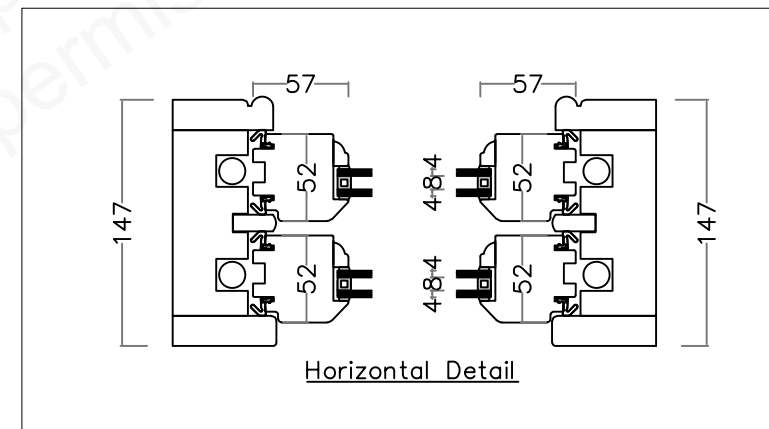
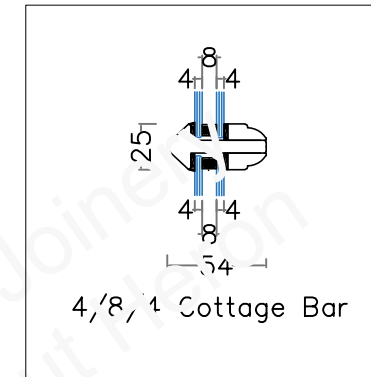
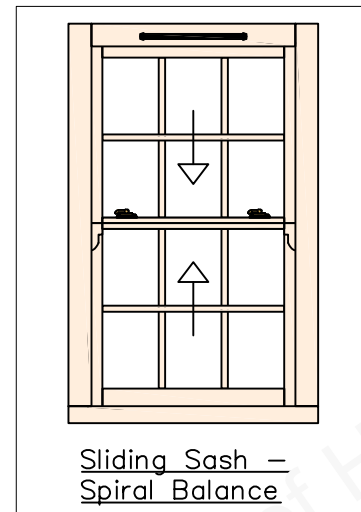
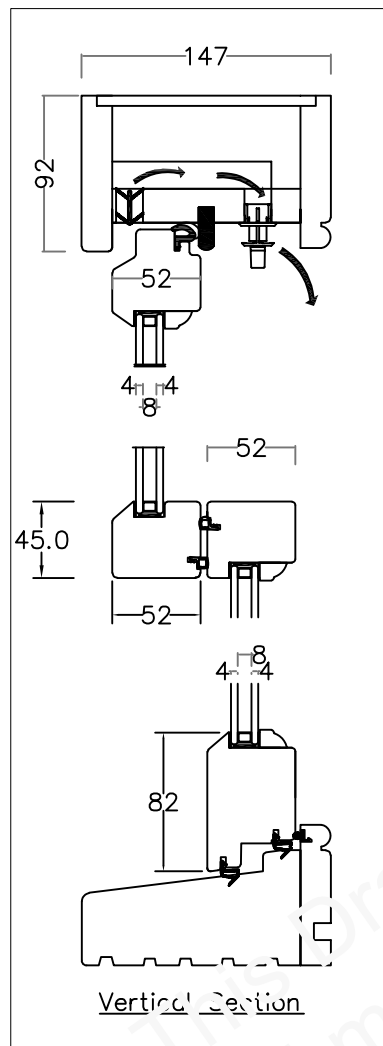
Drawn: MLS Checked: CB

Drg.no: 24-174-300-34TT-PR Rev:



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LB Haringey - Tower Gardens Estate

Designed by
HM

Checked by MD

Approved by - date	29/06/2026
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Date	29/06/26
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Scale
1:5

