

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**109 MOUNT PLEASANT ROAD
HARINGEY
LONDON
N17 6JQ**

Quality Control

PREPARATION	
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QA	
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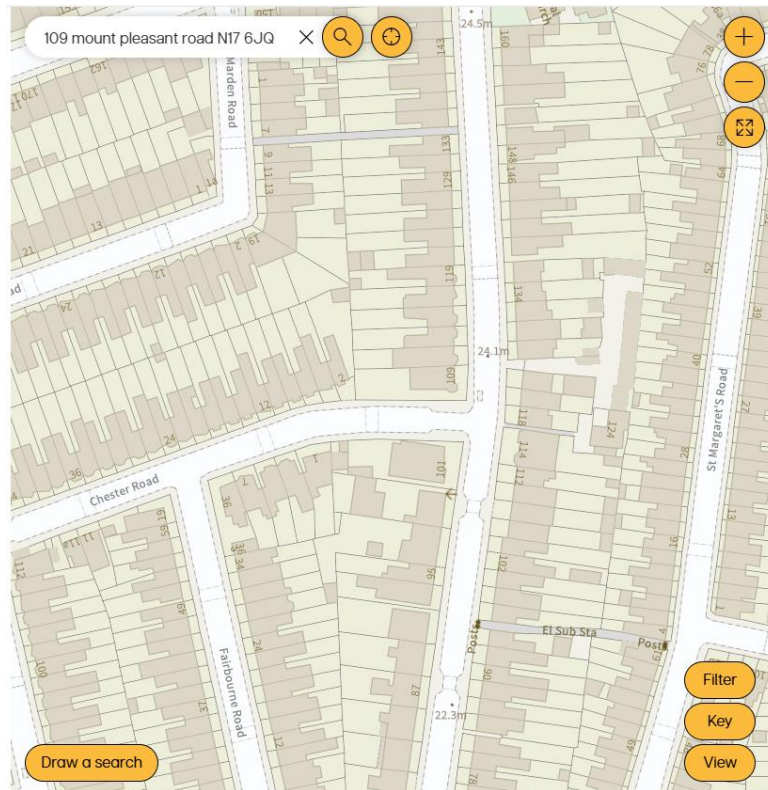
REVISION NO.	BY	QA	DATE	COMMENTS
P1	DM	DM	17/12/2025	-

Contents

1.0 Introduction	4
2.0 Planning Restrictions	4
2.1 Conservation and Heritage	4
2.2 Listing	5
2.3 Flood Risk Assessment	5
3.0 Existing Building	6
3.1 Location	6
3.2 Building Description	7
3.3 Existing features subject to proposals	8
4.0 Design Proposals	11
4.1 Proposed Doors	11
5.0 Heritage Impact	12
5.1 Heritage Introduction	12
5.2 Heritage Impact	12
6.0 Social/Economic benefits	13
7.0 Access	13
7.1 Car Parking	13
7.2 Transport	13
8.0 Refuse Strategy and Disposal	14
8.1 Refuse Strategy	14
8.2 Waste	14
9.0 Sustainable Design and Construction Statement	15
10.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	16
11.0 Summary	16

2.2 Listing

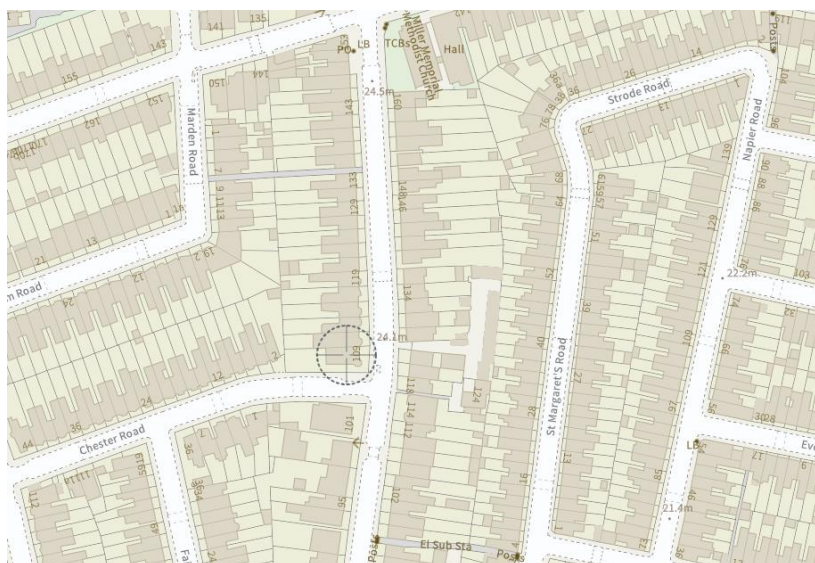
The building is not listed, either locally or by statute, as indicated by the blue dot, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listed Building Map

2.3 Flood Risk Assessment

The property has been identified as being located in zone 1. This zone is deemed to be of a low flood risk area, and flood risk does not have a significant bearing on the content of the application.



