

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**277 & 279 HIGH ROAD
HARINGEY
LONDON
N15 4RR**

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Quality Control

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P1	TS	DM	15/03/2026	-

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 277 & 279 High Road, Haringey, London, N15 4RR.

2.0 Planning Restrictions

2.1 Conservation and Heritage

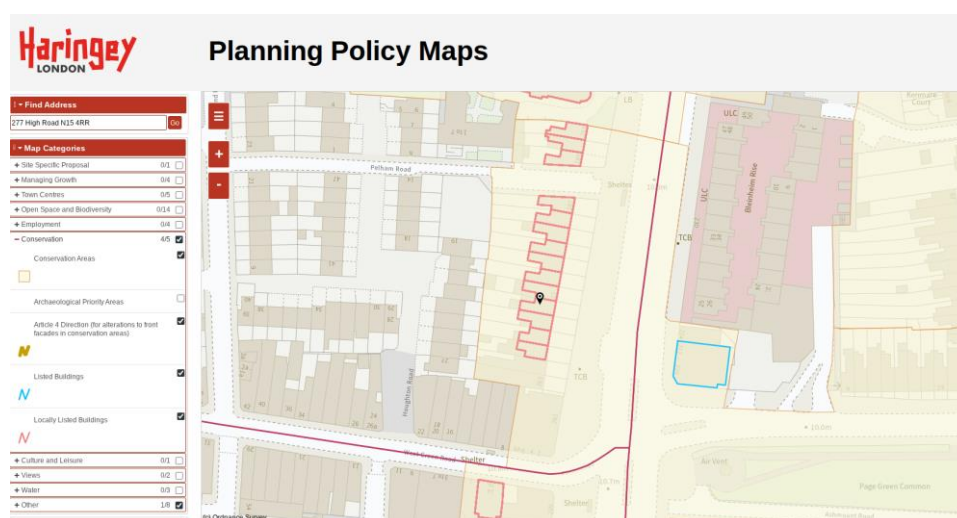
The application sites are located at 277 and 279 High Road within the administrative boundary of the London Borough of Haringey. The properties lie within the designated Tottenham High Road Historic Corridor, Seven Sisters, Page Green Conservation Area, recognised for its historic significance and the architectural character of the buildings that line the High Road and surrounding streets.

Although the buildings are not statutorily listed, they are identified on Haringey's local list of heritage assets, High Road, Tottenham (west side) No's 267 to 293 (odd) conservation area 26 on the 27th of January 1997. Meaning they are recognised by the local authority as making a positive contribution to the historic and architectural character of the area.

The conservation area encompasses a historic section centred around Tottenham High Road, which developed as an important route through the area during the eighteenth and nineteenth centuries. The surrounding streets are characterised by a mixture of Victorian and Edwardian residential terraces and historic civic buildings that together create a distinctive historic townscape.

Buildings within the conservation area commonly display traditional materials and detailing including London stock brick construction, stucco decorative features, timber sash windows and pitched slate roofs. The preservation of these architectural elements is essential to maintaining the historic character and visual cohesion of the conservation area.

The proposed works have therefore been carefully designed to retain the traditional appearance of the buildings by replacing the existing windows to both properties and door (to No 277 only) with high quality timber units that replicate the original design and proportions, ensuring that the architectural character of the property and the wider conservation area is preserved.



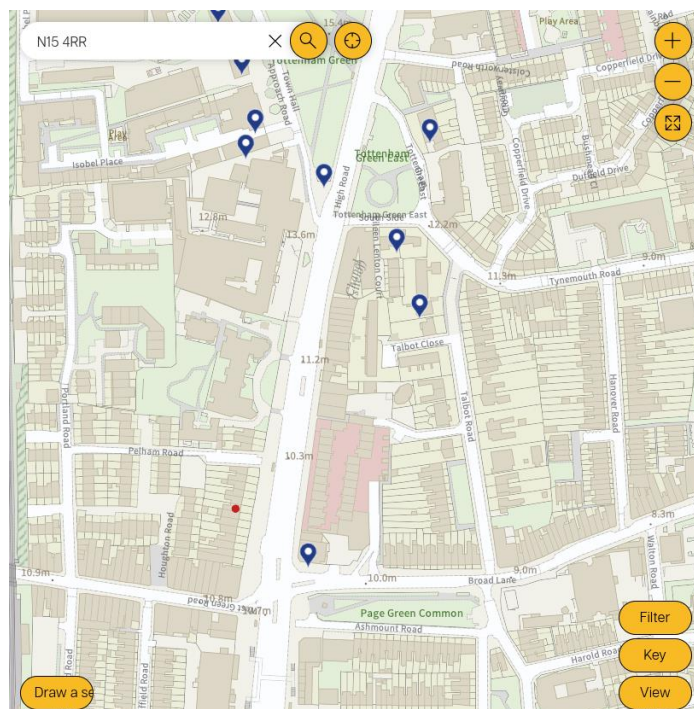
Haringey Borough Council's interactive conservation area map

