

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**30 BEDFORD ROAD
HARINGEY
LONDON
N15 4HA**

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Quality Control

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P1	TS	DM	06/03/2026	-

1.0 Introduction

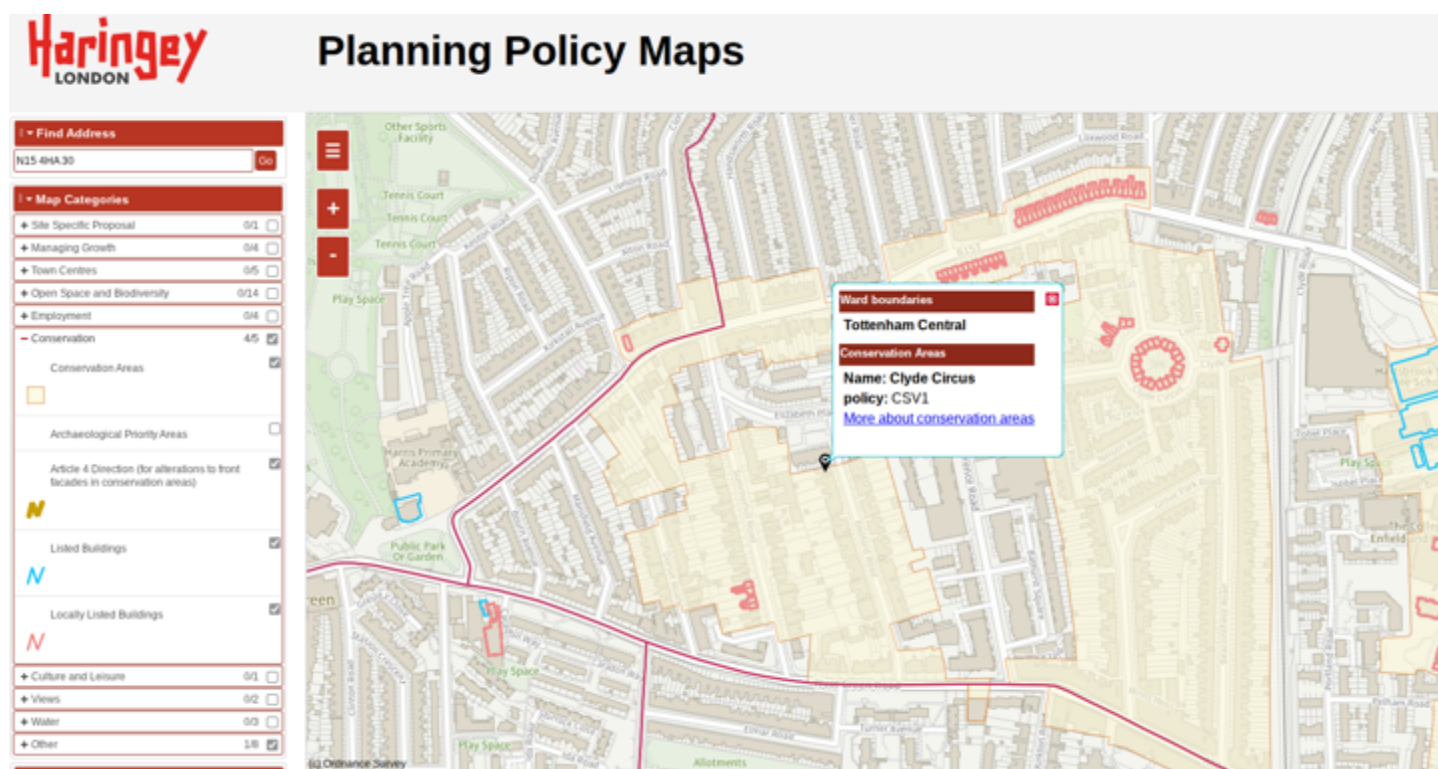
Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing. This design and access statement will support the planning application for the refurbishment of 30 Bedford Road, Haringey, London N15 4HA.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The property at 30 Bedford Road is located within the Clyde Circus Conservation Area, a designated area recognised for its cohesive late Victorian and early Edwardian residential character. The conservation area is characterised by predominantly residential streets formed of detached, semi-detached and terraced houses constructed in traditional materials such as London stock brick, decorative render and natural slate roofing. Architectural detailing across the area commonly includes bay windows, sash windows, decorative lintels, and slate roofs with prominent chimneys, which together contribute to the historic streetscape and visual consistency of the neighbourhood.