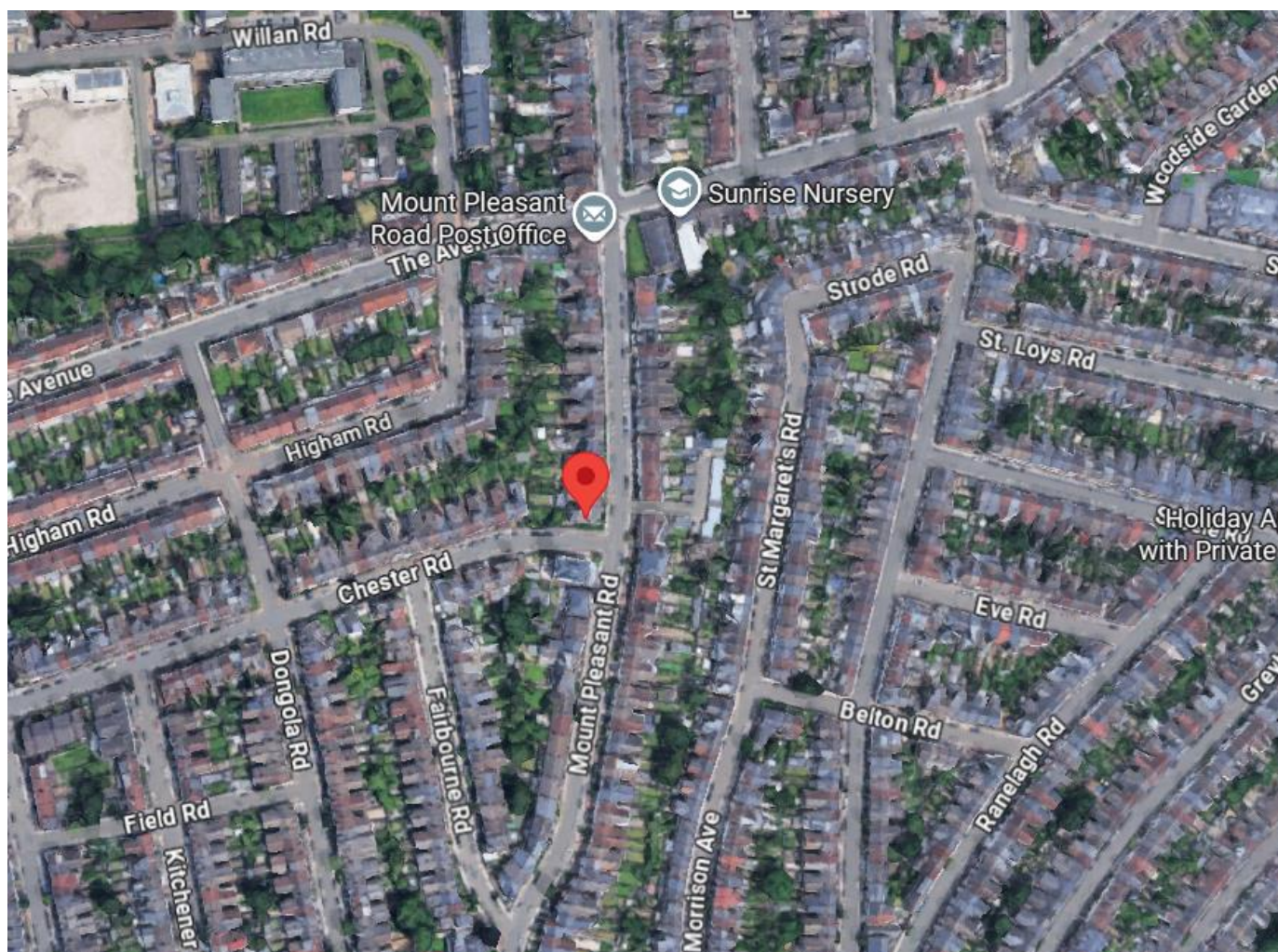
Gov.UK Interactive Flood Map

3.0 Existing Building

3.1 Location

The property 109 Mount Pleasant Road is situated in the Bruce Grove / Tottenham area of Haringey, North London as indicated by the red marker on the google earth satellite image below. The property occupies a residential street lined predominantly with two storey Edwardian terraced houses, many of which date from the early to mid 20th century. The surrounding area is a mix of residential, small scale commercial, and community uses, with local shops, schools, and places of worship within easy walking distance. The street is characterized by paved frontages and small garden areas, creating a consistent and cohesive streetscape.

