

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**13 WHITE HART LANE
HARINGEY
LONDON
N22 5SL**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	RT	AJ	23/09/2025	-
P2	DM	DM	02/02/2026	Front elevation windows changed to slimline 14mm glazed units

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1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion. This design and access statement will support the planning application for the refurbishment of 13 White Hart Lane Haringey London N22 5SL.

2.0 Planning Restrictions

2.1 Conservation and Heritage

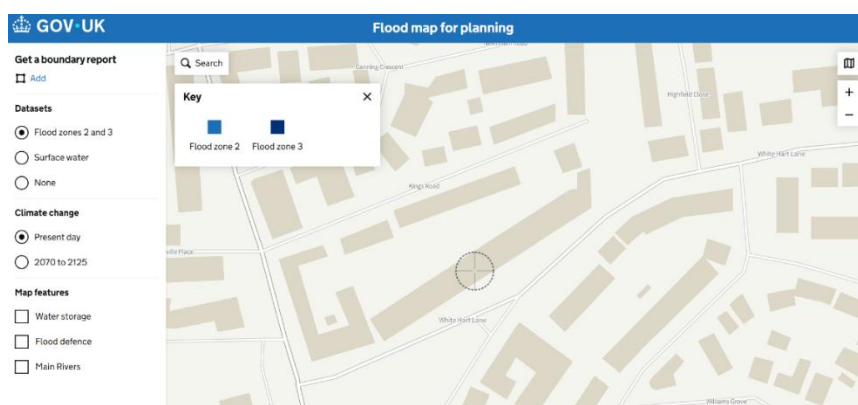
13 White Hart Lane is a mid-terraced property, located in Wood Green within the London Borough of Haringey. The property lies within the designated Trinity Gardens Conservation Area, which is recognised for its historic character, Victorian and Edwardian housing stock, and the distinctive setting provided by Trinity Gardens itself.

The building is not listed, either locally or by statute but its location within the Conservation Area means that alterations are subject to design and heritage considerations to ensure they preserve or enhance the area's special character and appearance. The property itself is of modest architectural quality and does not represent a key heritage asset within the area; however, proposals will demonstrate sensitivity to the wider historic setting.



2.2 Flood Risk Assessment

As indicated in the Gov.uk screenshot, the property lies within Flood Zone 1, which is classified as having a low risk of flooding. As such, flood risk is not considered to have a significant impact on the content of this application.



3.0 Existing Building

3.1 Location

As indicated in the satellite image below, the site is located in Wood Green, London Borough of Haringey. The property is within the Trinity Gardens Conservation Area. The location of the property is indicated by the red icon in the following image, taken from Google Earth.

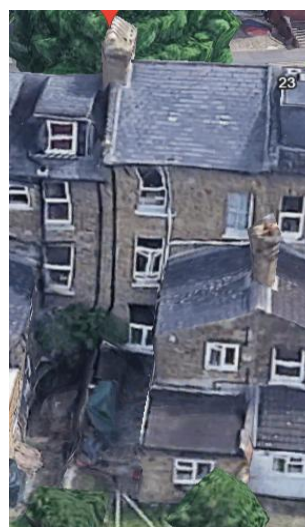


3.2 Building Description

13 White Hart Lane is a mid-terraced three-storey Victorian property, which has been converted into 3 units (flats). Constructed in the Victorian etc, the building features typical traditional features such as timber sliding sash windows, a single storey canted bay, and a slate pitched roof.



Front Elevation of 13 White Hart Lane



Rear Elevation of 13 White Hart Lane

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4.0 Existing features subject to proposals

4.1 Existing Windows (With Photos)

The existing windows to the subject property are double glazed timber windows throughout all elevations. By virtue of their age and deterioration over many years, the existing windows are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.



Front elevation – Bay window (Ground floor)



Front elevation – Timber sash window (First floor)



Front elevation – Timber sash window (Second floor)



Rear elevation – Timber sash window (Ground floor)



Rear elevation – Timber sash window (First floor)



Rear elevation – Timber sash window (Second floor)

4.2 Existing External Doors (With Photos)

The existing front entrance door to the subject property is a timber door with an upper fan light and central positions post box. The door to rear elevation is a Timber, double glazed unit with an adjoining window to the right.



Front elevation – Timber front entrance door
(Ground floor)



Rear elevation – Timber exit door with adjoining top hung window to the right.
(Ground floor)

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	Red	N/A	Glazed Fanlight
Rear Exit Door	Timber	White	Upper glazed panel	As per darwings

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5.0 Design Proposals

5.1 Proposed Windows

Due to the condition of the windows, the client proposes to replace all windows to the property. The proposals are that the windows to the front elevation are to be replaced with traditional vertically sliding sash windows. The windows to the rear of the property that cannot be seen from the public realm, are to be replaced with will be replaced with new uPVC top hung casement windows.