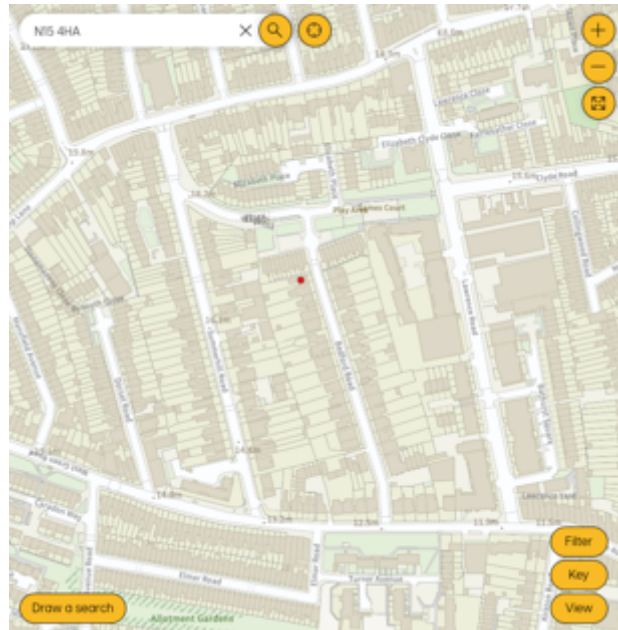
Bedford Road forms part of a quiet residential street within the conservation area and reflects the wider character of the surrounding urban grain. Properties along the street typically sit behind small front gardens and follow a consistent building line, reinforcing the established rhythm and scale of development. The conservation area designation seeks to preserve the architectural integrity and historic appearance of these buildings, ensuring that alterations respect the traditional materials and proportions that define the area.



London Borough of Haringey's interactive conservation area map

2.2 Listing

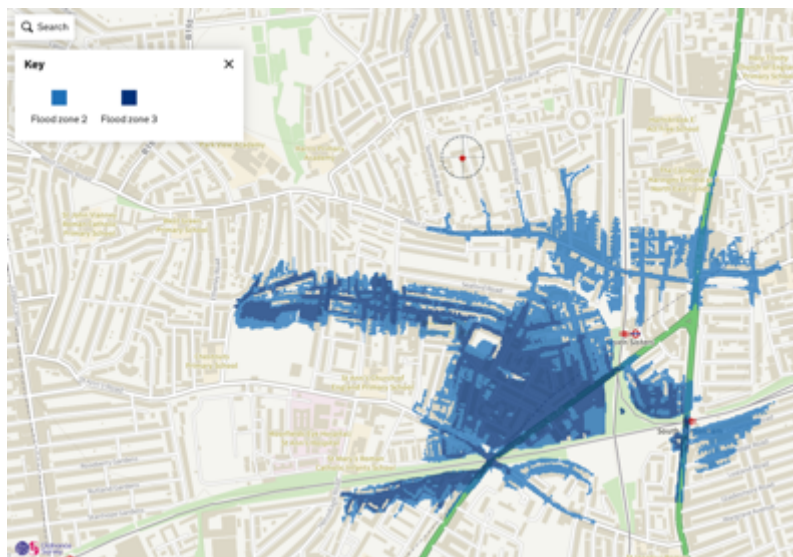
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listings Map

2.3 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 for Planning

3.0 Existing Building

3.1 Location

As indicated by the red marker in the satellite image below, the property is situated at 30 Bedford Road, within the London Borough of Haringey. Bedford Road is a predominantly residential street located to the south of Tottenham, forming part of an established suburban neighbourhood characterised by Victorian and early twentieth century housing. The surrounding area consists mainly of low-rise residential properties, including detached, semi-detached and terraced dwellings, many of which retain traditional architectural detailing and period features.

The property benefits from proximity to local amenities, schools, and neighbourhood shopping facilities located along nearby high streets. The area also benefits from good public transport connections to central London and surrounding boroughs, contributing to its accessibility and residential appeal.



Google Earth Satellite Image

3.2 Building Description

The property comprises a detached two storey residential building which has been subdivided into two self-contained dwellings, identified as Apartments A and B. The building is arranged with a principal front section and a slightly offset two storey rear projection of reduced height, which extends from the rear elevation and remains subordinate in scale to the main structure.

