

DESIGN AND ACCESS STATEMENT

FOR

Block 1-6, Stratfield House, 260 Baring Road, London SE12 0UP



TO SUPPORT PLANNING APPLICATION

for

Replacement of communal windows, entrance door like for like on behalf of

Firstport Property Services Limited, Marlborough House

CONTENTS

1.0 INTRODUCTION

2.0 SITE LOCATION

3.0 EXISTING BUILDING

4.0 PROPOSALS

5.0 PLANNING HISTORY

6.0 ACCESS

7.0 PLANNING CONSIDERATIONS

8.0. SUMMARY

1.0 INTRODUCTION

ARUN Associates LTD has been instructed by Firstport Property Services Limited, Marlborough House, Block 1-6, Stratfield House, 260 Baring Road, London SE12 0UP, to submit a planning application to support the Replacement of communal windows, entrance door like for like.

2.0 SITE LOCATION

Block 1-6, is part of 260 Stratfield House. The building is located in west of 260 Stratfield House, Baring Road, 9 minutes walk-in to Grove Park Railway Station.



Fig.2 Main Entrance



Fig.3. Rear Elevation

3.0 EXISTING BUILDING

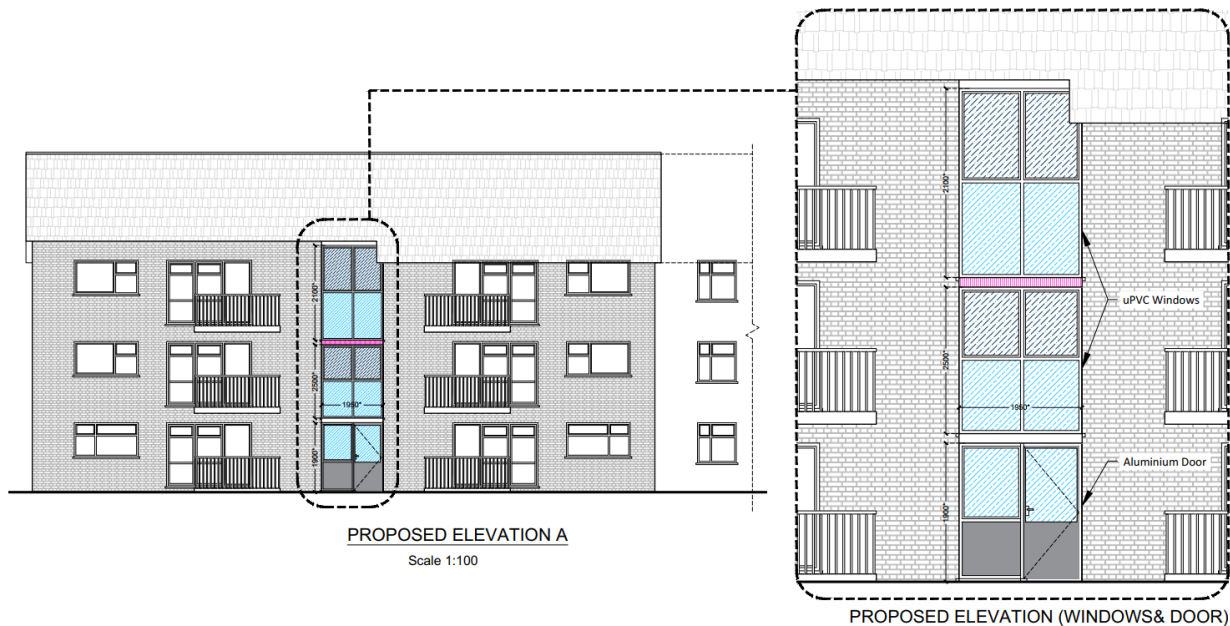
The building currently has double-glazed uPVC windows top and side-hung casement windows and uPVC balcony doors. The communal stairs area has timber windows and timber entrance door.



South Elevation

4.0 PROPOSALS

The communal existing timber windows are to be replaced with double-glazed uPVC top and side-hung casement windows; the existing timber entrance door is to be replaced with aluminum door, white powder coated, same configuration, and glazing lines as original.

