

PLANNING AND DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

1 TO 71 TURNERS COURT

168 CORNWALL ROAD

HARINGEY LONDON

N15 5AH

REVISION: P1

DECEMBER 2023

Quality Control

Document Preparation

VERSION NO./TITLE	PREPARED BY	CHECKED BY	DATE OF PREPARATION
Address	Surveyor	Surveyor	Date
Turners Court P1	AJ	-	20/12/2023

Contents

1.0 Introduction.....	4
2.0 Existing Premises.....	4
2.1 Planning Restrictions.....	5
2.2 Building Control Requirements	5
3.0 Design Proposals	5
3.1 Existing Doors	5
3.2 Proposed Doors	6
4.0 Car Parking/Transport	6
5.0 Refuse Disposal.....	6
6.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	6
6.1 Information on space provisions for fire appliances and assembly points (criteria 1).	6
6.2 Information on passive and active safety measures (criteria 2)	7
6.3 Information and data on construction products and materials (criteria 3)	7
6.4 Information on means of escape and evacuation strategy (criteria 4).....	7
6.5 Information on access and equipment for firefighting (criteria 6).	7
7.0 Summary	7
Appendix A – 1-23 Turners Court Photo Schedule	8
Appendix B – 24-40 Turners Court Photo Schedule	9
Appendix C – 43-52 Turners Court Photo Schedule	10
Appendix D – 53-64 Turners Court Photo Schedule	11
Appendix E – 65-71 Turners Court Photo Schedule	12

1.0 Introduction

Potter Raper are working alongside Wates to facilitate replacement of building elements on properties, on behalf of Clarion Housing, by virtue of discharging statutory requirements such as planning permission.

This design and access statement will support the planning application for the development of the following premises:

- 1 to 23 Turners Court 168 Cornwall Road Haringey London N15 5AH
- 24-40 Turners Court 254 St. Anns Road Haringey London N15 5AQ
- 41-42 Turners Court 1A Ascot Road Haringey London N15 5RA
- 43-52 Turners Court 252 St. Anns Road Haringey London N15 5BP
- 53-64 Turners Court 250 St. Ann's Road Haringey London N15 5BW
- 65-71 Turners Court 1A North Grove Haringey London N15 5AY

2.0 Existing Premises

The subject property is a purpose built block of flats containing 71 Nr flats, brick built with flat roof and Aluminium windows. The Front doors are already metal and form the main means of escape. There are 5 block entrance doors as follows:

- (1) - 1 to 23 Turners Court 168 Cornwall Road Haringey London N15 5AH
- (2) - 24-40 Turners Court 254 St. Anns Road Haringey London N15 5AQ
- (3) - 43-52 Turners Court 252 St. Anns Road Haringey London N15 5BP
- (4) - 53-64 Turners Court 250 St. Ann's Road Haringey London N15 5BW
- (5) - 65-71 Turners Court 1A North Grove Haringey London N15 5AY

The location of these doors is shown on the below google earth view and are located on the following elevations:

West-Facing:

