

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**22 CROSSFIELD ROAD
HARINGEY
LONDON
N17 6AY**

Quality Control

PREPARATION	
Prepared by:	Toby Smith Architectural Technician
QA	
Reviewed by:	David Mugliston Associate Director

REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	12/03/2026	-

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 9

 4.1Proposed Doors..... 9

5.0Heritage Impact 9

 5.1Heritage Introduction 9

 5.2Heritage Impact 9

6.0Social/Economic benefits 10

7.0Access 10

 7.1Car Parking..... 10

 7. 2Transport 10

8.0Refuse Strategy and Disposal..... 10

 8.1Refuse Strategy 10

 8.2Waste 10

9.0Sustainable Design and Construction Statement.....11

10.0Planning Fire Safety Statement (PFSS) for London Plan Policy D12 12

11.0Summary 12

12235 – 22 CROSSFIELD ROAD

D&A/HERITAGE/PLANNING STATEMENT

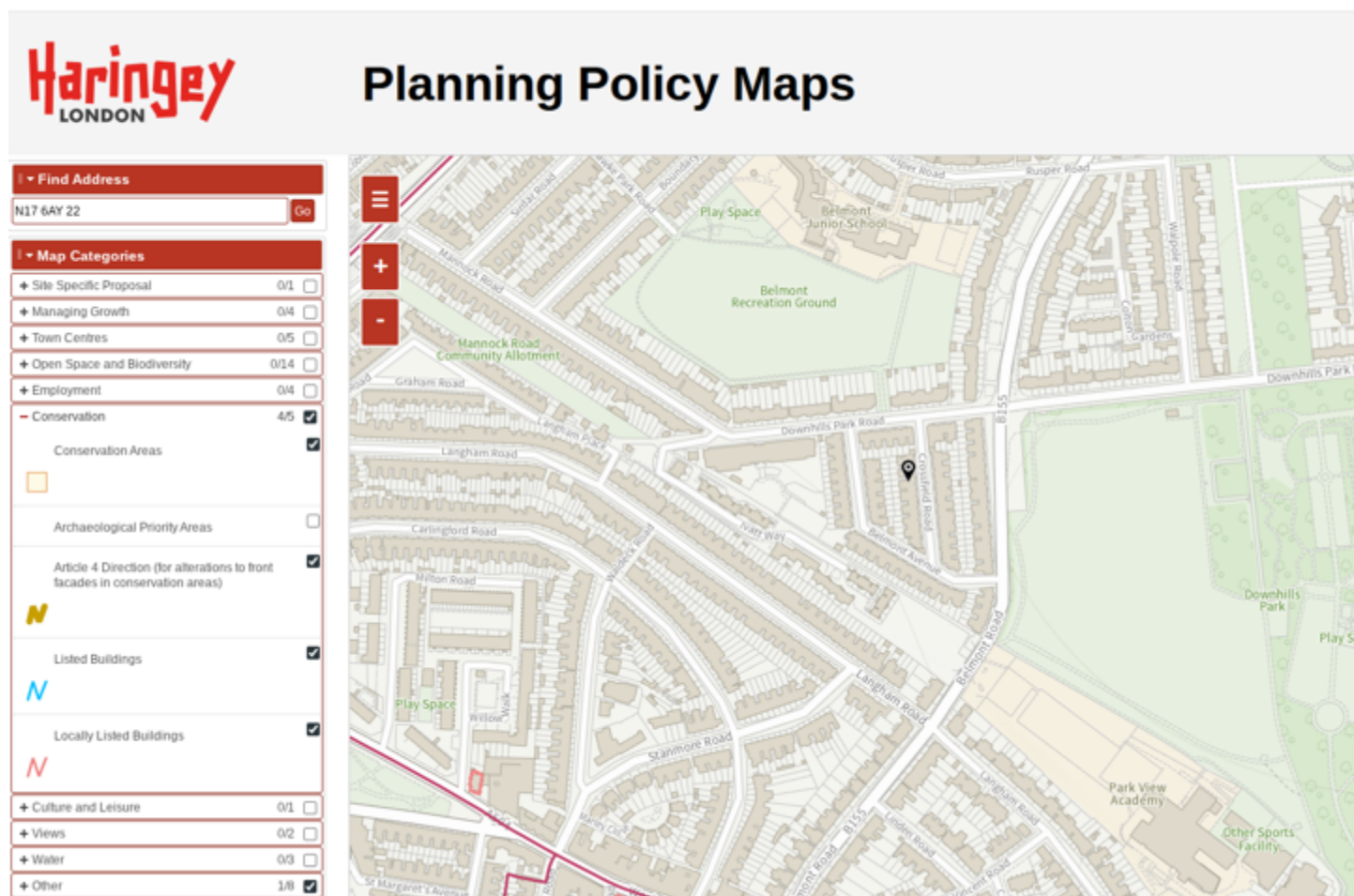
1.0 Introduction

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 22 Crossfield Road, Haringey, London, N17 6AY.

