

PLANNING AND DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**CRAVEN PARK COURT
21 CRAVEN PARK ROAD
HARINGEY
LONDON
N15 6AA**

REVISION: P1

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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 premises Craven Park Court 21 Craven Park Road Haringey London N15 6AA.

2.0 Existing Premises

The subject property is a purpose built block of flats containing 6 Nr flats, brick built with a tiled, pitched roof and timber windows. The Front door is timber and forms the main means of escape as is located on the North-Facing Elevation.

2.1 Planning Restrictions

The building is not situated 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

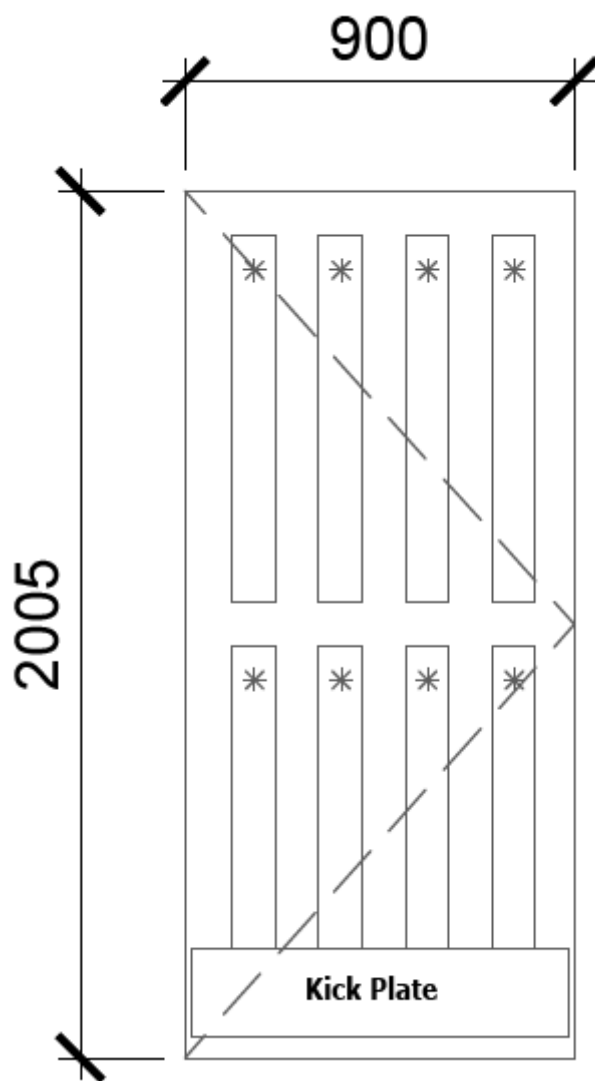
The existing main entrance door is timber, and is a security risk susceptible to anti-social behaviour. The Main entrance door is actually on the North elevation, facing the car park rather than facing Craven Park Road.



Communal Front Entrance Door

3.2 Proposed Doors

The client intends to replace the communal front entrance door with a new timber door in a portcullis style to improve the security for the block. The proposed door colour will be blue similar to the existing.



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 is Stamford Hill overground which is an 8 minute walk away.

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 (six flats) built over 3 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 (six flats) built over 3 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 (six flats) built over 3 storeys, which we are only proposing to replace the communal entrance door for. The property is three-storeys and the fire risk relating to products and materials choices is not relevant. Window frames and glass are included in the exemptions list under the materials and workmanship (regulation 7) paragraph (3) Item (j).

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

The subject property is a purpose built block of flats (six flats) built over 3 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 (six flats) built over 3 storeys, 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. The proposals retain the existing features of the building from a planning perspective, whilst making the improvement.

Appendix A - Photo Schedule



Block Entrance Door



North (Front) Elevation



Door entry Panel (to be replaced)



Context view of block entrance door