

Design, Access & Heritage Statement

Haringey Homes & Building Services

DAH 6a

Haringey Homes has commenced a large scale program across their housing stock in order to ensure it meets the British Governments Housing Corporation, Decent Homes Standards.

This program involves in some cases the replacement / refurbishment of windows and doors. Haringey Homes has an obligation under its Registered Social Landlord commercial status to provide a product and service package to its customers, which is both best value and that meets all of the legislative requirements laid down by various bodies e.g. building control, planning, and of course the decent homes standards themselves. The new products must offer the tenant customers a practical easy to use fenestration solution whilst offering a good aesthetic design, which supports the properties original architectural style. In addition, cost in use, high energy efficiency, and life cycle costing have major impact on the proposed application for replacement.

To this end this planning application recognises the fundamental requirements for a window replacement program, in respect that the existing windows are already both beyond economic repair and also that they do not afford acceptable levels of thermal insulation.

The submission also recognises the latest Town & Country Planning Act Amendment no 2362, issued 1st October 2008. In addition to this, the lower aspects of maintenance and general operational costs must be considered. The codes for sustainability now fully recognise PVCu as a recyclable product. Recycled material used in the production of new windows is strictly controlled under BS EN ISO 12608 to ensure material perform to the same standards as virgin material.

The attached planning application is based upon the following design, access and heritage statement for the properties at address / location:-

144, 178 & 180 Tower Gardens Road, London, N17 7QB.

The properties are on Tower Gardens Road within a Conservation Area, thereby qualifying them for a formal and full planning application. The precise age of the properties is unknown. The existing windows and doors are a combination of vertically sliding sash windows and open out casement style, white painted finish timber.

This proposal is based on replacing all of the existing window and door units given their deteriorated condition plus the Haringey Homes' obligation for the dwelling to comply with the Governments Decent Homes condition standard. New window styles are all based on a like for like design and operating method basis. The front, rear and side elevation windows are all vertically sliding sash windows or casement design, and the rear entrance doors are of various styles. It is our proposal to replace the front elevation with timber products, the side elevation with timber products, and the rear elevations in PVCu products. All of the aforementioned products offer a high level of specification in terms of energy efficiency and security. The white finished PVCu products have been introduced to the rear elevations in order to provide a more cost effective solution to the overall budget on these properties whilst ensuring compliance with the codes for sustainability are maintained.

(See Notes above.)

In essence the proposed new fenestration products are like for like in respect of colour finish, design style and operational method and of similar profile size to those already installed, and to this end we would welcome any questions which may arise from the planning officer's review of this application.

Application date.....12/9/2011.....Signed by agent.....