12235 – 277 & 279 HIGH ROAD

D&A/HERITAGE/PLANNING STATEMENT

2.2 Listing

The building is not listed, by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website. Although the building is not statutorily listed, it is identified on Haringey's local list of heritage assets, High Road, Tottenham (west side) No's 267 to 293 (odd) conservation area 26 on the 27th of January 1997.



2.3 Flood Risk Assessment

The property has been identified as being located within Flood Zone 1 according to the Government flood mapping as indicated by the red marker on the following map. Although the site is identified as being within an area where there may be potential for localised surface water or local river flooding, the property remains within a low overall flood risk zone and the flood risk is therefore not considered to have a significant bearing on this application.



Gov.UK Interactive Flood Map

3.0 Existing Building

3.1 Location

As indicated by the red marker in the google satellite image below, the properties are situated at 277 & 279 High Road within the district of Tottenham in the London Borough of Haringey. The sites form part of the historic Tottenham High Road, one of the principal routes running through the borough and an area that has historically served as a commercial and civic centre for the local community.

The High Road is lined with a mixture of residential terraces, small retail premises, cafés and community facilities, creating an active and vibrant streetscape. Nearby local amenities include shops and services along the High Road itself, as well as cultural and community landmarks including Bruce Castle Museum, which is set within Bruce Castle Park and represents one of the most historically significant sites in the borough.

The area also benefits from proximity to Tottenham Green, an important local civic space that hosts community events and provides open green space for residents.

The surrounding streets within the conservation area are predominantly residential in character and consist largely of late nineteenth and early twentieth century terraced houses, many of which have retained their original architectural features including sash windows, decorative stucco detailing and slate roofs. These buildings collectively contribute to the historic character and architectural interest of the conservation area.



Google Earth Satellite Image

3.2 Building Description

The properties are comprised of three storey terraced residential buildings, which have each been converted into three self-contained apartments.

The properties are constructed of traditional London stock brick and the front elevations incorporate projecting bay windows at ground and first floor levels. The bay windows contain single glazed timber vertical sliding sash windows, which retain traditional proportions and detailing consistent with the period of construction. Surrounding the windows and entrance doorway is decorative stucco detailing finished in a cream render, which provides architectural ornamentation and visual contrast against the brickwork.

The main entrance door is a recessed timber door, accessed from street level and framed by the decorative stucco detailing typical of Victorian residential architecture. The property also benefits from a small front garden area, which provides a modest separation between the building and the public pavement along the High Road.

To the rear elevation, the building incorporates timber single glazed casement windows together with a set of single-glazed timber French doors, which provide access to the rear of the property and allow natural light into the internal living spaces.

The roof structure consists of a pitched roof typical of Victorian construction, finished with traditional slate tiles, contributing to the established roofscape of the terrace along High Road.

12235 – 277 & 279 HIGH ROAD

D&A/HERITAGE/PLANNING STATEMENT



No 277 Front Elevation (East)



No 277 Rear Elevation (West)



No 279 Front Elevation (East)



No 279 Rear Elevation (West)

4.0 Existing features subject to proposals

4.1 Existing Windows (With Photos)

277 High Road, the existing windows to the subject property front elevation are single glazed timber vertical sliding sash windows. The rear, rear side and rear end elevation windows are single glazed timber casement windows.

279 High Road, the existing windows to the subject property front elevation are single glazed timber vertical sliding sash windows with the exception of the second floor windows that are uPVC double glazed casement windows. The rear, rear side and rear end elevation windows are a mix of single glazed timber casement windows, single glazed sash windows, single glazed centre pivot window and double glazed uPVC windows.