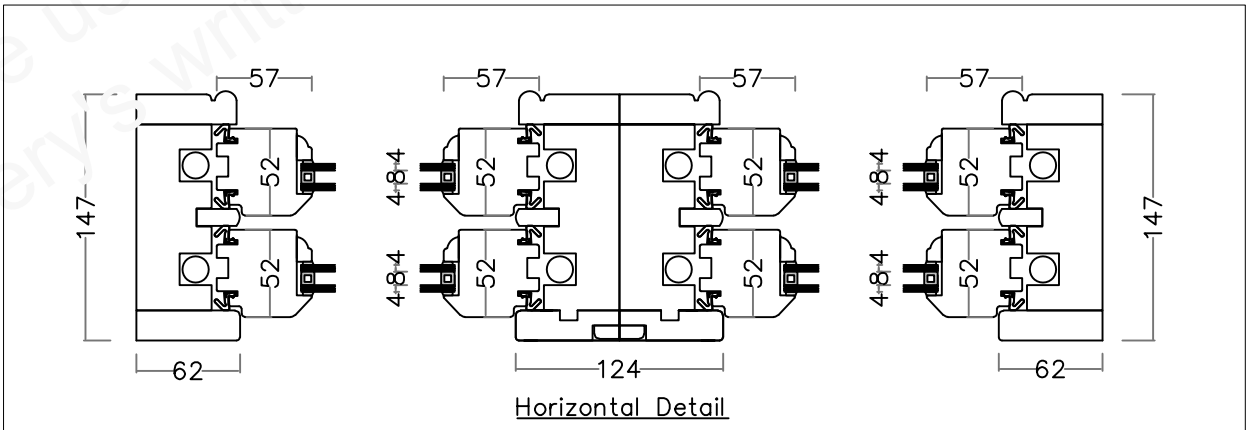
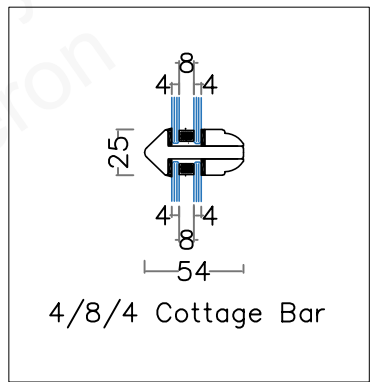
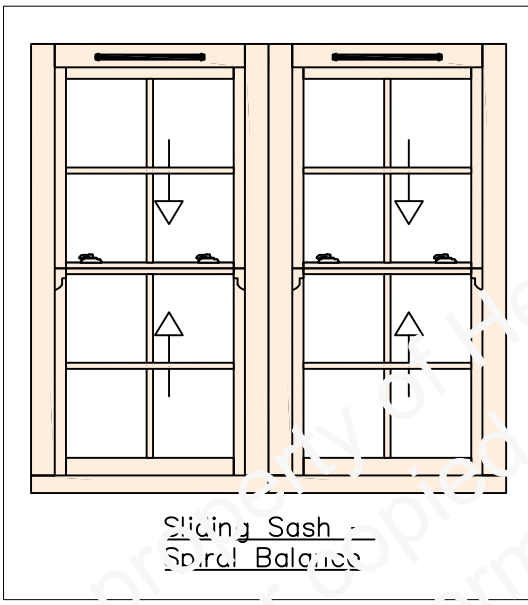
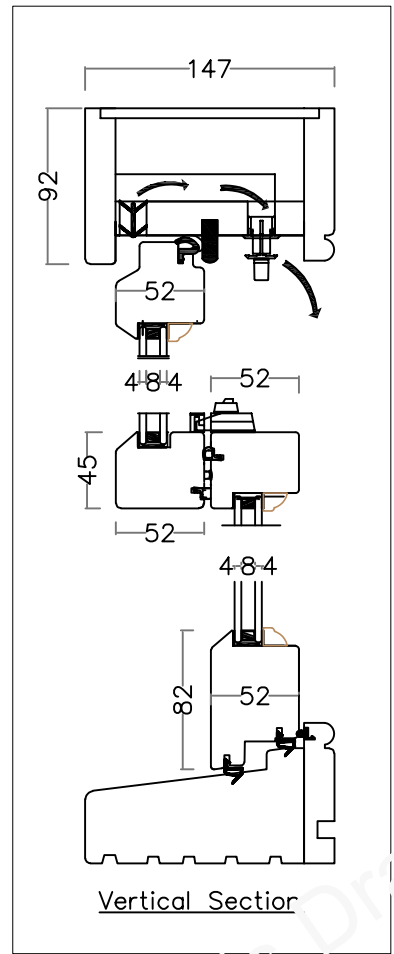
HERONS JOINERY

