

**DESIGN AND ACCESS/HERTIAGE  
PLANNING STATEMENT**

**RELATING TO**

**CAPITAL WORKS PLANNING**

**AT**

**48 WESTBURY AVENUE  
HARINGEY  
LONDON  
N22 6RS**

Quality Control

|              |                                        |
|--------------|----------------------------------------|
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# 12235 – 48 WESTBURY AVENUE

## D&A/HERITAGE/PLANNING STATEMENT

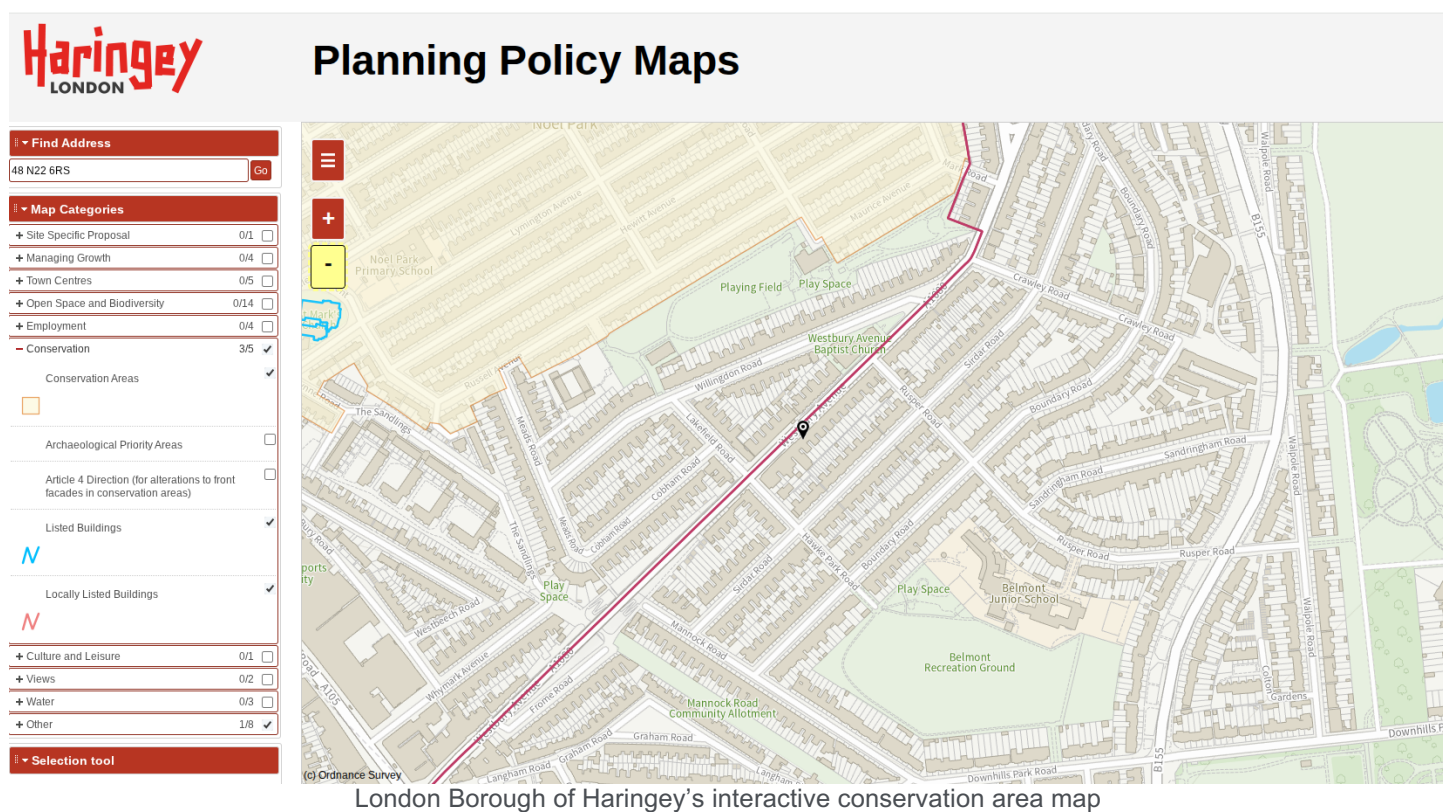
## 1.0 Introduction

Potter Raper is working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing. This design and access statement will support the planning application for the refurbishment of 48 Westbury Avenue, Haringey, London, N22 6RS.

