

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

WATES / CLARION HOUSING

AT

**115 WILLINGDON ROAD
LONDON
N22 6SE**

Quality Control

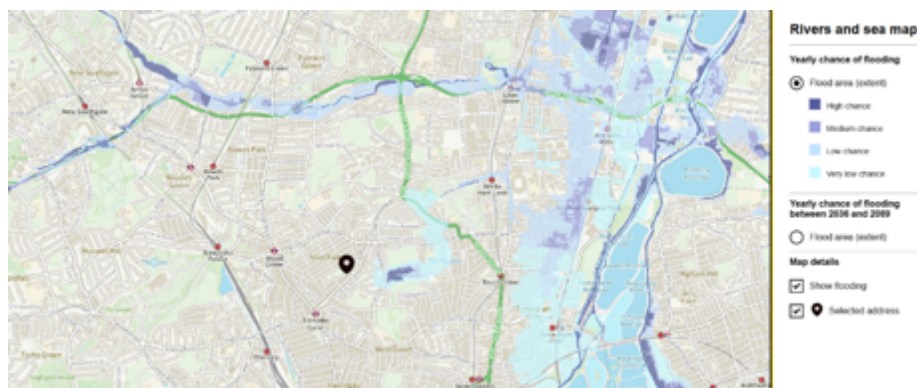
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P01	PL	DM	11/03/2026	

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On this basis, the proposed works will not increase flood risk either on-site or elsewhere. Flood risk is therefore not considered to constrain the determination of this application.



3.0 Existing Building

3.1 Location and Setting

115 Willingdon Road Haringey London N22 6SE is located on Willingdon Road within the London Borough of Haringey. The surrounding area is characterised by predominantly residential development.

The immediate setting is defined by the prevailing pattern of development along the street and within adjoining plots. Buildings are generally two-storey terraced dwellings, typically two storeys in height, and constructed in brick with tiled or slated pitched roofs and painted decorative frontage elements. The arrangement, scale and massing of surrounding buildings establish the townscape context within which the property sits.

Within this context, the subject property forms part of the established built form and alignment of development in the area. Its scale and façade composition reflect the prevailing rhythm of buildings along the street and contribute to the character of the immediate setting.

3.2 Building Description

The subject property comprises a two-storey dwelling, arranged as part of a terrace. The building presents a vertically emphasised frontage addressing the street. The principal external materials comprise buff and red brick, with a pitched roof finished in slate or tile visible above the front bay. The front elevation incorporates a projecting bay window, an inset entrance door and upper floor window openings which define the overall façade composition and rhythm of the building. Architectural detailing such as painted bay surrounds, cornice features and decorative trim contributes to the character of the elevation.

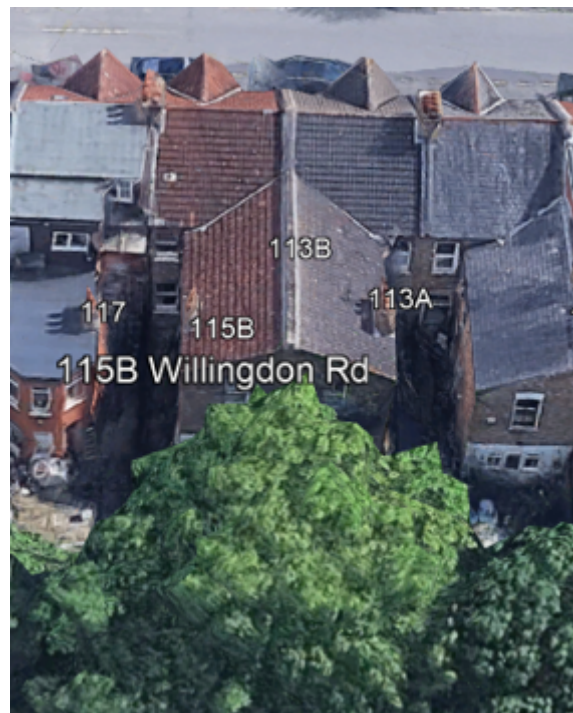
Externally, the building appears to be in reasonable condition consistent with its age, with no obvious signs of significant structural alteration evident from visual inspection. Where visible, elements of the façade show localised weathering and later replacement units typical of ongoing occupation and maintenance over time.

A small front garden or forecourt separates the house from the pavement and is enclosed by a low wall, currently used for refuse storage in common with many neighbouring properties.

At the time of the site visit, access to the rear of the property was not available and direct photographic evidence of the rear elevation could not be obtained. The description of rear-facing elements is therefore limited to publicly visible aspects and any available external views.



