

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**77 CLYDE ROAD
HARINGEY
LONDON
N15 4LS**

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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 77 Clyde Road, Haringey, London N15 4LS.

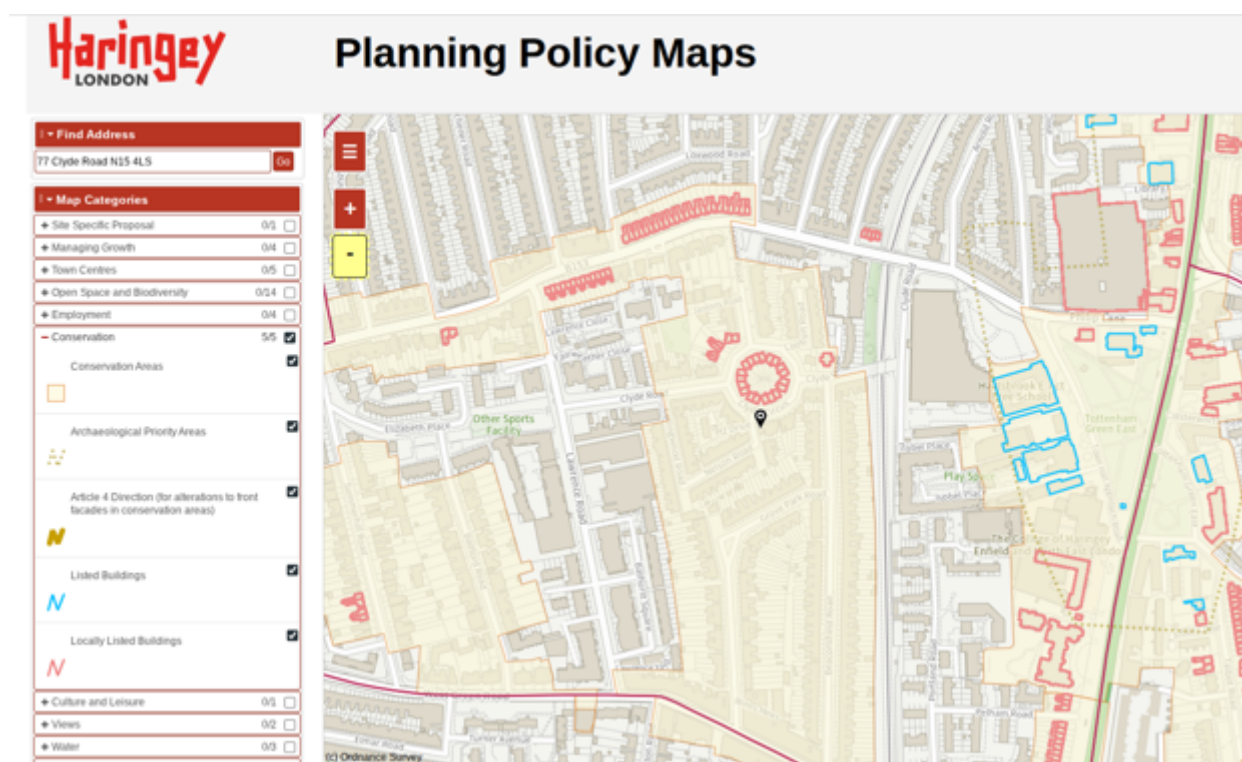
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 77 Clyde Road within the administrative boundary of the London Borough of Haringey. The property lies within the designated Clyde Circus Conservation Area, the property lies within the designated Clyde Circus Conservation Area, although it is not statutorily listed or locally listed.

The Clyde Circus Conservation Area is characterised by a cohesive group of late nineteenth and early twentieth century residential properties, predominantly arranged as terraces and semi-detached houses. These buildings are typically constructed in London stock brick and feature traditional architectural elements including sash windows, decorative detailing and slate covered roofs.

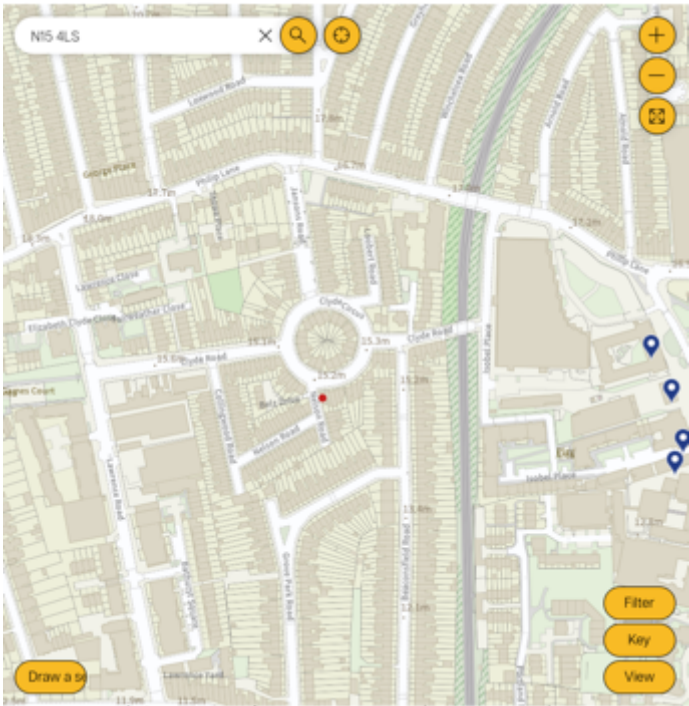
The conservation area is valued for its uniform streetscape, consistent building lines and the retention of original architectural features. Roof forms, materials and chimney stacks are particularly important elements in defining the character and appearance of the area, contributing to the continuity of the roofscape across terraces.