Heritage Spiral Balance

Windows

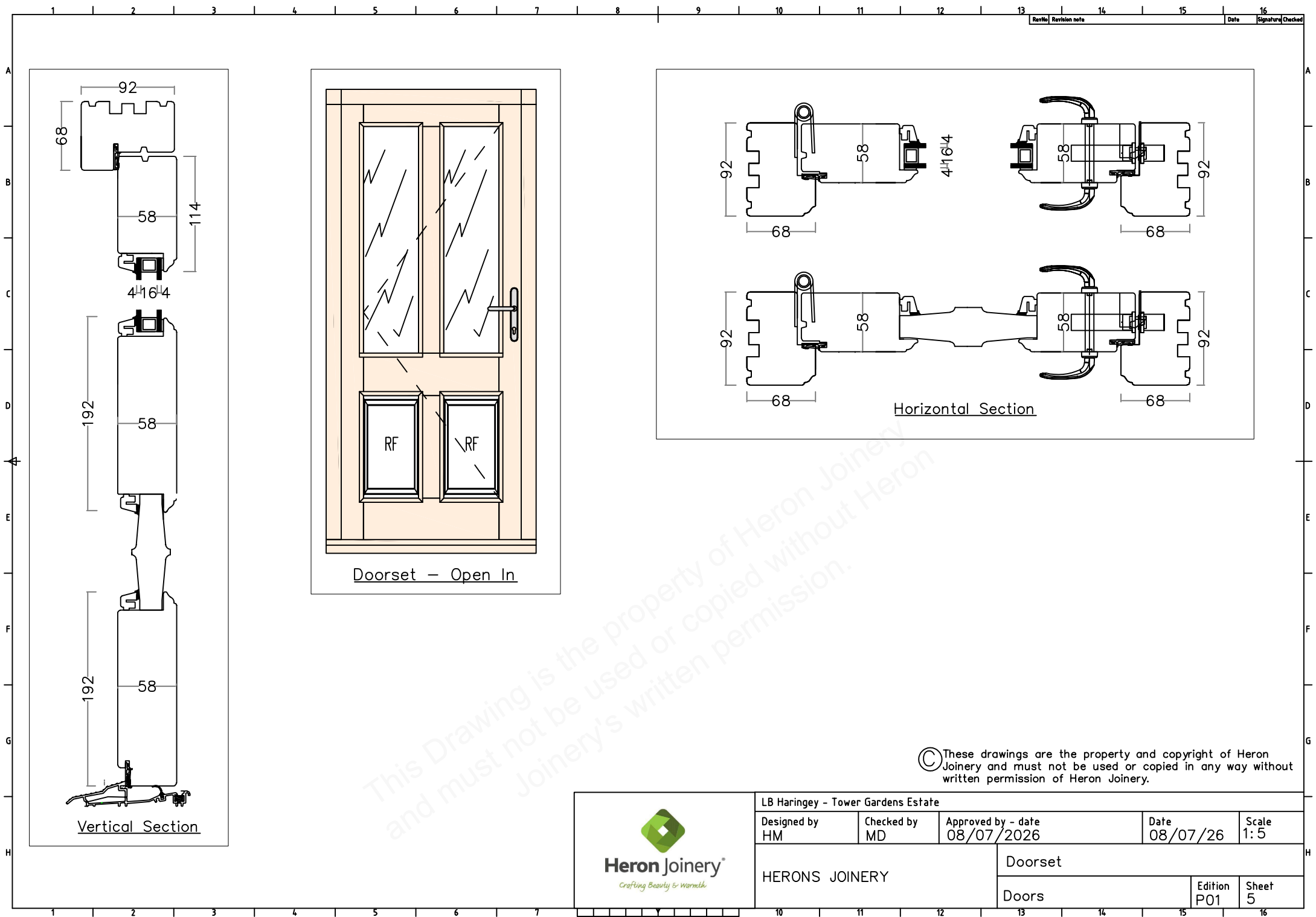
Edition
P01

Sheet
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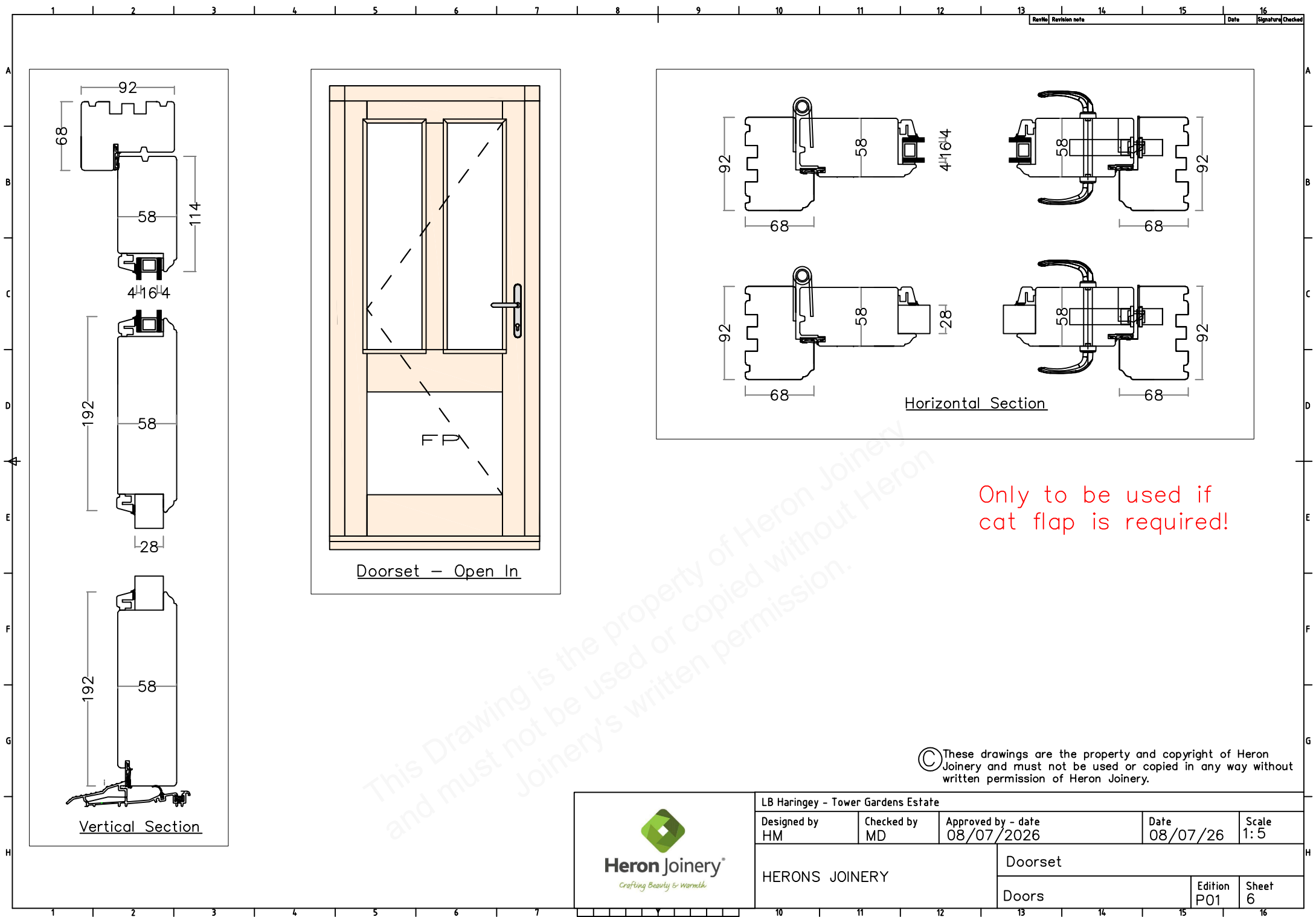
 Heron Joinery <i>Crafting Beauty & Warmth</i>	LB Haringey - Tower Gardens Estate				
	Designed by HM	Checked by MD	Approved by - date 29/06/2026	Date 29/06/26	Scale 1:5
	HERONS JOINERY		Heritage Spiral Balance		
			Windows	Edition P01	Sheet 2