The proposals will achieve an improved thermal performance, better security, and resident comfort within the property. The existing windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation, security and other condition related defects. Please see below summary regarding the windows proposed to be installed:

Proposed Windows Details	
Frame Material (Front and side):	Timber
Glazing Thickness (Front and side):	14mm (maximum)
Frame Material (Rear):	uPVC
Glazing Thickness (Rear):	28mm (maximum)
Glazing Bars (Front):	Putty glazed
Glazing Bars (Rear):	Removed
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Not Applicable

5.2 Proposed Doors

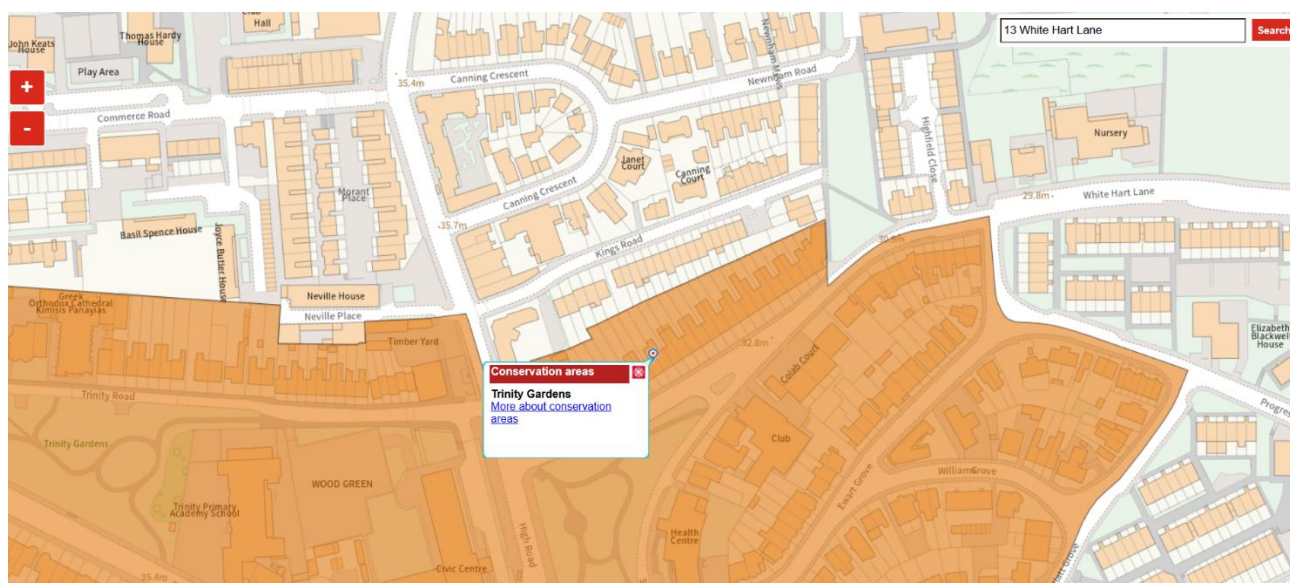
The front entrance door will be replaced on a like-for-like basis with a new timber door, designed to replicate the existing style while respecting the character of the Trinity Gardens Conservation Area. The rear exit doors will also be replaced as part of this application, inuPVC as detailed on the submitted drawings.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door	Timber	TBC	As drawings	Double glazed fanlight
Rear Exit door	uPVC	White	Upper double glazed panel	As per drawings

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within a conservation area in connection with replacement of windows and doors with new Timber and uPVC double glazed windows and doors as described above. The proposed works form part of a comprehensive programme of works that are being carried out on behalf of the client. The property lies just inside of the Trinity Gardens Conservation Area within Wood Green (shown again below) within the boundary of the conservation area but is part of a modern development that lacks traditional features.



Trinity Gardens Conservation Area (Source: London Borough of Haringey Council Website)

The site is located on White Hart Lane, close to Wood Green town centre, within the Trinity Gardens Conservation Area. This area is designated for its distinctive Victorian and Edwardian housing stock, the historic setting of Trinity Gardens, and the cohesive character of its traditional streetscape.

No. 13 White Hart Lane is a mid-terraced property of modest scale and design, forming part of a wider terrace. The building itself does not represent a key heritage asset within the conservation area but contributes to the overall continuity of the street frontage. Its architectural style is relatively simple and does not exhibit the same degree of detail or craftsmanship found in earlier period properties in the vicinity.



The Site viewed from a distance – Front elevation (Property with Red door)

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This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the building, to gauge the suitability of the proposals. It is considered that the works are designed to preserve the building's character, enhance its significance, and ensure the continued integrity of elements in need of maintenance, without causing harm to its setting within the conservation area and that the significance of the alterations proposed would further reveal and reinforce the significance of this building and prolong the life of the building elements requiring maintenance.