The property benefits from good access to local amenities, including Bruce Grove and Tottenham High Road, providing supermarkets, cafes, and healthcare facilities. Green spaces such as Downhills Park and Markfield Park are within close proximity, enhancing the residential setting.



Google Earth Satellite Image

3.2 Building Description

No 109 Mount Pleasant Road is a two storey Victorian end terraced property converted into two self-contained apartments. The walls are constructed from facing brickwork at ground floor level, with a roughcast render to the first floor up to eaves height. The front elevation has decorative brickwork window surrounds, a slate tiled pitched roof. The property features vertically proportioned casement windows, a modest front garden with low fenced boundary walls, and a private rear garden. Architectural features include the corner turret with a decorative finial over the apex.



Front Elevation (West)

3.3 Existing features subject to proposals

3.3.2 Existing Windows (with Photos)

The existing windows to all elevations consist of timber single glazed casements with Georgian bars.



Front Elevation First Floor Window (South)



Front Elevation First Floor Window (Central)



Front Elevation First Floor Window (North)



Front Elevation Ground Floor Window (South)



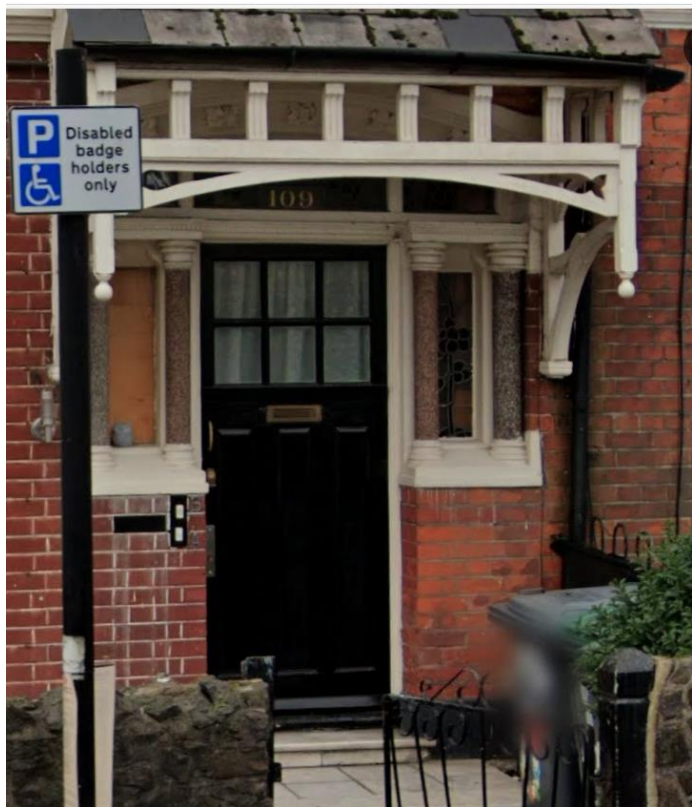
Rear Elevation First Floor Windows



Front Elevation Ground Floor Windows

3.3.3 Existing Doors (with Photos)

The existing main entrance door is timber with three decorative single glazed obscured panes over two vertical single glazed obscured over three solid panels and single glazed obscured fixed decorative (sign writing) fanlight above.



Front Elevation Main Entrance Door



Rear Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Black	Six decorative single glazed panes over three solid panels, decorative sign writing to fanlight	Single glazed decorative
Rear Door	Timber	White	Single glazed panel over two solid panels	N/A

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation and other condition related defects. The proposals are that the timber windows to all elevations be removed and replaced with new high quality double glazed uPVC windows to match the existing design.

All new windows will have clear glazing and not stained glass as the existing to the front and side road facing elevations.