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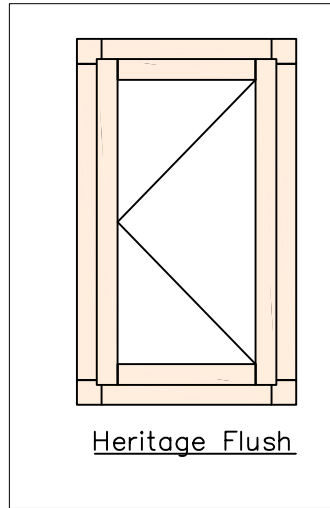
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HERONS JOINERY			Doorset	
			Doors	Edition P01 Sheet 5



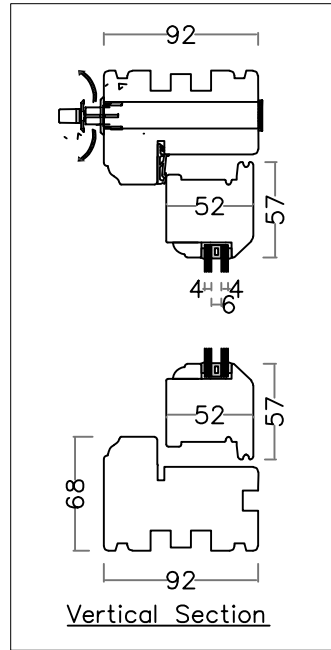
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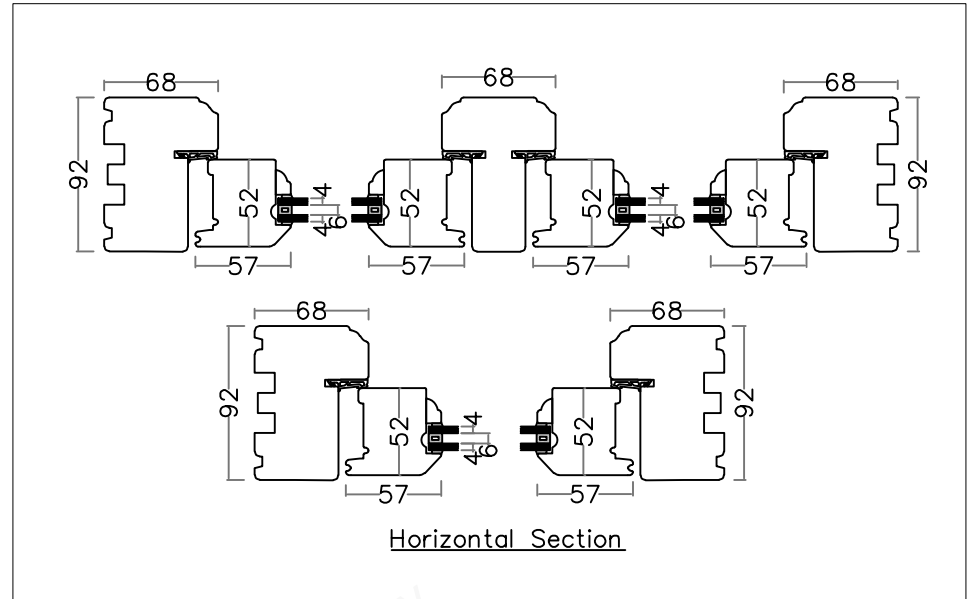
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	Designed by HM	Checked by MD	Approved by – date 08/07/2026	Date 08/07/26	Scale 1:5
	HERONS JOINERY		Doorset		
			Doors		Edition P01