## 2.0 Planning Restrictions

### 2.1 Conservation and Heritage

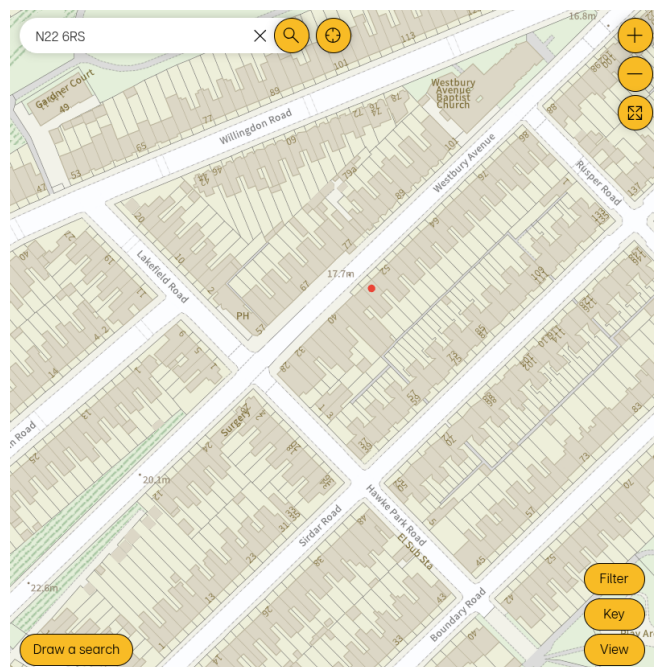
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation area designation, locally listed or statutory listed building status.



London Borough of Haringey's interactive conservation area map

## 2.2 Listing

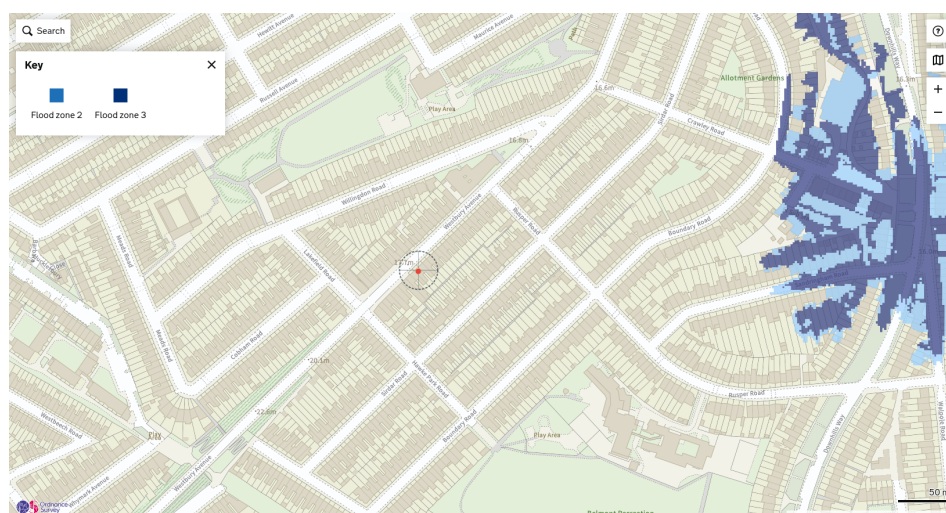
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listed Building Map

## 2.3 Flood Risk Assessment

The property has been identified as being located in zone 1, as indicated by the red marker on the gov.uk interactive flood map below. 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 application site is located on Westbury Avenue in the Wood Green area of the London Borough of Haringey as indicated by the red location marker on the image below. The property is located in a predominantly residential neighbourhood positioned to the north of central London. Westbury Avenue forms a quiet local street comprising mainly terraced and semi-detached houses with small front gardens and consistent building lines, creating a well defined and cohesive streetscape.

