

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT.

FOR:

Proposed Replacement of External Windows, Rear Door and a Change of Use.

AT;

**60 Chesterfield Gardens
Tottenham,
London,
N4 1LP**

PREPARED FOR:

Sanctuary Group.

BY:



Creation | Innovation | Inspiration

Architects & Surveyors

T: 0208 532 4141 W: www.atpgroup.co.uk

Brook House, Coventry Road
Ilford, Essex,
IG1 4QR

T: 020-8532-4141

ATP Ref 24105 - 60

February 2024

Introduction

This statement is prepared by ATP Architects + Surveyors Ltd on behalf of Sanctuary Group who currently own and operates the Supported Housing at 60 Chesterfield Gardens. The property falls under the London Borough of Haringey.

This document is in support of a Full Plans, Planning Application submission for the change of use as detailed in the proposal section. Proposed works also include allowing for the replacement of all existing timber windows, rear door and fascia's to UPVC.

This statement should be read in conjunction with all drawings submitted as part of this application:

- 24105_SP02 Site and Location Plan
- 24105_10 Existing Plan and Elevations
- 24105_11 Proposed Plan and Elevations
- 24105_12 Window Schedule

This statement is brief and sets out the basic criteria required for the planning application. This report is an overview and aims to provide background information on the overall project proposals for the site and all buildings within the boundary.

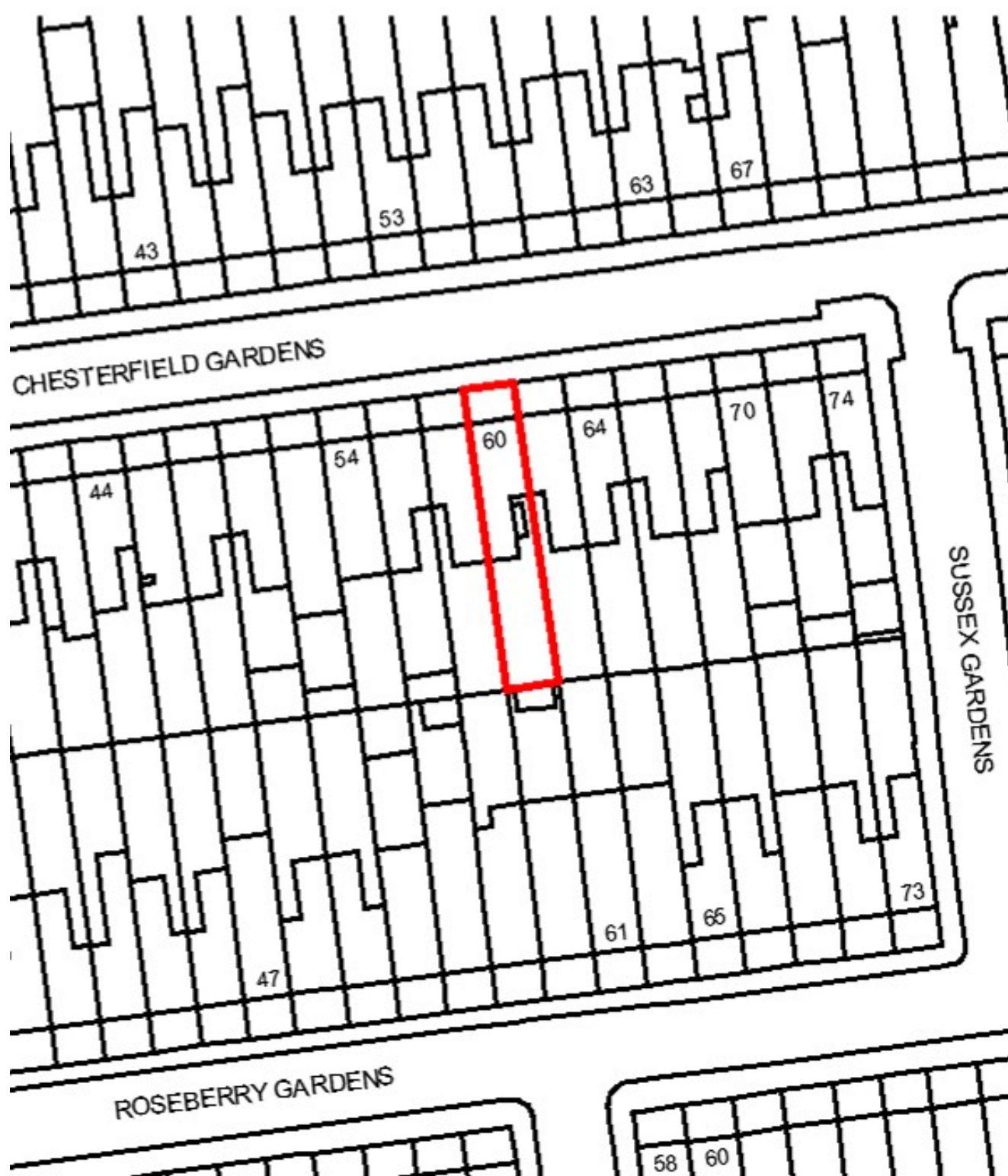
The Site

Satellite View (Not to Scale)