By virtue of their age and deterioration over many years, the existing timber windows are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.



Front Ground Floor Bay Window (277)



Front First Floor Bay Window (277)



Front First Floor Window (277)



Front Second Floor Window (277)



Rear First Floor Window (277)



Rear Second Floor Window (277)



Rear second Floor Window (277)



Rear Side Ground Floor Window (277)



Rear End Ground Floor Window (277)



Rear End First Floor Window (277)



Front Ground Floor Bay Window (279)



Front First Floor Bay Window (279)



Front First Floor Window (279)



Front Second Floor Window (279)



Rear First Floor Window (279)



Rear Second Floor Window (279)



Rear Second Floor Window (279)



Rear Side Ground Floor Window (279)



Rear End Ground Floor Window (279)



Rear End First Floor Window (279)

4.1.1 Existing External Doors (With Photos)

The existing front door to No 277 is timber with two single glazed vertical panes over two solid panels, with a single glazed fixed fanlight over.



Ground Floor Rear Exit Door

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
No 277 Front Entrance Door (ground floor)	Timber	Red	Two single glazed vertical panes over two solid panels	Single glazed fixed fanlight over.

5.0 Design Proposals

5.1 Proposed Windows

Due to the condition of the existing timber windows no longer meeting the needs of the residents, poor condition, and as such are causing issues with heat loss, condensation, security and other condition related defects. The client plans on replacing all windows to the properties.

The windows to the front elevations will be removed and replaced with new like for like in style high quality slimline timber 14mm double glazed vertical sash windows.

The windows to the rear, rear side and rear end elevations will be removed and replaced with like for like in style high quality timber double glazed vertical sash windows and casement windows.

To best compliment the character of the conservation area and maintain the original building's intent in replicating the character of the area. This would achieve an improved thermal performance, better security, and resident comfort within the properties.

Please see below summary regarding the windows proposed to be installed:

Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm (maximum)
Frame Material (Rear/Side):	Timber
Glazing Thickness (Rear/Side):	24mm (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
Spacer bars:	As manufactured
Stained Glass:	Changed to plain glass where present

5.2 Proposed Door

The front entrance door to No 277 only, is to be replaced as part of this application as indicated below, as shown on drawings submitted:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
No 277 Front Entrance Door (ground floor)	Timber	TBC	Two double glazed vertical panes over two solid panels	Double glazed fixed fanlight over.

6.0 Heritage Introduction

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 all windows with new windows as described above at 277 & 279 High Road, Haringey, London, N15 4RR. The proposed works form part of a comprehensive programme of works that are being carried out.

The Sites lie within the Tottenham High Road Historic Corridor, Seven Sisters, Page Green Conservation Area, (shown again below).



The properties are situated within the Tottenham High Road Historic Corridor, Seven Sisters, Page Green Conservation Area, a designated heritage area recognised for its distinctive late Victorian early Edwardian housing and historic street layout. The conservation area reflects the historic growth of High Road as a key residential artery and contains a mix of buildings that together create a coherent historic townscape. While the properties are not statutory listed but are locally listed, they form part of this wider heritage context.

The properties within the conservation area commonly feature traditional materials and architectural elements including London stock brick, decorative stucco detailing, sash windows and pitched slate roofs. These features form an important part of the area's historic identity and visual coherence.

Any future works to the properties will be undertaken with sensitivity to this heritage context, ensuring that its significance and contribution to the streetscape are preserved.



Google Earth Street View, High Road, Haringey, London, N15 4RR

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 special interest and significance of the site 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 properties form part of a terrace of historic buildings located along the Tottenham High Road within the conservation area. The surrounding environment comprises a mixture of residential and small commercial buildings typical of historic high streets across London.

The conservation area includes a number of historically significant buildings and civic spaces, including Bruce Castle and Tottenham Green, which together help to define the historic character of the wider area.

The surrounding area is characterised by attractive Victorian and early Edwardian residential streets interspersed with local amenities and community facilities. The properties benefit from proximity to a variety of local shops, cafés and restaurants located nearby.

Architectural Interest and External Features

The architectural interest of the buildings derives primarily from its traditional Victorian design features including London stock brick construction, projecting bay windows and decorative stucco detailing.