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

The property is situated at 77 Clyde Road within the district of Tottenham in the London Borough of Haringey. Clyde Road forms part of the Clyde Circus area, a predominantly residential neighbourhood known for its well preserved Victorian housing stock.

The street is characterised by a series of terraced and end of terrace properties of similar scale and architectural style, creating a cohesive and consistent streetscape. The conservation area designation reflects the importance of preserving this uniform character.

The surrounding area benefits from access to local amenities along nearby West Green Road, which provides a range of shops, cafés and services. The property is also located within walking distance of local green spaces including Downhills Park, which offers recreational and landscaped open space for residents.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey end of terrace residential dwelling, forming part of a wider terrace of similar Victorian properties along Clyde Road.

The building is constructed of traditional London stock brick, the principal elevation incorporates a canted bay window at ground floor level which is topped with a hipped roof clad in natural slate tiles, which projects from the main façade and returns back into the building.

The fenestration to the front elevation comprises uPVC casement windows with single glazing, and a recessed front door which benefit from a simple white stucco detailing surrounding the windows and main entrance door.

The property benefits from a small front garden, enclosed by a low brick boundary wall, providing a transition between the building and the public pavement.

The main roof is of a pitched form, with a rear projection and lean-to style roof both traditionally finished with slate tiles, contributing to the overall roofscape of the terrace. Chimney stacks are present and form part of the historic roofline.



Front Elevation (North)

4.0 Existing features subject to proposals

4.1 Existing Roof (with Photos)

The existing main roof structure consists of a pitched roof form and is finished with natural slate tiles, which aligns with adjoining properties and is visible from ground level. To the rear elevation the existing roof structure is a ground floor lean-to roof at 90 degrees to the main building. 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.



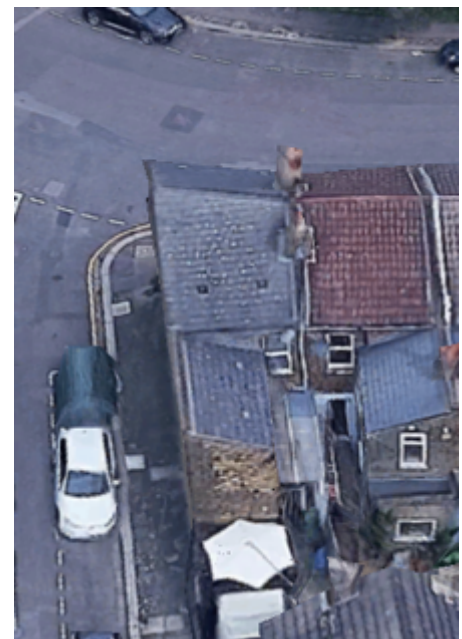
Roof On Plan



Roof Front Elevation (North)



Roof Side Elevation (East)



Roof Rear Elevation (South)