The Site

Location Plan (Not to scale)



Site plan (Not to Scale)



60 Chesterfield Gardens - Area of Proposed works is highlighted in red.

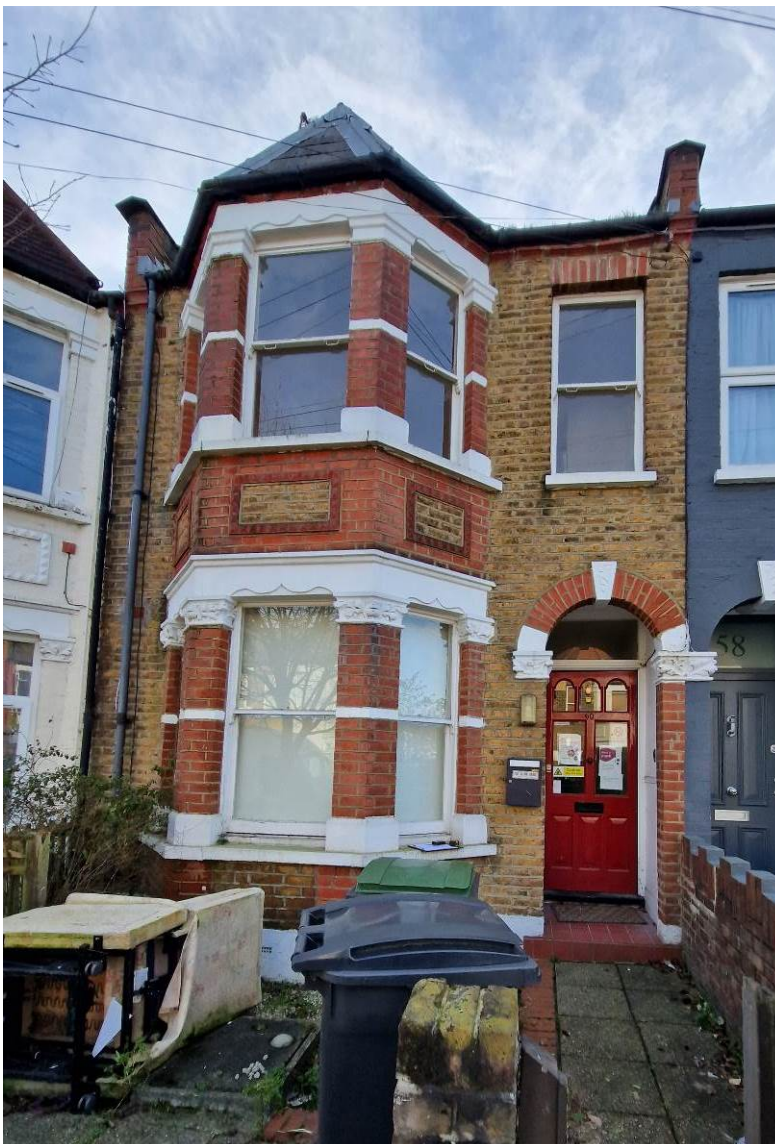
Site Description

The site is located within North London and is part of the St Ann's ward, which is part of the constituency of Tottenham. The area is a primarily residential postcode. The residential buildings surrounding the area are typically terraced. Residential buildings were typically constructed before 1900 and between 1900 - 1929. Domestic properties are mostly houses and flats. They are mostly a mix of privately rented and owner-occupied.