The timber vertical sliding sash windows are a key component of the building's historic character, contributing to the proportion and rhythm of the façade. The recessed timber entrance door also forms an important visual element within the principal elevation.

Together these elements create a façade that is typical of late nineteenth century residential architecture within Tottenham and contribute positively to the character of the conservation area.

6.3 Proposals and Assessment of Impact

It is proposed that all existing deteriorated windows of No.277 & No.279 and the front entrance door to No. 277 only be removed and replaced.

The windows to the front elevations be removed and replaced with like for like, new, high quality double glazed 14mm slimline timber windows. The proposed windows will be designed to closely replicate the original profiles and detailing.

The windows to the rear elevations be removed and replaced with like for like, new, high quality double glazed 24mm timber windows. The proposed windows will be designed to closely replicate the original profiles and detailing and create uniformity.

The front entrance door to No.277 is proposed to be replaced with a like for like new, high quality timber door with two double glazed panes over two solid panels, with a double glazed fixed fanlight over.

This proposal seeks to enhance the building's thermal efficiency and overall comfort while preserving their architectural character. The use of new timber double glazing to the front and rear elevations ensures that the traditional appearance is retained without compromising on modern performance standards

The existing windows and door will have been carefully recorded and measured to ensure that the new double glazed timber windows and timber door match the original dimensions, proportions, and moulding profiles.

As such, the proposed works will result in a like for like appearance of the property and are considered to be sympathetic to the host buildings and their local listing and setting within the Tottenham High Road Historic Corridor, Seven Sisters, Page Green Conservation Area. The proposed alterations are therefore deemed to have a negligible impact on the heritage value of the property, while offering clear environmental and functional benefits.

6.4 Heritage Conclusion

Based on the above assessment, it is considered that the proposals have fully acknowledged the architectural and historic significance of the sites 277 & 279 High Road, Haringey, London, N15 4RR in the Tottenham High Road Historic Corridor, Seven Sisters, Page Green Conservation Area. Care has been taken to ensure that the replacement windows and door are sensitively designed to complement the character of the original buildings and the wider streetscape.

The introduction of new windows and door to the properties will ensure that improvements to energy efficiency and residents' comfort can be achieved without detracting from the historic appearance of the properties. The proposals represent a balanced and appropriate approach to heritage conservation.

7.0 Site Constraints

7.1 Car Parking

The property located at 277 High Road does not benefit from dedicated off street parking. As the building is situated along Tottenham High Road, a principal route through the area, on-street parking provision directly outside the property is limited due to traffic management measures, bus routes and loading restrictions typically associated with main road corridors.

Residential parking within the wider area is generally accommodated on surrounding side streets which operate within Controlled Parking Zones (CPZs) administered by the London Borough of Haringey. Residents living within a CPZ may apply for a resident parking permit which allows parking within designated resident permit bays or shared use bays within the relevant zone.



Car parking (source: Google Maps)

7.2 Transport

The properties benefit from excellent public transport connections due to its location along Tottenham High Road, which is served by numerous bus routes providing connections throughout North and Central London.

The nearest railway station is Bruce Grove railway station, located within walking distance of the property and providing services on the London Overground with connections to Liverpool Street via interchange stations.

Further Underground connections are available from Seven Sisters station, which provides access to the Victoria line, offering direct connections to central London locations including King's Cross, Oxford Circus and Victoria.

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 properties are two converted three apartment terraced houses, set over three 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 properties are two converted three apartment terraced houses, set over three storeys, which we are only proposing to replace the windows and front entrance door (277). 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 properties are two converted three apartment terraced houses, set over three storeys, which we are only proposing to replace the windows and front entrance door (277). The property is three storeys and 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 properties are two converted three apartment terraced houses, set over three storeys, which we are only proposing to replace the windows and front entrance door (277). The existing means of escape and evacuation strategy will remain the same. The front entrance doors are not to be replaced. These passive and active fire safety measures will remain as existing and are not relevant to the application.

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

The subject properties are two converted three apartment terraced houses, set over three storeys, which we are only proposing to replace the windows and front entrance door (277). This item is not relevant the application.

11.0 Summary

This application includes works which will improve the quality of life and safety for the residents within the properties and neighbouring properties. The conservation area and local listing have been considered carefully with the proposals put forward, as detailed throughout this document.