- (1) - 1 to 23 Turners Court 168 Cornwall Road Haringey London N15 5AH

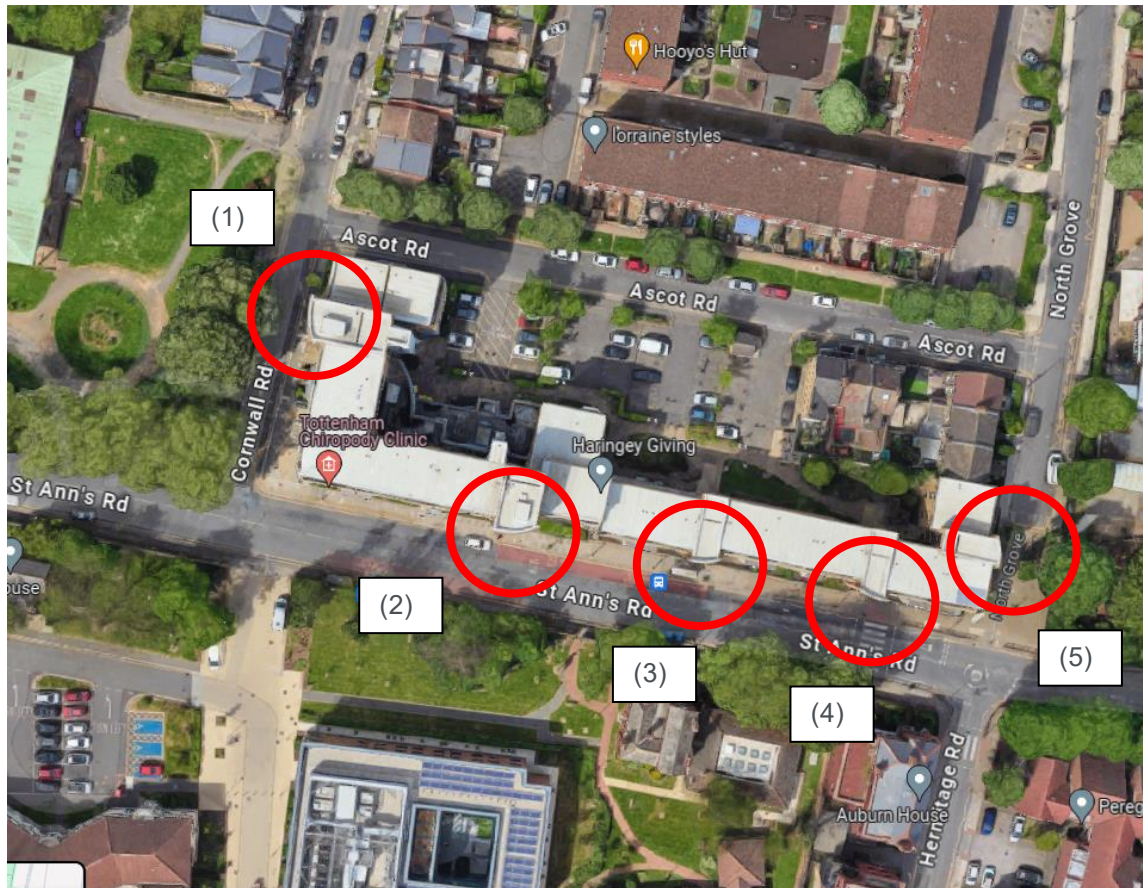
South-Facing:

- (2) - 24-40 Turners Court 254 St. Anns Road Haringey London N15 5AQ
- (3) - 43-52 Turners Court 252 St. Anns Road Haringey London N15 5BP
- (4) - 53-64 Turners Court 250 St. Ann's Road Haringey London N15 5BW

East Facing:

- (5) - 65-71 Turners Court 1A North Grove Haringey London N15 5AY

Flats 41 and 42 have their own external flat entrance doors on the North-Facing elevation, accessible directly from the estate's car park. These are not due to be replaced as part of this proposal.



2.1 Planning Restrictions

The building not located within a conservation area, is not a listed building, and is not in a high flood risk area.

2.2 Building Control Requirements

All works included within this planning application will be covered by FENSA.