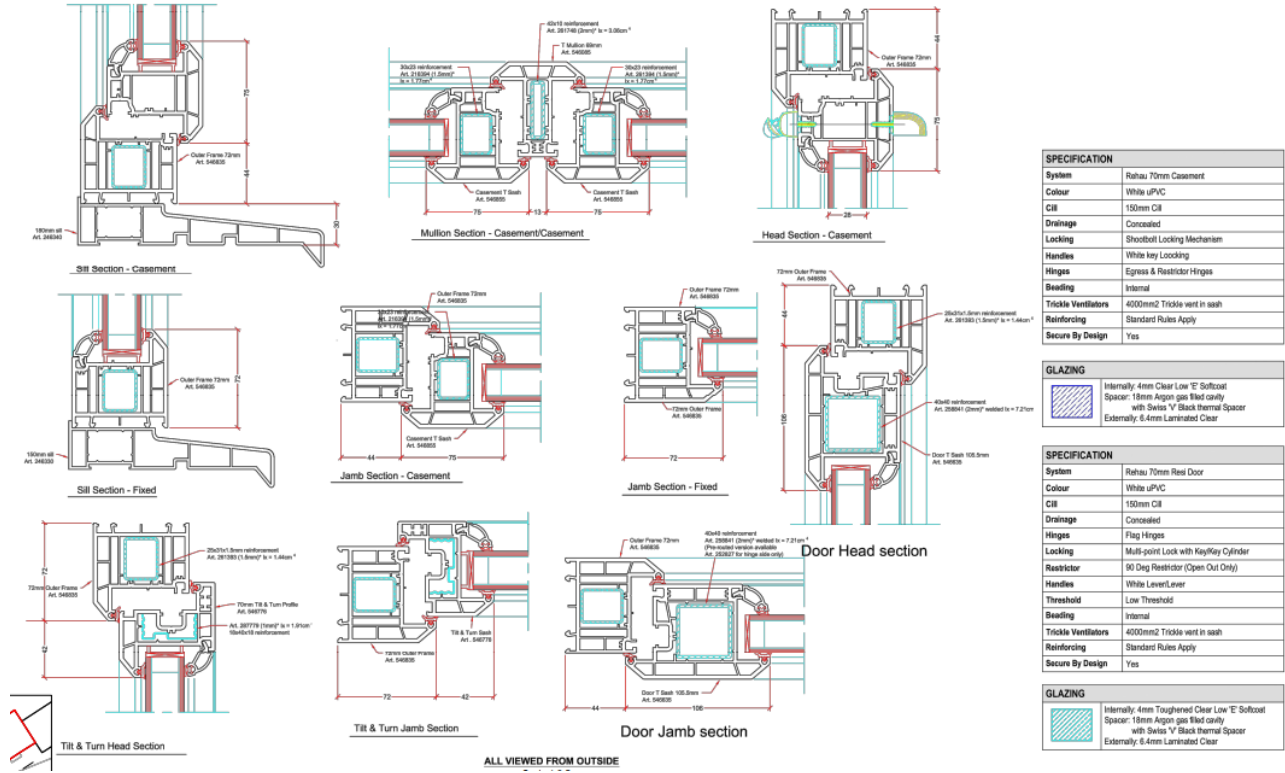


PROPOSED ELEVATION A

Scale 1:100

PROPOSED ELEVATION (WINDOWS & DOOR)

South Elevation



Window Cill & Jamb Detail.

SPECIFICATION	
System	Rahau 70mm Casement
Colour	White uPVC
Cill	150mm Cill
Drainage	Concealed
Locking	Shootbolt Locking Mechanism
Handles	White Key Locking
Hinges	Egress & Restrictor Hinges
Beading	Internal
Trickle Ventilators	4000mm ² Trickle vent in sash
Reinforcing	Standard Rules Apply
Secure By Design	Yes

GLAZING	
	Internally: 4mm Clear Low 'E' Softcoat Spacer: 16mm Argon gas fill cavity with Swiss 'V' Black thermal Spacer Externally: 6.4mm Laminated Clear

SPECIFICATION	
System	Rahau 70mm Resi Door
Colour	White uPVC
Cill	150mm Cill
Drainage	Concealed
Hinges	Flag Hinges
Locking	Multi-point Lock with KeyKey Cylinder
Restrictor	90 Deg Restrictor (Open Out Only)
Handles	White Lever/Lever
Threshold	Low Threshold
Beading	Internal
Trickle Ventilators	4000mm ² Trickle vent in sash
Reinforcing	Standard Rules Apply
Secure By Design	Yes

GLAZING	
	Internally: 4mm Toughened Clear Low 'E' Softcoat Spacer: 16mm Argon gas fill cavity with Swiss 'V' Black thermal Spacer Externally: 6.4mm Laminated Clear

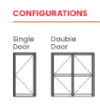


Available in a wide range of styles and formats, our stylish aluminium entrance door system is suitable for both light and medium-duty use.

Designed with security and flexibility front of mind, every door in the range is available in single and double configurations making them ideal for almost any application.