The front elevation is characterised by traditional residential detailing typical of the late Victorian period. A prominent timber sash bay window is located at ground floor level, contributing to the architectural rhythm and vertical emphasis of the façade. The remainder of the property contains traditional timber windows consistent with the historic character of the building.

Both the main roof and the rear projection are finished with hipped roof forms traditionally clad in natural slate tiles. The roofscape also includes chimney stacks which contribute to the building's historic silhouette within the streetscape. The property sits within a modest residential plot typical of the conservation area context.



Front Elevation (East)

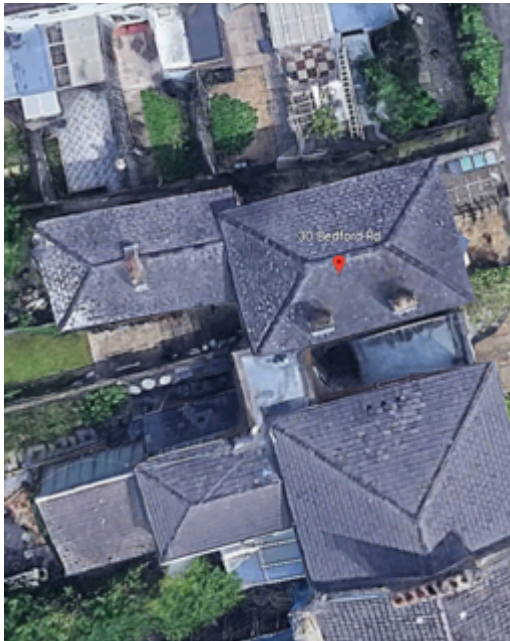


Rear Elevation (West)

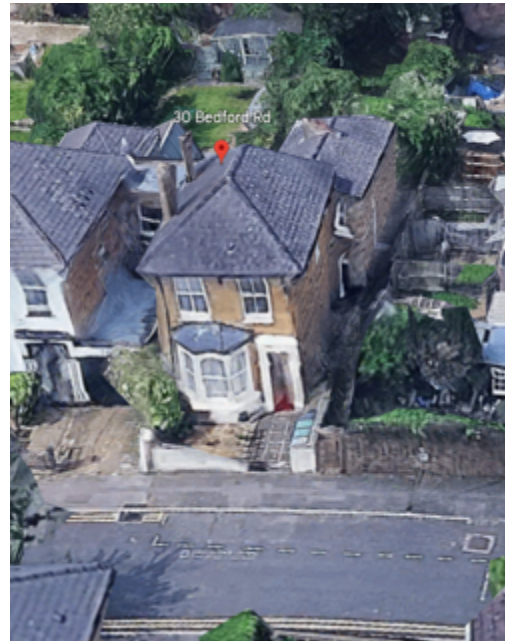
4.0 Existing features subject to proposals

4.1 Existing Roof (with Photos)

The existing roofs of the subject property are hipped and pitched, finished in natural slate tiles. The roofs are visible from ground level. By virtue of the age and deterioration over many years, the existing roofs are in poor condition and is at risk of significant water ingress.



Roof On Plan



Roof Front Elevation (East)



Roof Side Elevation (South)



Roof Side Elevation (North)

5.0 Design Proposals

5.1 Proposed Roof Replacement

Due to the condition of the existing roofs, the client plans to replace the roof covering at the property. The proposed works relate primarily to the replacement of the existing natural slate roof covering with a Natural Welsh Slate tile alternative, together with any necessary remedial repairs to the chimney, soffits and rainwater goods where required. The proposals aim to maintain the existing roof profile and overall appearance of the building while ensuring the continued weatherproofing and longevity of the structure.