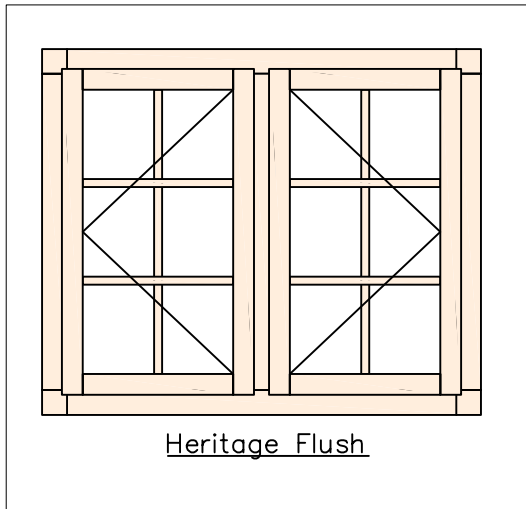
Heritage Flush



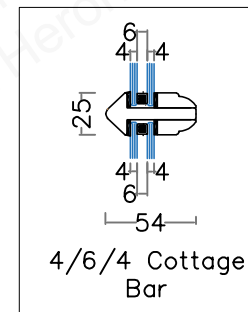
Vertical Section



Horizontal Section



Heritage Flush



4/6/4 Cottage Bar

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08/07/2026

Date
08/07/26

Scale
1:5

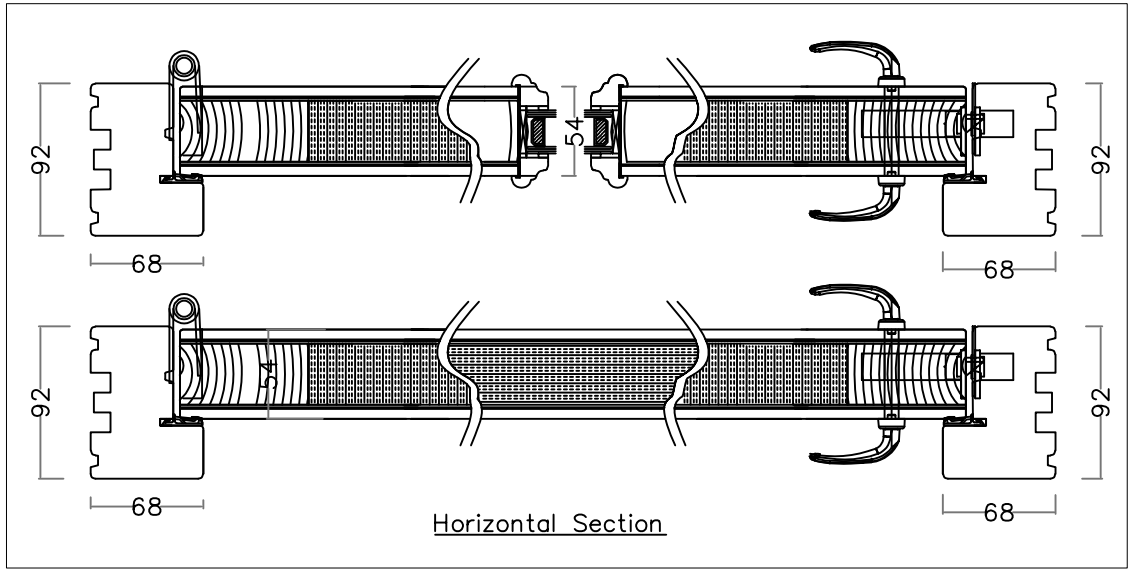
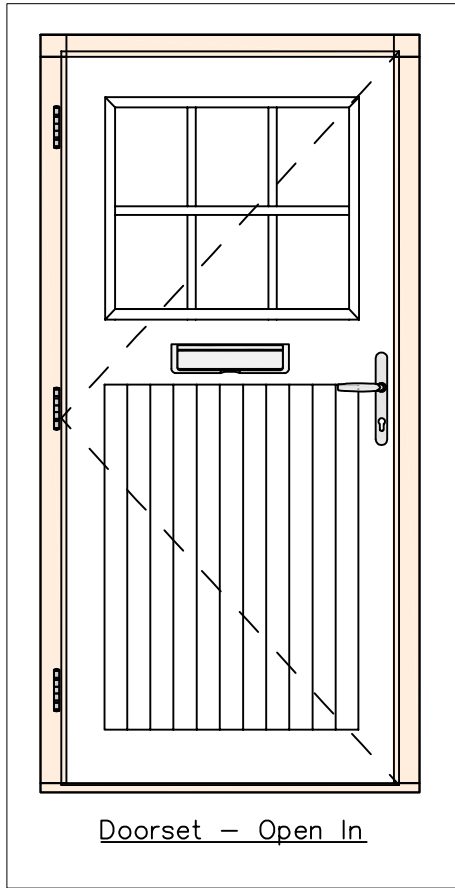
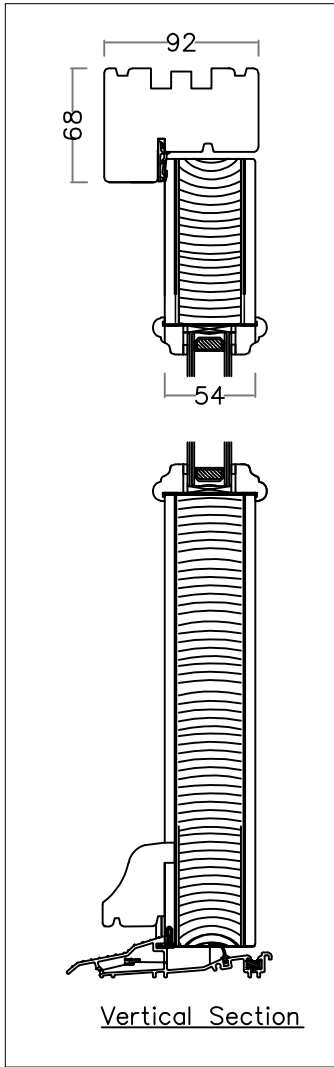
HERONS JOINERY