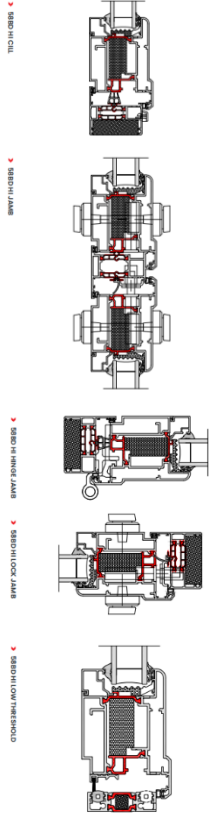
- | | |
|--|--|
| <p>DESIGN FEATURES</p> <ul style="list-style-type: none"> ➤ Certified under the Secured By Design scheme ➤ Tested to PAS 24 ➤ Multi-point locking mechanism ➤ Cloaking feature on slave door conceals lock and prevents any access to locking points ➤ Eurogroove hardware fitting ➤ Security feature includes anti-lift feature built into the hinge | <p>OPTIONS</p> <ul style="list-style-type: none"> ➤ Glazing 24mm - 40mm ➤ 58mm or 70mm frame depth to accommodate varying types of applications ➤ Low threshold option ➤ Available in a range of single or dual colour and anodised finishes ➤ Available for new build or refurbishment projects ➤ Available in single or double door configuration |
|--|--|

SPECIFICATIONS	Single Open-in	Single Open-out	Double Open-in	Double Open-out
	Performance and accreditations			
U-value (Double Glazing) (Ug 1.3 W/m ² K)	1.3 W/m ² K	1.3 W/m ² K	1.3 W/m ² K	1.3 W/m ² K
U-value (Triple Glazing) (Ug 0.7 W/m ² K)	1.1 W/m ² K	1.1 W/m ² K	1.1 W/m ² K	1.1 W/m ² K
Air Permeability	Class 4 (600 Pa)	Class 4 (600 Pa)	Class 3 (600 Pa)	Class 3 (600 Pa)
Water Tightness	Class 3p (100 Pa)	Class 7p (200 Pa)	Class 7p (200 Pa)	Class 9p (300 Pa)
Wind Resistance	Class A3 (2000 Pa)	Class A2+A00 (2400 Pa)	Class A3 (200 Pa)	Class A4 (600 Pa)
Building Regulations Part L Compliant	✓	✓	✓	✓
Building Regulations Part M Compliant	✓	✓	✓	✓
Security	PAS 24 & SBD	PAS 24 & SBD	PAS 24 & SBD	PAS 24 & SBD
Durability (EN113) Category	50,000 Cycles	50,000 Cycles	50,000 Cycles	50,000 Cycles
3rd Party Certification Q-Mark	✓	✓	✓	✓
System				
Depth	58mm - 70mm	58mm - 70mm	58mm - 70mm	58mm - 70mm
Size and weight limits				
Maximum Door Size (mm)	1200w x 2400h	1200w x 2400h	2400w x 2400h	2400w x 2400h
Maximum Door Weight	3 Hinges 67.5kg 4 Hinges 90kg	3 Hinges 67.5kg 4 Hinges 90kg	3 Hinges 67.5kg 4 Hinges 90kg	3 Hinges 67.5kg 4 Hinges 90kg
Glazing				
Glazing Thickness	24mm-40mm	24mm-40mm	24mm-40mm	24mm-40mm
System Features				
Single Colour	✓	✓	✓	✓
Dual Colour	✓	✓	✓	✓
Textured Finish	✓	✓	✓	✓
Anodised Finish	✓	✓	✓	✓
Thermally Broken	✓	✓	✓	✓
Sightline (Head)	129.5mm	129.5mm	129.5mm	129.5mm
Low Threshold Sightline (Cill)	111mm	111mm	111mm	111mm
Sightline (Jamb)	129.5mm	129.5mm	129.5mm	129.5mm
Sightline (Meeting stile)	n/a	n/a	209.5mm	209.5mm
Panel Door	✓	✓	✓	✓
Multi-Point Locking	✓	✓	✓	✓
Barrel Hinges	✓	✓	✓	✓
Low Threshold	✓	✓	✓	✓



CAD CROSS SECTIONS AND THERMAL PROFILE

Additional details are available on request.



Door jamb & Head Detail.

5.0 PLANNING HISTORY

Ref. No: 92/035602 | Received: Wed 23 Sep 1992 – The erection of a three-bedroom detached house on the site of land to west of Stratfield House.

Ref. No: DC/16/095958 | Received: Fri 18 Mar 2016 – Application for tree works.

6.0 ACCESS

- There would be no alteration to the current arrangement of pedestrian access to the site

7.0 PLANNING CONSIDERATIONS

- The building is not listed or located in a conservation area.
- Design for this development aims to be of a high standard and to preserve or take opportunities to enhance the character and appearance of the building.

8.0. SUMMARY

- It is the intention of this development not harm the external appearance of the building.