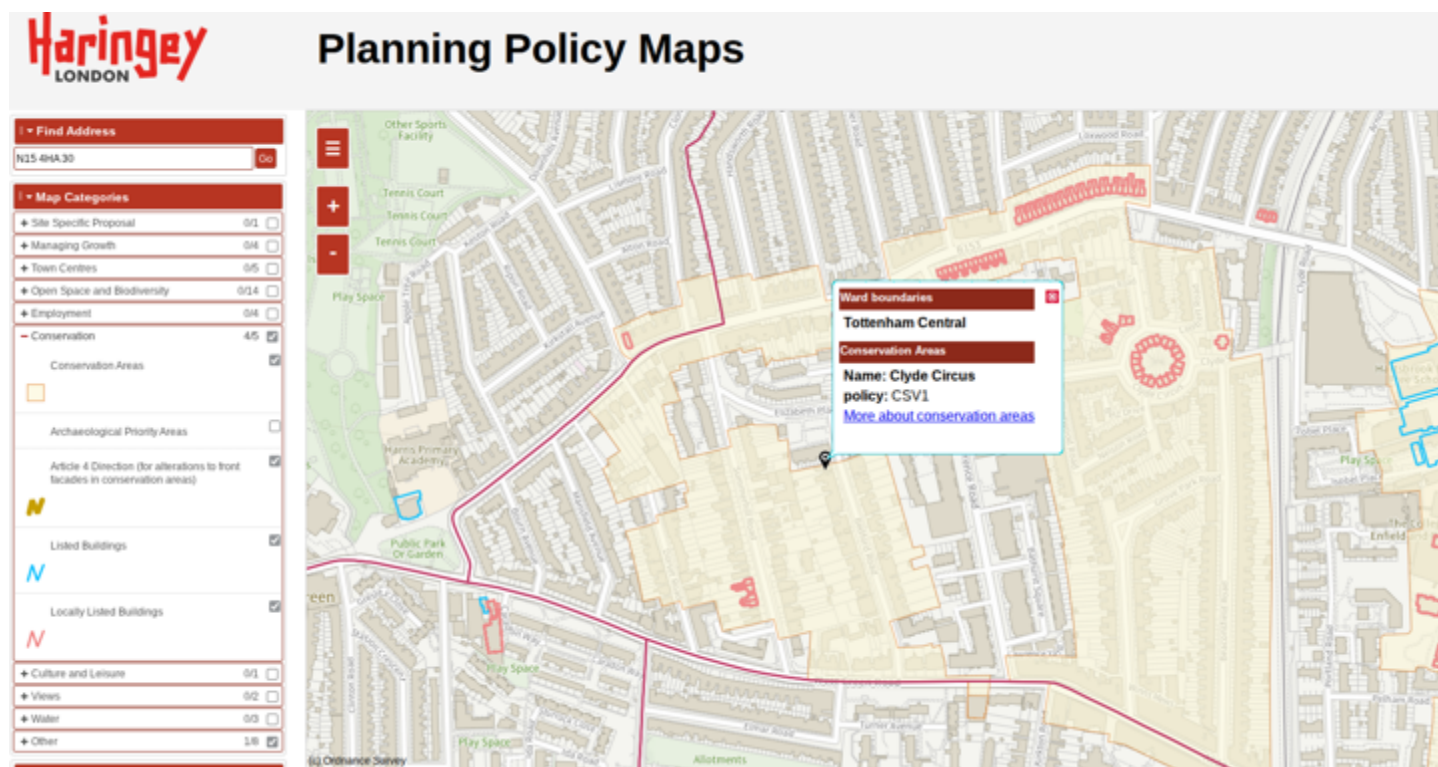
The aim is to balance the conservation areas historic importance with the need to improve durability, thermal performance, and long term weatherproofing, while preserving the original roof form and detailing. The existing roof is deteriorating, with slipped and damaged slates and evidence of water ingress, posing a risk to the structure and internal fabric. The replacement works will safeguard the building's integrity, retain its contribution to the wider Clyde Circus Conservation Area and ensure the roof continues to complement the buildings original character.

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within the Clyde Circus Conservation Area in connection with replacement of the roof with new roof covering as described above at 30 Bedford Road, Haringey, London, N15 4HA. The proposed works form part of a comprehensive programme of works that are being carried out.

The property, hereafter referred to as the site. The site is within The Clyde Circus Conservation Area (shown again below)



Haringey's Councils Interactive Conservation Area Map

The site is an integral part of a significant streetscape whose architectural integrity, visual harmony, and material quality will be safeguarded. Any intervention will be minimal, sensitive, and preserve and improve upon existing architectural features, using high quality, sympathetic materials that respect the scale and appearance of the surrounding terraces. In this context, the upgrades will not only be in keeping with the character of the Clyde Circus Conservation Area, but will serve as an asset, supporting the ongoing stewardship and visual coherence of 30 Bedford Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Bedford Road, Haringey, London, N15 4HA.