3.0 Design Proposals

3.1 Existing Doors

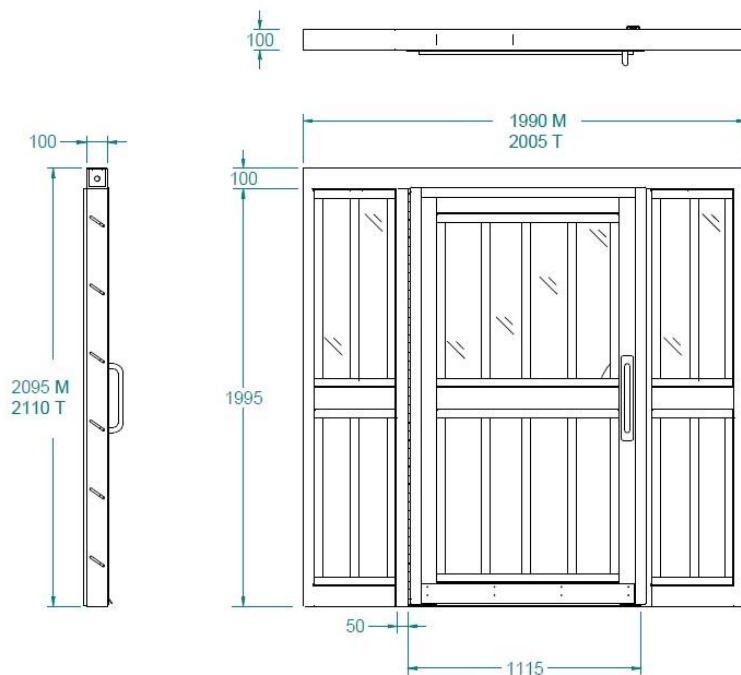
The existing main entrance doors are metal, and are in poor condition susceptible to anti-social behaviour.



Example Communal Front Entrance Door

3.2 Proposed Doors

The client intends to replace the five identified block entrance doors with new steel door portcullis style doors to improve the security for the block. The proposal to install a portcullis style will match 2 of the the existing doors, however the proposed doors will have a glazed lower section to reduce the risk of collisions. The proposed colour of the doors is Grey to match the existing. The below is a representation of the manufacturer's details, but in reality will match the existing in fenestration as shown on the proposed Door Schedule.



Proposed Communal Front Entrance Door Style

4.0 Car Parking/Transport

There is private parking outside the block as well as parking around the estate, which is controlled. The nearest station to the site Seven Sisters underground which is an 14 minute walk.

Other transport methods such as buses, taxis as readily available in the area.

5.0 Refuse Disposal

All refuse which arises from the replacement doors will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

6.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

6.1 Information on space provisions for fire appliances and assembly points (criteria 1).

a)

The subject property is a purpose built block of flats (71 flats) built over a range of 3-6 storeys, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b)

The assembly point for an evacuation of this building would be directly outside on the street (public realm).

6.2 Information on passive and active safety measures (criteria 2)

The subject property is a purpose built block of flats (71 flats) built over a range of 3-6 storeys, which we are only proposing to replace the communal entrance door for. This passive and active fire safety measures will remain as existing, and are not relevant to the application.

6.3 Information and data on construction products and materials (criteria 3)

The subject property is a purpose built block of flats (71 flats) built over a range of 3-6 storeys, which we are only proposing to replace the communal entrance door for. We do not believe that our proposals are relevant.

6.4 Information on means of escape and evacuation strategy (criteria 4)

The subject property is a purpose built block of flats (71 flats) built over a range of 3-6 storeys, which we are only proposing to replace the communal entrance door for. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a release button internally to allow for evacuation in the event of a fire.

6.5 Information on access and equipment for firefighting (criteria 6).

The subject property is a purpose built block of flats (71 flats) built over a range of 3-6 storeys, which we are only proposing to replace the communal entrance door for. which we are only proposing to replace the communal entrance door for. This item is not relevant the application.