Front Elevation



Rear Elevation

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front elevation appear to be traditional painted timber-framed units rather than modern uPVC replacements. At ground-floor level, the projecting bay contains a broad principal window arrangement with slim painted timber members set within an ornate rendered bay surround. The glazing appears as large clear panes with relatively fine frame sections, and the joinery reads as traditional in character, sitting comfortably within the detailing of the bay. The paint finish is weathered in places, with localised wear and minor deterioration visible to the frame edges, cills and junctions between the window frames and surrounding decorative render.

At first-floor level, the bay is lit by matching painted timber-framed windows set within the upper bay structure beneath the front gable. These windows are similarly detailed with slender painted sections and a traditional appearance that relates to the age and character of the property. The photographic evidence indicates signs of age and exposure, including weathering to the painted finish and localised wear to the surrounding decorative elements. Overall, the existing front windows make a positive contribution to the character of the building but appear dated and likely to offer limited thermal and acoustic performance by contemporary standards.

At the time of the survey, access to the rear of the property was not possible, and therefore photographic evidence of the rear elevation windows could not be obtained. Nonetheless, the client intends to proceed with the replacement of all windows throughout the property, including those to the rear elevation.



Windows (ground floor – front elevation)



Windows (ground floor – front elevation)



Window (Upper floors – front elevation)



Window (Upper floors – front elevation)

3.3.2 Existing External Doors (With Photos)

The front entrance door is set within a recessed entrance opening framed by decorative brickwork and painted trim. The existing door appears to be a painted timber door of traditional domestic form, finished in a pale blue colour, with a simple letterplate and modest ironmongery. The door sits within a neat entrance reveal beneath a shallow arched brick head and contributes positively to the domestic character of the front elevation. From the submitted photographs, the door appears generally serviceable, although the finish shows ordinary signs of age and ongoing use consistent with external exposure.

At the time of the survey, access to the rear of the property was not possible, and therefore photographic evidence of the rear door or doors could not be obtained. Nonetheless, the client intends to proceed with the replacement of all external doors throughout the property, including those to the rear elevation.



Existing Entrance Door

Front Elevation (Entrance Door)	Existing
Material	Timber
Colour	Pale Blue
Door Glazing	Single (assumed)
Fanlight	Single (assumed)

Rear Elevation (Exit Door)	Existing
Material	Timber
Colour	White
Door Glazing	Single
Fanlight	Not applicable

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows are to be replaced as part of a programme-wide upgrade to ensure consistency of performance and specification across the Clarion Housing stock. The current units do not fully meet Clarion Housing contemporary standards for thermal efficiency, acoustic performance and long-term durability.

The proposed window replacements have been designed to:

- Respect the original opening proportions and general arrangement of the elevations.
- Improve thermal and acoustic performance in line with current standards; and
- Provide durable, low-maintenance uPVC units appropriate to the building's context

A summary of the proposed window specifications is provided below:

Proposed Windows Details	
Frame Material (Front):	uPVC casement windows
Glazing Thickness (Front):	Double glazing 28mm (Maximum)
Frame Material (Sides and Rear):	uPVC
Glazing Thickness (Side and Rear):	Double glazing 28mm (Maximum)
Glazing Bars (Front):	Not applicable
Glazing Bars (Side and Rear):	Not applicable
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:	Not applicable

4.2 Proposed Doors

The proposed replacement doors are intended to improve security, thermal performance and accessibility while respecting the existing appearance of the building.

The front entrance door is to be replaced as part of this application as indicated below:

Front Elevation (Entrance) Door	Proposed
Material	Composite front entrance door
Colour	White
Door Glazing	Double
Fanlight	Double

The rear external door is to be replaced as part of this application as indicated below:

Rear Elevation (Exit) Door	Proposed
Material	uPVC rear external door
Colour	White
Door Glazing	Double
Fanlight	Not applicable

5.0 Sustainability Statement

5.1 uPVC Windows & Doors

As a provider of social housing, Clarion Housing are committed to ensuring that refurbishment proposals align with both sustainability principles and long-term asset management responsibilities. Window and door replacement works are seen as an opportunity to improve building performance, reduce energy consumption and support residents' comfort and wellbeing.

At 115 Willingdon Road Haringey London N22 6SE, the proposed window and door strategy comprises uPVC double-glazed windows to front and rear elevations, together with composite and uPVC external doors, balancing durability, performance and affordability considerations.:

- The capital cost of uPVC is far less than timber, allowing the budget for many more homes to be thermally upgraded. This roughly works out as about 3 times more properties being upgraded when you compare the capital costs.

- The maintenance of timber windows is more demanding, meaning that cyclical cycles are regular, involving the need for scaffolding and fairly frequent access to properties (which can be difficult, with non-access resulting in missed maintenance cycles and a resulting deterioration of timber windows).
- In addition, installing scaffolding to rear elevations can be difficult and expensive, often involving 'up-and-over' scaffolding, further reducing the budget for other properties to be upgraded.
- uPVC frames can be recycled a number of times, where it is often perceived that this is not possible.
- Where more properties can be upgraded (as a result of increased scope for capital budgets) this results in lower energy bills for residents, and lower energy use in line with net-zero targets.
- Reducing energy bills is a key priority in the current climate due to the ongoing energy crisis. As a social landlord, this is of particular social importance.