This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the site in order to gauge the suitability of the proposals. It is considered that the Clyde Circus Conservation Area significance of the it would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this site and prolong the life of the building elements requiring maintenance.

6.2 Assessment of Significance

Location and Setting

The site occupies a residential position along Bedford Road within the Clyde Circus Conservation Area. The surrounding streetscape is defined by similarly scaled residential properties set within modest plots and arranged along consistent building lines. Front gardens and traditional boundary treatments contribute to the character of the street and provide a transition between the public realm and private residential buildings.

The conservation area maintains a strong sense of historic residential character, with architectural features such as sash windows, bay projections, decorative brickwork and slate roofs forming key elements of its visual identity.

Architectural Interest and External Features

The property demonstrates architectural characteristics typical of late nineteenth century suburban housing. The front elevation incorporates a traditional timber sash bay window at ground floor level, which adds depth and visual interest to the façade. The building retains traditional timber window units across the remainder of the structure, contributing to its historic appearance.

The roofscape forms an important element of the building's character, with hipped roof forms finished in natural slate tiles and the presence of chimney stacks adding to the architectural composition. The slightly offset rear projection reflects a common historic extension form and remains visually subordinate to the principal building.

6.3 Proposals and Assessment of Impact

It is proposed that the existing deteriorated slate tile roof covering be removed and replaced with new high quality Natural Welsh Slate tiles, along with the repair and/or replacement of associated leadwork and flashings. The replacement covering will be carefully selected to compliment the appearance, texture, and coursing of the original roof, preserving the hipped roof and associated leadwork and flashings.

This proposal seeks to enhance the building's weatherproofing, durability, and overall performance while preserving its architectural and historic character. The use of high quality Natural Welsh Slate provides a practical solution that balances heritage conservation with modern performance standards, including improved longevity and reduced maintenance.

All existing roof features, including the eaves, soffits, and parapet, will be carefully recorded, protected, and reinstated where necessary to ensure the original proportions and detailing are maintained. As such, the proposed works will result in a balanced appearance in terms of visual character and roof form and are considered to be sympathetic to the listed building and its setting within Bedford Road. The proposed alterations are therefore deemed to have a minimal impact on the heritage value of the property and Conservation Area, while providing clear functional and environmental benefits.

6.4 Heritage Conclusion

Based on the above assessment, the proposed works relate primarily to the replacement of the existing natural slate roof covering with a Natural Welsh Slate tile alternative, together with any necessary remedial repairs to the chimney's, soffits and rainwater goods where required. The proposals aim to maintain the existing roof profile and overall appearance of the building while ensuring the continued weatherproofing and longevity of the structure, the proposals are considered to preserve the character and appearance of the building and the wider Clyde Circus Conservation Area.

7.0 Site Constraints

7.1 Car Parking

The property is located within a predominantly residential area where on street parking is available along Bedford Road and neighbouring streets. Parking within the area is typically controlled through local parking management schemes operated by the London Borough of Haringey, helping to manage parking demand and maintain safe road conditions.



Google Earth Street View, Bedford Road, Haringey, N15 4HA.

7.2 Transport

The property benefits from good access to public transport connections serving the wider North London area. Nearby stations include Seven Sisters Station, located approximately 15 minutes' walk to the south west, which provides access to the Victoria Line as well as National Rail services. These connections offer direct routes to central London including Oxford Circus, Victoria and King's Cross.

A number of bus routes also operate along nearby main roads, offering frequent services to surrounding boroughs and transport hubs. These transport links ensure that the site is well connected to both local amenities and central London.

8.0 Sustainable Design and Construction Statement

Policy S1: Delivering Sustainable Design

The proposals included within this application are not relevant as the proposals relate to the roof only.

Policy S2: Sustainable Design and Construction

Not relevant to the application.

Policy S3: Sustainable Design Standards

Not relevant to the application.

Policy S4: Minimising greenhouse gas emissions

Not relevant to the application.

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.

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

10.0 Refuse Strategy and Disposal

10.1 Refuse Strategy

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

10.2 Waste

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

11.0 Summary

This application includes works which will improve the quality of life and safety for the residents within the housing property and neighbouring properties. The Clyde Circus Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.