6.2 Assessment of Significance

6.2.1 Location and setting

The application site is a mid-terraced property located within the Trinity Gardens Conservation Area, a designated heritage area in the London Borough of Haringey. The property forms part of a modest terrace of residential dwellings of simple design and construction. While it contributes to the overall continuity of the street frontage, the building itself is not archetypal of the conservation area's most distinctive heritage assets and lacks the refined traditional features, such as ornate detailing or original sash windows, which characterise much of the area.

The Trinity Gardens Conservation Area was designated to safeguard the historic streetscape and architectural character associated with the 19th- and early 20th-century development of Wood Green. Its special interest lies in the cohesive groupings of Victorian and Edwardian terraced housing, the presence of Trinity Church, and the landscaped setting of Trinity Gardens. The Conservation Area Appraisal highlights the importance of retaining traditional materials, architectural details, and uniform building lines that reinforce the historic townscape.

6.2.2 Architectural Interest and External Features

The property exhibits the typical features of a modest terraced victorain house, including brick construction, recessed fenestration, a canted bay, and a simple frontage in keeping with the adjoining terrace. While it does not embody the higher level of architectural interest associated with other heritage assets within the conservation area, its consistent scale and form contribute to the visual cohesion of White Hart Lane. Existing timber casement windows and entrance doors are in keeping with the terrace, and their like-for-like replacement will maintain the established character of the street frontage without undermining the area's heritage significance.

6.3 Proposals and Assessment of Impact

It is proposed that the existing deteriorated timber windows and doors to the front and rear elevations be removed and replaced with new, high-quality 24mm double glazed Timber windows and Timber doors, designed to closely replicate the existing fenestration. These proposal compliment the street scene with eh rear uPVC proposals not visible from the street. This proposal seeks to enhance the building's thermal efficiency and overall comfort while preserving its architectural character.

6.4 Heritage Conclusion

The proposed replacement of the existing timber windows and doors with high-quality double-glazed timber units at No. 13 White Hart Lane has been carefully considered in the context of the Trinity Gardens Conservation Area. The works are designed to replicate the existing fenestration in style, material, and proportion, ensuring continuity with the existing terrace and safeguarding the visual character of the streetscape.

The proposals represent a sensitive and proportionate response that balances the need for improved building performance and sustainability with the statutory duty to preserve and enhance the character and appearance of the conservation area. It is therefore considered that the scheme will cause no harm to the significance of the Trinity Gardens Conservation Area and will instead support its ongoing preservation.

7.0 Site Constraints

7.1 Car Parking

The property has on-street parking for residents and visitors. There may be restrictions on parking in certain areas, so checking local regulations is recommended.



Car parking (source: Google Maps)

7.2 Transport

The property benefits from excellent public transport links. Wood Green Underground Station (Piccadilly Line) is approximately a 10-minute walk from the site, providing direct connections to Central London, King's Cross, and Heathrow.

In addition, Alexandra Palace and Hornsey Railway Stations are located within a 15-minute walk, offering Great Northern services to Moorgate and beyond. Multiple bus routes also operate along White Hart Lane and Wood Green High Road, further enhancing local connectivity.

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.

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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 consists of a three storey house converted into 3 units, which can be accessed via White Hart Lane by the fire service. There is no change proposed to the existing arrangements.
- b)
 - b) The assembly point for an evacuation of this building would be directly outside in the carparking area (public realm), providing safe and accessible space for residents during an emergency evacuation.

Note: Only doors and windows are being replaced as part of this application.

Information on passive and active safety measures (criteria 2)

The subject property is a three-storey house converted into 3 units. We are only proposing to replace the doors and windows, and as such, the existing passive and active fire safety measures will remain unchanged. No new safety measures are being introduced as part of this application.

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

The subject site consists of a three-storey house converted into 3 units. The current proposal is to replace the doors and windows. The choice of fire-resistant materials and products related to the building's construction is not directly relevant to this application. The proposed door frames, window frames, and glass fall under exemptions listed in the Materials and Workmanship (Regulation 7) paragraph (3) Item (j).

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

The subject site consists of a three-storey house converted into 3 units. The existing means of escape and evacuation strategy will remain the same. The proposal does not alter any of the current escape routes or evacuation procedures for the building.

Note: The only proposed changes are to the doors and windows, which do not affect the evacuation strategy.

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

The subject site consists of a three-storey house converted into 3 units. We are only proposing to replace the doors and windows. Therefore, this item is not directly relevant to the application, as no changes are proposed to the access or firefighting equipment provisions.

11.0 Summary

This Design, Access and Heritage Statement supports the planning application for the replacement of deteriorated timber windows and doors new units at 13 White Hart Lane, within the Trinity Gardens Conservation Area. The early 20th-century properties lack aesthetic significance but contribute to the streetscape's uniform character.

The proposals improve energy efficiency, security, and resident comfort while replicating existing window styles to ensure minimal visual impact. The works are not considered harmful to the heritage setting by virtue of have such a similar appearance to the windows they replace.