5.0 Design Proposals

5.1 Proposed Roof Replacement

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

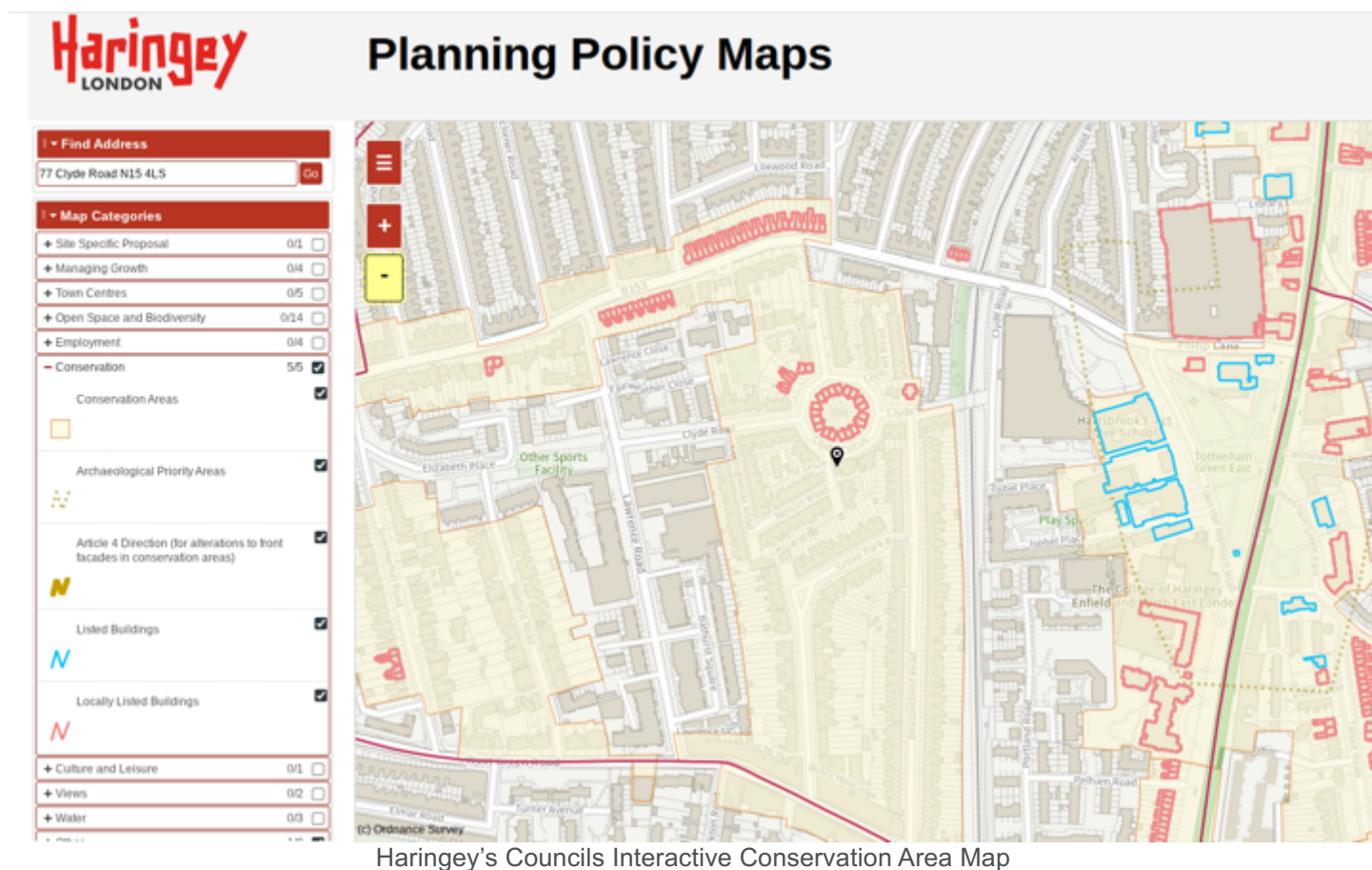
The aim is to balance the conservation areas historic importance with the need to improve durability, thermal performance, and long term weatherproofing, while preserving the original roof form and detailing. The existing roofs are deteriorating, with slipped and damaged slates and evidence of water 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 77 Clydel Road, Haringey, London, N15 4LS. 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 77 Clyde Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Clyde Road, Haringey, London, N15 4LS.

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 Clyde 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 traditional timber sash windows with ground floor bay projection, which adds depth and visual interest to the façade contributing to its historic appearance.

The roofscape forms an important element of the building's character, with pitched roof forms finished in natural slate tiles and the presence of chimney stacks adding to the architectural composition.

6.3 Proposals and Assessment of Impact

It is proposed that the existing deteriorated slate tile roof coverings 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 roofs, preserving the pitched 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 tiles 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, 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 building and its setting within Clyde 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 coverings with a natural Welsh slate tile, 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 does not benefit from dedicated off-street parking and relies upon on street parking provision along Clyde Road and surrounding residential streets, which is typical of this area. Parking is generally managed through Controlled Parking Zones operated by the London Borough of Haringey.

As the proposed works relate solely to roof replacement and associated repairs, the development will not result in any increase in parking demand.



Google Earth Street View, Clyde Road, Haringey, N15 4LS

7.2 Transport

The property benefits from access to public transport connections within the Tottenham area. The nearest Underground station is Turnpike Lane Underground Station, providing services on the Piccadilly line. Further connections are available from Seven Sisters station, which provides access to the Victoria line and National Rail services. Bus routes operate along nearby West Green Road, offering additional connectivity.

As the proposal relates solely to roof replacement and repair works, it will not generate additional transport movements or impact the local highway network.

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 an end of terrace house, 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 an end of terrace house, 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 an end of terrace house, 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 terraced house, 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 terraced house, 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.