These factors are key to consider as part of Clarion Housing strategic approach to building upgrades.

6.0 Heritage Statement

The application site lies within the London Borough of Haringey and is not located within a designated Conservation Area. The property is not statutorily listed and is not identified as a locally listed building.

Although the site does not fall within a designated heritage asset, the property forms part of an established streetscape whose collective character contributes to the wider townscape of the area. The rhythm of openings, proportions of windows and doors, and consistency of building line together define the visual coherence of the street.

The proposed works are limited to the replacement of existing windows and external doors within the established structural openings. No alterations are proposed to the building's height, massing, roof form, footprint or overall architectural composition. The replacement units will retain the established proportions and configuration of the façade, ensuring continuity in the pattern of development along the street.

Given the limited scope of the works and their alignment with the existing architectural order of the building, the proposals are not considered to result in harm to any designated or non-designated heritage assets and will maintain the contribution the property makes to the character and appearance of the surrounding townscape.

7.0 Social/Economic benefits

The proposals will deliver social and economic benefits for the residents of the units proposed for refurbishment.

Social benefits include enhanced living conditions through improved thermal comfort and a reduced risk of damp, mould and condensation, supported by a strategic, whole-house approach to energy efficiency. The replacement windows and doors will also contribute to improved security and overall residential amenity.

Economic benefits will be realised through lower energy bills for residents, arising from improved thermal performance and reduced heat loss. In addition, the works support local employment and business opportunities within the client's supply chain, contributing to the wider economy.

8.0 Access

8.1 Car Parking

The property is located on an established residential street where on-street parking is available and managed in accordance with local highway arrangements.

No changes to car parking provision or vehicle access arrangements are proposed as part of this application. Existing parking arrangements, whether on-street or on-plot, will remain unchanged.

Given the modest nature of the proposed works and the retention of the existing residential use, the development is not expected to give rise to any material increase in car ownership or parking demand, and there will be no adverse impact on local highway conditions.



Car parking (source: Google maps)

8.2 Transport

The site is well served by public transport. Wood Green Underground Station on the Piccadilly line is located within walking distance to the north-west, with Turnpike Lane Underground Station on the same line located slightly further to the south-west. Both stations lie within Travelcard Zone 3 and provide frequent services into central London and across the wider network.

Several bus routes operate along nearby Lordship Lane and Wood Green High Road, providing frequent local and cross-London services and good connectivity to surrounding centres. Bus stops at “Wood Green Crown Court” and “Perth Road” on Lordship Lane are a short walk from Moselle Avenue, further enhancing accessibility.

The wider area also benefits from access to rail services at Alexandra Palace and Hornsey stations, as well as a network of local walking and cycling routes. The proposals are limited to replacement windows and doors and will not alter existing access arrangements or transport patterns.

9.0 Refuse Strategy and Disposal

9.1 Refuse Strategy

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

9.2 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.

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 is a two-storey terraced dwelling. The property benefits from direct access from the main road, enabling fire appliance access via the public highway. There are no changes proposed to the existing external access or road layout. The designated assembly point in the event of an evacuation would be directly outside the property on the public footpath, in line with current practice.

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)

This application relates exclusively to the replacement of external windows and doors. No internal works or changes to fire strategy are proposed. Existing passive and active fire safety measures remain unaffected and continue to meet applicable standards. No modifications are proposed that would impact the current fire safety provision.

Information and data on construction products and materials (criteria 3)

The subject consisting of two-storey terraced dwelling, which we are only proposing to replace the windows and doors. The property is two-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 existing means of escape remains unchanged. The property is accessed via a single front entrance door, which will be replaced with a new door fitted with internal thumb-turn locking to allow safe egress in the event of fire. No changes are proposed to the internal layout, circulation space, or escape routes.

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

As this application pertains solely to the replacement of windows and doors, there are no proposed changes that would impact fire service access or interfere with existing firefighting provisions. The property remains accessible from the street, and no additional firefighting equipment is required.

11.0 Summary

This application seeks permission for the replacement of existing windows and external doors at 115 Willingdon Road Haringey London N22 6SE, a two-storey residential building within an established area of the London Borough of Haringey.

The proposals comprise the installation of new high-performance replacement units within the existing structural openings. No alterations are proposed to the building's height, massing, footprint, layout or use. The established proportions and configuration of the façade will be retained.

The works will improve thermal performance, security and overall residential comfort while maintaining the character and appearance of the property and its contribution to the surrounding streetscape.

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The scope of the proposals is limited and proportionate, and no adverse impacts have been identified. The development is therefore considered acceptable in planning terms.