2.0 Planning Restrictions

2.1 Conservation and Heritage

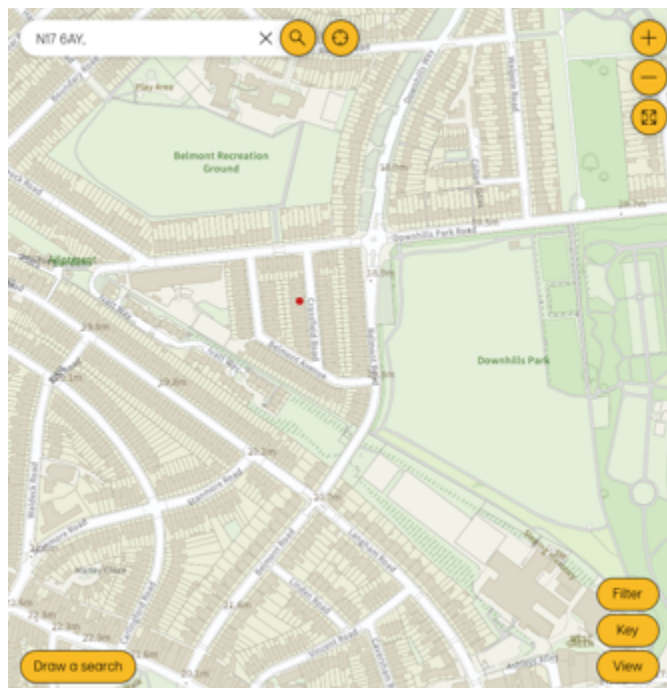
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation 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 property is situated at 22 Crossfield Road within the district of Tottenham in the London Borough of Haringey. Crossfield Road forms part of a residential network of streets located to the north of Tottenham High Road.

The street is characterised by traditional two storey terraced dwellings arranged in continuous rows with small front garden areas separating the buildings from the public pavement. These properties display consistent architectural proportions and materials, contributing to a cohesive residential streetscape typical of late Victorian and Edwardian suburban development.

The surrounding neighbourhood benefits from convenient access to a range of local amenities including shops, schools and community facilities located along Tottenham High Road and nearby town centres. Local open space is also available within the area including Downhills Park, which provides landscaped green space and recreational facilities for residents.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid-terraced residential dwelling forming part of a continuous terrace of similar houses along Crossfield Road. The building is typical of late Victorian or early Edwardian residential development within the Tottenham area.

The principal elevation is constructed in traditional brickwork, the façade incorporates a projecting canted bay window extending across both the ground and first floor levels, providing architectural articulation and contributing to the rhythm of the terrace.

Within the bay projection are timber vertical sliding sash windows, surrounding the bay window and the entrance doorway is decorative white stucco render detailing, which provides visual contrast against the brick façade and adds modest architectural ornamentation to the elevation.

The main entrance door is located within a slightly recessed doorway at ground floor level, framed by the decorative stucco detailing. The property benefits from a small front garden area, which separates the building from the public pavement and contributes to the established residential character of the street.

The roof structure comprises a pitched roof clad in natural slate tiles, which is typical for buildings of this age and style. Above the projecting bay window there is a small hipped roof projection, also finished in natural slate tiles, which integrates the bay window into the overall roof structure of the property.



Front Elevation (East)

3.3 Existing features subject to proposals

3.3.2 Existing Door (with Photos)

The existing main entrance door is timber with a single glazed obscure pane over a single glazed obscure pane, with an obscured single glazed fixed fanlight above.



Front Elevation Main Entrance Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Black	One single glazed obscured pane over a single glazed pane	Single glazed obscured fixed 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 (ground floor)	Composite	TBC	One double glazed obscure pane over two solid panels	Double glazed obscure pane fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 22 Crossfield 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 nineteenth 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

The property does not benefit from dedicated off street parking and instead relies upon on street parking provision along Crossfield Road and surrounding residential streets, which is typical for terraced housing within this part of Tottenham.

As the proposed development relates solely to the replacement of the existing entrance door and does not alter the number or use of residential units, the proposal will not generate additional parking demand.

7.2 Transport

The property benefits from good access to public transport connections serving the wider North London area. The nearest Underground station is Turnpike Lane Underground Station, located within reasonable distance of the site and providing services on the Piccadilly line, offering direct connections to central London destinations including King's Cross, Leicester Square and Piccadilly Circus.

Additional rail services are available from Bruce Grove railway station, which provides connections to central London via the London Overground. Frequent bus routes also operate along nearby Tottenham High Road, providing convenient connections to Wood Green, Seven Sisters and other surrounding areas.

The proposed works relate solely to the replacement of the front entrance door and will therefore not generate additional transport movements or place additional demand on the local transport network.

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.