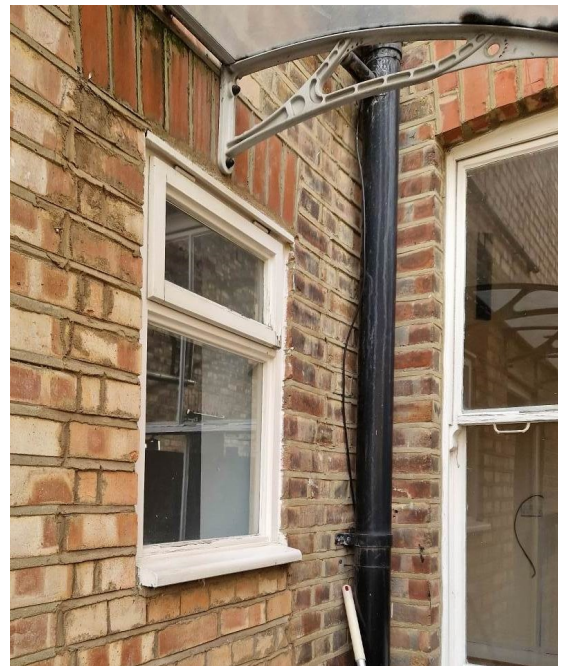
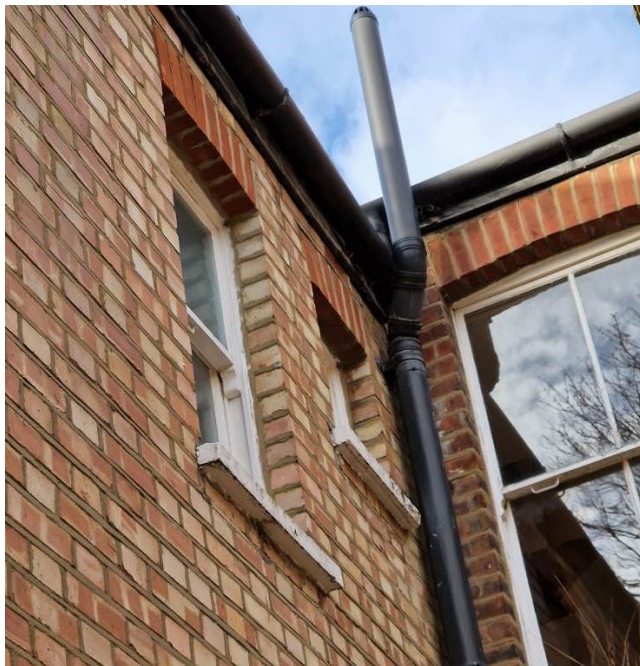
60 Chesterfield Gardens is a 4-bedroom terraced house. The property stands 2 storeys high. The front and rear façade consist of brickwork finishes. The majority of windows are timber sliding sash with 2no. windows to the rear being timber casement. The rear door is a timber 2xg garden door. All glazing is currently single-glazed. The total area of the property has a net area of approximately 151m².

The property is a supported living housing for people in need provided by Sanctuary Supported Living.

The site is generally level, and at the same level as the surrounding footpaths, roads and properties.



View from the street



Side elevation windows



Rear elevations

The Proposal

The proposal is broken down below:

- Change of use
- Fascia replacement
- Windows Replacement
- Door Replacement

The change of use will be from an existing care home (C2) to a dwellinghouse used by a single person or family (C3(a)).

Timber fascia's will be replaced with UPVC fascia's. The colour to be black to match the existing. Size to match existing.

All single-glazed timber windows and rear timber door are to be replaced with double-glazed UPVC. All to be installed to match the existing methods of opening, glazing, colour and fenestration.

New windows are to be manufactured and supplied by Rehau. New outward openable windows are to be from the Total 70 range to match the existing. Any new sliding sash windows will be from the Rehau Sliding Heritage range to match existing. All openable casement, in terms of size, opening mechanism etc will match the existing window.

It is stressed that our proposal looks to minimise any impacts on the character of the area and is only proposed as they are deemed necessary to replace failing windows and rear door. The replacement door and windows have been thoughtfully and considerately chosen to blend in with the styles of the surrounding properties. This proposal will therefore not affect the archaeologically sensitive area.

Parking and Accessibility

Access to the property is only available from Chesterfield Gardens with one main front door leading into the terraced property.

Parking on this street is for resident permit holders only between 8am – 6.30pm.

Refuse

The replacement of the windows and door repairs to the scheme would generate relatively little refuse and recycling, and as such the existing facilities are more than satisfactory.

Waste Minimalisation:

- The type of works proposed will generate a minimal amount of general building waste from the removals of the existing structure, fixtures and fittings, etc.
- It is unlikely that any significant degrees of any waste generated will be re-usable – any that cannot as part of the proposal due to suitability, timing, etc or is found hazardous or uneconomical to re-use elsewhere, will be taken to an appropriate approved centre for recycling or disposal. Records of the same will be kept.
- New timbers, joinery, etc that may be used will be from a sustainable source and will be used in preference to others – proof of sourcing will be mandatory.
- Careful material estimating will be employed to minimise both waste and cost.
- **NO BURNING OF WASTE WILL TAKE PLACE ON THE SITE**

Summary:

Due to the continued deterioration of the existing external windows and rear door all around the sheltered accommodation, it is now deemed essential that replacements and renewals are made to all areas required, whilst improving all windows with current regulation double glazing.

By its nature, design and location, the proposal is considered appropriate for the buildings included and is making economic use of the facility and will further provide future protection to the existing buildings within the scheme.

This proposal is well designed and sympathetic to the location and the surrounding properties, in terms of form, detail and materials.

The character of the existing buildings surrounding the site will not be harmed as a result of this development and the amenity they enjoy will not be affected

It is recommended that the necessary approvals be granted.

ATP Architects + Surveyors Ltd

The logo for ATP Architects + Surveyors Ltd, featuring the letters 'ATP' in a stylized, outlined font. The letters are white with a thin black outline, and they are positioned above a horizontal line that spans the width of the letters.