

DESIGN, ACCESS & WASTE MINIMALISATION STATEMENT.

FOR:

Existing timber porch roof to be
rebuilt and made good like for like
with window repairs.

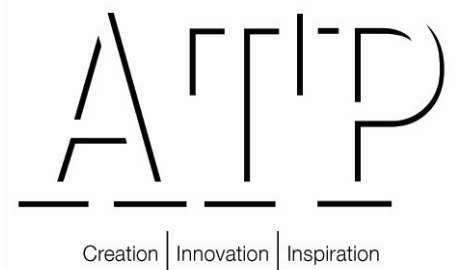
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**Mountford House
7 Tottenham Green East,
London
N15 4UU**

PREPARED FOR:

Sanctuary Housing Association

BY:



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ATP ref: 24176.

1. Introduction

This statement is prepared by ATP Architects + Surveyors Ltd on behalf of Sanctuary Housing Association in support of a Listed Building Consent application at Mountford House, 7 Tottenham Green East, London N15 4UU (Listing NGR: TQ3378289346). The property falls under the London Borough Haringey Council.

This proposal's main element of the existing building is the left-hand ground floor communal external porch. No modifications are proposed only rebuilding the defective porch roof like-for-like matching existing materials and finishes. The proposed rebuilding of the porch roof will follow the current style and will be in keeping with the current character of the area using traditional materials to match existing. All the materials to be used for the repair works will be traditional and there will be no changes to any colour or appearance of the structure or the building. Repair works will not affect the appearance of any part of the building or its significant features.

The Statement should be read in conjunction with all submitted drawings which are submitted as part of the application:

- 24176_SP01 Site Plan & Location Plan
- 24176_001
- 24176_002

This statement is brief and sets out the basic criteria required for a listed building consent. This report is an overview and aims to provide background information on the overall project proposals for the site and all buildings within the client's ownership.

2. The site and its context

The subject property was constructed late C18 or early C19 is a pair of semi-detached properties 3 storeys with basements. The outer bays project slightly, Brown brick with stone cornice and blocking course and 1st floor band. Gauged flat brick arches to sash windows with glazing bars. Stuccoed north extension with bow window. The south house has a Doric porch with fluted columns, frieze of triglyphs and guttae, mutule cornice and blocking course. The north house has had the upper part replaced with plain entablature and low pediment. Internally the property comprises residential flats and currently occupied.

The Subject building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The site is located near the A10 High Road in Tottenham Green.

The site is currently accessed through Tottenham Green East South Side road via the pedestrian walkway through the front yard and also accessed through the rear of the property connected to the car park.

2.1 Satellite view (not to scale) –



The site

2.2 Site Location Plan (not to scale)



2.3 Photographs



2.4 Parking and Accessibility

The subject property is located within the area of retail, cafe/public house and other business uses. The site is accessed from the Tottenham Green East South Side road via pedestrian footpath to the building. There are parking facilities available for the occupiers at the rear car park and their private garden. Car park at the rear has approximately 18-20 parking space for the local residence. There are pay and display parking facilities available to the nearby roads with restrictions.

3. The Project Description

Proposal

The proposal is simply for the like-for-like repairs and replacement of the existing porches and timber window.

No modifications are proposed, only rebuilding the defective left porch like-for-like matching the existing materials, design, finishes and measurements. The proposed rebuilding of the porch roof will follow the current style and will be in keeping with the current character of the area using traditional materials to match existing. All the materials to be used for the repair works will be traditional materials and there will be no changes to any colour or appearance of the structure or the building. Repair works will not affect the appearance of any part of the building or its significant features. There are no changes proposed to the existing routes or doors in this proposal. The right porch will also require minor repair works.

Due to the continued deterioration of the existing window, the proposal is to repair the window as detailed on the drawing.

There will be no change to the existing fenestration, size, opening mechanism, materials, finishes etc.

Access

The property can be accessed from the Tottenham Green East South Side road via pedestrian footpath.

There are parking facilities available for the occupiers at the rear car park and their private garden and site can be accessed via private gate at the rear. Parking within the surrounding streets is available with pay and display bays available.

Travel

The area has strong transport links from every direction from the building and is 3 minutes' walk from the local bus garage. There are 24 hrs bus services located from the Tottenham High Road and approximately 5-6 mins walk from the Seven Sisters tube station.

4. Waste Minimalisation:

- The type of works proposed will not generate a substantial amount of general building waste. As far as is practicable, waste will be removed on a regular basis mainly via the front road. Waste skip can be placed at the front or rear of the property which will be taken to an appropriate approved centre for re-cycling or disposal.
- If any waste that cannot be used 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 re-cycling 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.**

5. Conclusion

It is considered that the proposal is essential in terms of maintaining the safety of the occupants of the building. The works are necessary so we can remove the scaffold and temporary timber supports in order to restore the original beauty of the building. The porch is currently an eyesore and serious safety risk and the residents are desperate for the repair works to commence.

The proposed repair of the window is required to help remedy cold drafts that have been entering the flat which has started to lead to moisture leaks. This needs to be remedied as soon as possible to avoid extensive damage that may be expensive and difficult to repair.

The impact on the appearance of the building and its surroundings is minimal as all proposed works will match existing. The proposed works will not affect any historical significance.

The proposals will cause no detrimental or negative affects towards the nature and architectural characteristics of the surrounding area, nor harm the significance of its setting. The proposal will respect the nature and character of the building and help cease further defects. The proposal is not considered to conflict with any Haringey Council planning policy.

It is recommended that the necessary approvals be granted to remedy the defects of the currently failing window and porch and help continue to protect residents.

It is recommended that the necessary approvals be granted.

ATP Architects + Surveyors Limited.