

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

72, 74, & 78 CECILE PARK,

HORNSEY,

LONDON, N8 9AX

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1.0 Introduction

Potter Raper are working alongside Hornsey Housing Trust to facilitate replacement of building elements on properties.

This design and access statement will support the planning application for the development of the premises 72, 74, and 78 Cecile Park, Hornsey, London N8 9AX.

2.0 Existing Premises

The existing premises of 72, 74, and 78 Cecile Park are two storey properties, with loft conversions inclusive of dormer windows, traditionally built with buff brickwork and red brickwork bay windows. This includes sections of render above windows and the front entrance door. There is an extended section of the building to the rear of the properties, with a large rear garden area which is shared. There are a number of self-contained flats within the three properties.

2.1 Planning Restrictions

These properties are located within the Crouch End conservation area in Haringey. This means that any works done to this property need to be aligned with the conservation of certain characteristics that are important to upholding the historical and architectural standards of the area. These properties are not listed buildings.

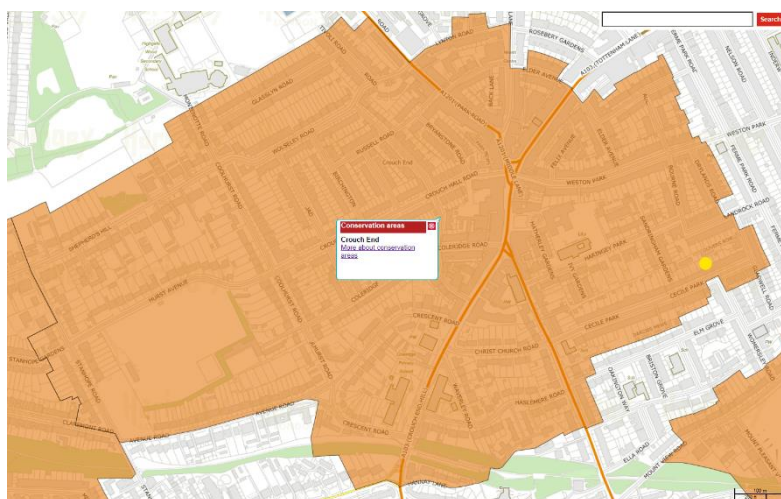


Figure 1: Crouch End Conservation Area (Source: haringey.gov.uk)

These properties are located within Flood Zone 1. This means that there is a low risk of flooding from rivers or the sea, in addition to any surface water flooding.

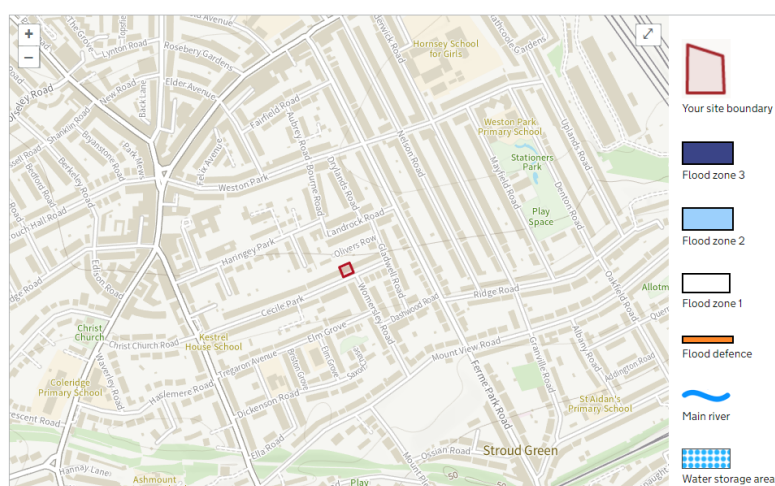


Figure 2:
Flood Risk
Map
(Source:
gov.uk)

2.2 Building Control Requirements

All works included within this planning application will be covered by FENSA, the approved competent person scheme that permits self-certification by the window installer. The proposed works will be carried out in line with all building regulations, with a suitable window that meets all thermal, security and ventilation requirements. The new window will be also being compliant with Secure by Design requirements.

3.0 Design Proposals

3.1 Existing Windows

The existing windows that are installed on the property are a mixture of timber sash and casement units. These window units are all single glazed. There are also rooflight windows on the roofs of the properties on both the front and rear facing sections.



Figure 4: 72 Cecile Park Front Elevation



Figure 5: 76 & 78 Cecile Park Front Elevation



Figure 6: 78 Cecile Park Rear Elevation Windows



Figure 7: 72 and 74 Cecile Park Rear Elevation Windows

These windows are now in a poor condition and appear to be aged and worn. This is causing problems with air ingress into the three properties and multiple flats, as well as the windows themselves deteriorating in condition.

3.2 Proposed Windows

The proposed windows to be installed at the rear are double glazed aluminium framed window units on the rear elevation and extensions. The proposed windows to be installed at the front of the property are double glazed timber framed windows. These will be a mix of sash and casement windows which will match the existing windows fenestration as closely as possible. This means where a sash window is currently installed, a sash window will replace and where a casement window is installed, a casement window will replace.

3.3 Existing Doors

The existing doors on the front elevation of the property are all single leaf timber door units with partial glazing installed on some of these. The door units on the rear and extension side elevations are mostly single leaf timber units with some having glazing on, and one door being a uPVC half glazed unit. The single leaf timber doors are not fit for purpose and are now causing problems with air ingress into the flat units on the ground floor as well as the communal areas. There are various signs of wear and damage on some units, and further deterioration could cause further issues with security.



Figure 8: No.78 Front door unit



Figure 9: No.78 Rear door unit (Flat)



Figure 10: No.72 and 74 Rear doors

3.4 Proposed Doors

The proposed door units to the front elevations of the property are new timber doors which will match as closely as possible to the existing fenestration. This means they will be partially glazed timber units. For the rear elevation of the building, there will be new aluminium door units installed which will match the existing fenestration as closely as possible.

3.5 Car Parking/Transport

There are car parking spaces on either side of the road along Cecile Park, but these spaces require a residents permit to park here.



Figure 8: Cecile Park (Source: Google Maps)

Other transport links are accessible nearby to these addresses. There are two train stations nearby at Hornsey and Harringay with access to the Great Northern Line. There are also two London Overground stations close by which are Harringay Green Lanes and Crouch Hill. In addition to this there are various bus routes that run through and nearby the area.

3.6 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.

4.0 Summary

This application includes works which will drastically improve the quality of life for the residents within the housing block, whilst simultaneously retaining all the existing features of the building.