The property benefits from proximity to local amenities along Lordship Lane, Wood Green High Road, and surrounding neighbourhood centres, providing access to retail, community facilities, schools, and open spaces. Nearby green infrastructure includes Lordship Recreation Ground and Alexandra Park, both contributing to the residential amenity and character of the wider area. The location is well integrated into the borough's pedestrian and cycle network, supporting sustainable local movement patterns.



Google Earth Satellite Image

### 3.2 Building Description

The property comprises a mid-terraced two storey residential dwelling sub divided into two self-contained apartments. Constructed in traditional red brickwork, typical of late Victorian residential development within the area. The principal elevation incorporates modest stucco detailing surrounding the entrance doorway and window openings, providing decorative articulation consistent with neighbouring properties.

A pitched slate tiled overhanging porch roof is positioned above the main entrance, forming a traditional architectural feature that contributes to the building's domestic character. The dwelling retains timber single glazed sash windows to the front elevation, reinforcing its period appearance.

Access to the property is provided via a small off street front garden, enclosed by low boundary treatments typical of the terrace. The building's scale, proportions, and material palette reflect the established rhythm of the street, with uniform rooflines and façade alignment contributing to the cohesive character of Westbury Avenue.



Front Elevation (North West)

3.3 Existing features subject to proposals

3.3.2 Existing Door (with Photos)

The existing main entrance door is timber with no glazing and with a single glazed fixed fanlight above.



Front Elevation Main Entrance Door



Front Elevation Main Entrance Door

The door above is summarised below:

| Existing Doors:                       | Material | Colour | Door Glazing | Adjoining Windows               |
|---------------------------------------|----------|--------|--------------|---------------------------------|
| Front Entrance Door<br>(ground floor) | Timber   | Brown  | None         | Single glazed fixed<br>fanlight |

## 4.0 Design Proposals

### 4.1 Proposed Doors

It has been determined that the main front entrance door will be replaced.

| Proposed Doors:                       | Material  | Colour | Door Glazing                                                | Adjoining Windows                            |
|---------------------------------------|-----------|--------|-------------------------------------------------------------|----------------------------------------------|
| Front Entrance Door<br>(ground floor) | Composite | TBC    | Two double glazed<br>obscure panes over<br>two solid panels | Double glazed obscure<br>pane fixed fanlight |

## 5.0 Heritage Impact

### 5.1 Heritage Introduction

Although 48 Westbury Avenue 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 mid 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 timber 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. There are some on street parking bays further along Westbury Avenue and surrounding streets, 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.

### 7.2 Transport

The site benefits from good public transport accessibility consistent with its urban residential location. Turnpike Lane Underground Station (Piccadilly Line) is located approximately 10–12 minutes' walk from the property, providing direct connections to central London destinations including King's Cross St Pancras, Leicester Square, and Heathrow Airport. Wood Green Underground Station, also on the Piccadilly Line, is accessible within a similar walking distance and offers additional transport connectivity and local services.

Frequent bus routes operate along nearby Lordship Lane and Wood Green High Road, providing regular services to central London, Tottenham, Muswell Hill, and surrounding boroughs. The area is well served by pedestrian routes and local cycling infrastructure, supporting sustainable travel choices. As the proposals involve only replacement of an existing entrance door, no additional trips or transport impacts will arise, and the development accords with Haringey's sustainable transport objectives.

## 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 terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. 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 door. 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 door. 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 door. This item is not relevant the application.

### 11.0 Summary

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