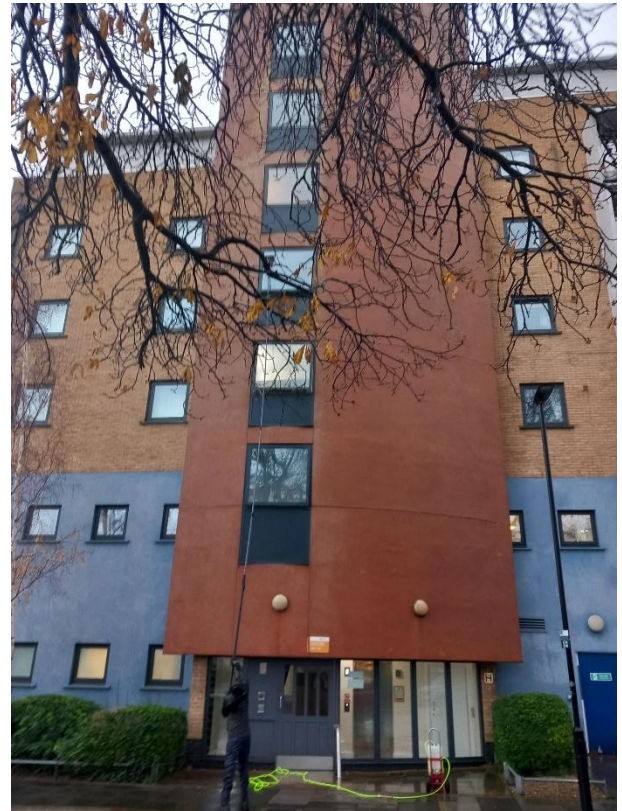
7.0 Summary

This application includes works which will improve the security of the building significantly, as well as the quality of life for the residents within the housing block. The proposals retain the existing features of the building from a planning perspective, whilst making the improvement.

Appendix A – 1-23 Turners Court Photo Schedule



Block Entrance Door



West (Block Entrance) Elevation



Door entry Panel (to be replaced)



Context view of block entrance door

Appendix B – 24-40 Turners Court Photo Schedule



Block Entrance Door



South (Block Entrance) Elevation



Door entry Panel (to be replaced)



Context view of block entrance door

Appendix C – 43-52 Turners Court Photo Schedule



Block Entrance Door



Door entry Panel (to be replaced)



South (Block Entrance) Elevation

Appendix D – 53-64 Turners Court Photo Schedule



Block Entrance Door



South (Block Entrance) Elevation



Door entry Panel (to be replaced)

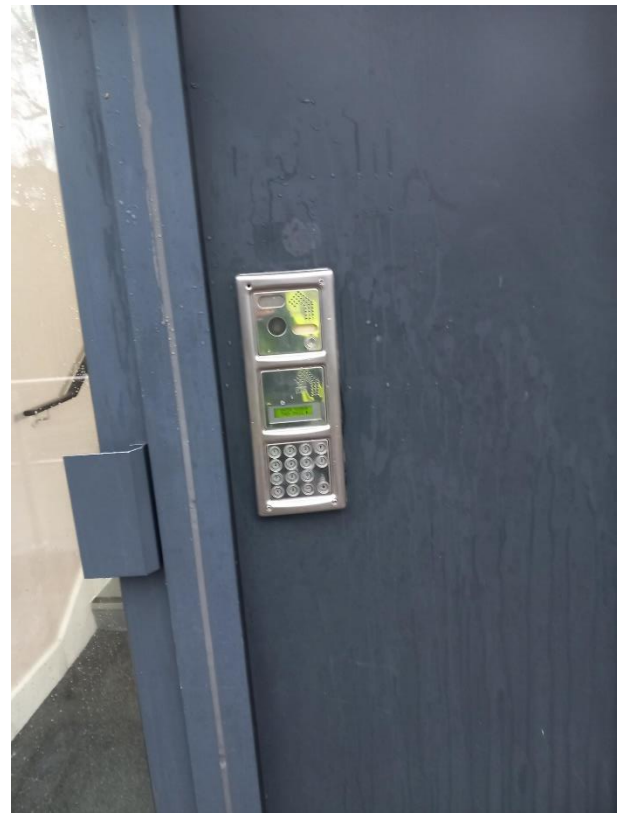


Context view of block entrance door

Appendix E – 65-71 Turners Court Photo Schedule



Block Entrance Door



Door entry Panel (to be replaced)



East (Block Entrance) Elevation