Heritage Flush Casement

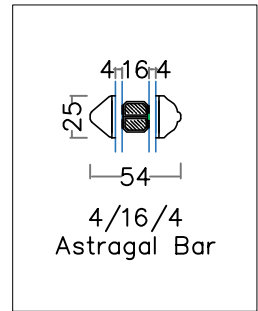
Windows

Edition
P01

Sheet
7



Colour to be:
Blue RAL 5002
Grey RAL 7015



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LB Haringey - Tower Gardens Estate				
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HERONS JOINERY		54mm Door Blank		
		Doors	Edition P01	Sheet 8

Requirement F – Covering Statement

Covering Statement

This application seeks approval of details pursuant to Condition 4 of Planning Permission HGY/2025/1938. The submission addresses the Conservation Officer's comments and includes a programme of works, roof condition surveys, existing and proposed roof plans, material samples, and detailed window and door drawings for Teynton Terrace.

Roofing

The properties listed in this application 1, 15, 16, 18, 23, 25, 26, 31, 32, 34 Teynton Terrace N17. The proposed roofing works will involve repairing/replacing defective/broken roof tiles, refitting slipped roof tiles, all to match the existing roof tiles currently on the roofs. Within the Tower Garden Estate there is a mixture of concrete roof tiles, plane roof tiles and slate. The proposed properties in this application are covered with various roof tiles, however, where a roof has been repaired, the repair appears to be artificial tiles in some areas. The existing roof tiles are brittle and when removed it would be difficult to remove and replace without breaking the roof tile.

Replacing the roof using new slate/plain roof tiles to match the existing will include a full roof upgrade to the current Building Regulation, improve thermal performance, reduce long term maintenance and provide our client with a full guarantee for not less than 10 years.

The repairs/replacement to the roofs will not have any impact nor change the existing visual outlook/character of the conservation area.

Doors and Windows

The doors and windows within Teynton Terrace N17 vary in design, style and materials. The proposed windows and door replacement is to remove all existing timber and PVC-u windows and doors and replace with new timber double glazed windows and doors reinstating the original style/design and improving the thermal performance of the buildings. All London Borough of Haringey properties within this application will have the same design/style throughout Teynton Terrace N17.