Proposed Windows Details	
Frame Material (Front):	uPVC
Glazing Thickness (Front):	28mm (Maximum)
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (Maximum)
Glazing Bars (Front):	N/A
Glazing Bars (Rear/Side):	N/A
Ironmongery finish:	As Client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations

4.2 Proposed Doors

It has been determined that the main front and rear entrance doors will be replaced and to closely match existing design.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Composite	TBC	Two double glazed obscure panes over two solid panels	Double glazed obscure pane fixed fanlight
Rear Door	uPVC	TBC	Double glazed panel over two solid panels	N/A

5.0 Heritage Impact

5.1 Heritage Introduction

Although 109 Mount Pleasant Road is not a listed building and does not fall within a designated conservation area, it forms part of the well established residential fabric of Haringey. The surrounding streets are characterised by late Victorian and early Edwardian terraced and semi-detached housing, reflecting the area's 19th century suburban expansion linked to the development of the area. The property contributes to the consistent architectural rhythm of the terrace and urban grain typical of this period, with its traditional brick elevations and defined roof lines. While the site does not possess individual heritage designation, it nonetheless holds contextual value as part of Haringey's broader townscape, which remains largely intact and representative of the borough's historic growth. However, as the building is subdivided into two self-contained apartments, it does not benefit from permitted development rights.

5.2 Heritage Impact

The property is a Victorian end terrace dwelling subdivided into two self-contained apartments, situated outside any conservation area and not forming part of a designated heritage asset. Many of the Neighbouring properties already feature new updated composite doors of similar and other variable styles, forming a precedent on the road for this design style. As such, the proposed replacement of existing main entrance door with a new updated double glazed composite door along with a double glazed fixed fanlight above is considered to have no adverse impact on the architectural or significance of the property or the surrounding area. The works are sympathetic in scale, design, and material, and maintain the visual consistency of the terrace while improving energy efficiency and functionality.

6.0 Social/Economic benefits

The proposals will achieve social and economic benefits for the residents of the apartments proposed for refurbishment. The social benefits will include improved living conditions for residents, who will benefit from improved thermal comfort and reduction of damp and mould/condensation risk. The economic benefits will come in the form of reduced energy bills for the residents of the units, as well as the business generated through the client's supply chain.

7.0 Access

7.1 Car Parking

There is no dedicated off-street parking associated with the property. Residents may use on street parking, which is subject to the local Controlled Parking Zone (CPZ) restrictions set by Haringey Council. Resident parking permits may be available, and parking is otherwise on a first-come, first-served basis.

7.2 Transport

The property benefits from excellent public transport connections, Local bus routes run along adjacent streets, providing links to Tottenham, Wood Green, and central London. The nearest underground/rail stations, Tottenham Hale and Wood Green stations are within walking or short bus distance, offering Victoria Line and National Rail connections. The area is pedestrian and cycle friendly, with pavements and local cycle routes enabling sustainable travel options.

8.0 Refuse Strategy and Disposal

8.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

8.2 Waste

All refuse which arises from the replacement windows will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

9.0 Sustainable Design and Construction Statement

Policy S1: Delivering Sustainable Design

The proposals included within this application aim to improve the sustainability of the host buildings, and as such are in line with the council's plan to deliver sustainable design.

Policy S2: Sustainable Design and Construction

The proposals included within this application are in the interest of improving the thermal performance of the building, whilst taking into account the character of the building and leaseholder preferences

Policy S3: Sustainable Design Standards

The development proposals are not relevant to any design standard, however building control compliance will be obtained by virtue of a FENSA certificate.

Policy S4: Minimising greenhouse gas emissions

The proposals aim to reduce the energy consumption of the property and as such align with this policy.

Policy S5: Energy Infrastructure

Not relevant to the application.

Policy S6: Managing heat risk

Not relevant to the application.

Policy S7: Improving Air Quality

Not relevant to the application.

Policy S8: Flood Risk Management

Not relevant to the application.

Policy S9: Integrated Water Management and Sustainable Drainage

Not relevant to the application.

Policy S10: Circular Economy and Adaptive Design

Not relevant to the application.

10.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

- a) The subject property is a converted terraced house, subdivided into two self-contained apartments, consisting of two 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).

Information on passive and active safety measures (criteria 2)

The subject property is a converted end terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The subject property is a converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. 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).

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

The subject property is a converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. This item is not relevant the application.

11.0 Summary

This application includes replacement of the existing windows and doors, these works will improve the security, condition, and thermal performance of the property and has been carefully planned.