

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

WATES / CLARION HOUSING

AT

**250 PHILIP LANE
LONDON
N15 4HJ**

Quality Control

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Potter Raper is working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing. This Design & Access Statement supports the planning application for the refurbishment works at 250 Philip Lane, Haringey, London N15 4HJ.

2.0 Planning Restrictions

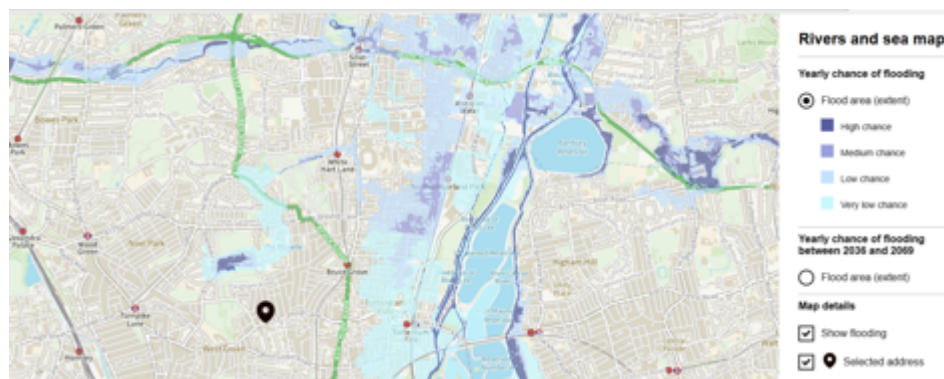
250 Philip Lane Haringey London N15 4HJ lies within the Clyde Circus Conservation Area in the London Borough of Haringey. The area is recognized for its cohesive historic character and townscape quality, which contribute positively to the wider setting.

The property is subject to an Article 4 Direction associated with the Conservation Area, which removes certain permitted development rights relating to alterations that may affect its character and appearance.

The proposed development is limited to the replacement of existing windows and external doors within the established building envelope. It does not involve any increase in building footprint, changes to ground levels or alterations to the

vulnerability classification of the existing residential use. No additional hardstanding is proposed and there is no intensification of development.

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

250 Philip Lane Haringey London N15 4HJ is located on Philip Lane within the London Borough of Haringey. The surrounding area is characterised by a predominantly residential streetscape with local commercial and community uses along the wider corridor.

The immediate setting is defined by the prevailing pattern of development along the street and within adjoining plots. Buildings are generally terraced Victorian and Edwardian properties, typically two to three storeys in height, and constructed in brick with slate or tiled roofs and areas of stucco detailing. The arrangement, scale and massing of surrounding buildings establish the townscape context within which the property sits. This part of Philip Lane forms part of the northern section of the Clyde Circus Conservation Area, where the appraisal identifies a consistent domestic scale and repeated terrace form.

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 Edwardian dwelling arranged as part of a terrace on Philip Lane within the Clyde Circus Conservation Area. The building presents a vertically emphasised principal frontage to the street and is read as part of the wider terrace group identified within the borough appraisal. The description below is based on the submitted photo pack.

The principal elevation is constructed in red brick with painted stucco detailing and a pitched roof with a front-facing gable above the principal bay. The front elevation is composed with a full-height square bay and a recessed arched entrance, giving the building a strong and ordered façade rhythm typical of the terrace. Architectural detailing includes stucco dressings, moulded bay treatment, decorative gable treatment and the arched entrance surround, all of which contribute to the established character of the building and the wider terrace.

At ground floor level, the front elevation includes paired window openings within the projecting bay and the recessed entrance door set within the arched opening. At first floor level, the bay contains paired vertically proportioned window

openings, with an additional window opening positioned above the entrance side of the façade. The proportions and arrangement of these openings reinforce the balanced composition of the elevation.

To the rear, the property presents a more utilitarian appearance, typical of a secondary elevation to a terraced dwelling. The rear elevation is constructed in exposed stock brick and includes a combination of original and later altered openings. The photographs show a first-floor window within the main rear wall together with ground-floor openings comprising a rear access door and associated window. The rear elevation also includes a secondary return/projection with an additional door and window opening visible in the photo pack. Window and door surrounds to the rear are simpler in character than those to the front elevation, with painted lintels and cills and later replacement elements evident in places.

Overall, the building appears to be in fair condition consistent with its age and ongoing occupation. The front elevation retains its architectural character and detailing, while the rear elevation shows a more functional arrangement with visible weathering and a mixture of older and later replacement elements.



Front Elevation



Rear Elevation

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The front elevation contains a series of vertically proportioned UPVC casement windows to the ground and upper floor. The UPVC casement windows are fixed into two panes, one which are a fixed pane and the other is an openable pane. Windows are arranged in a regular and coherent pattern across the façade. At ground floor level, paired windows are set within the projecting front bay. At first floor level, the bay contains a further pair of matching windows, with an additional window opening located above the entrance side of the façade. The front windows appear generally serviceable, with ordinary signs of age and maintenance consistent with the character of the building.

To the rear, the windows are more varied in form and appearance, reflecting the secondary and more functional character of the elevation. The photos below show a vertically proportioned upper-floor window within the main rear wall, together

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with ground-floor windows associated with the rear elevation and return/projection. These include a smaller window adjacent to the rear door and a larger window to the rear return/side projection. Rear windows appear to comprise a mixture of traditional-form and later replacement units, with white-finished frames visible in the photographs. Condition at the rear shows more evident weathering than the principal elevation, with localised deterioration to painted elements and signs of age to frames and junctions.

Overall, the existing windows reflect a clear distinction between the more carefully detailed principal elevation and the more utilitarian rear elevation.



Windows (ground floor – front elevation)



Windows (front elevation)



Window (Upper floors – front elevation)



Window (Upper floors – front elevation)



Window (Back Elevation)



Window (Back Elevation)



Window (Back Elevation)



Window (Back Elevation)



Window (Back Elevation)



Window (Back Elevation)

3.3.2 Existing External Door (With Photos)

The main entrance to the property is formed within the recessed arched entrance to the front elevation. The front door is a painted timber door of traditional domestic form, finished in a dark green colour and incorporating glazed upper panels with decorative patterned glass. The door sits comfortably within the arched opening and contributes positively to the character of the principal elevation. The front entrance door appears generally serviceable with minor wear consistent with age and use.

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To the rear, the property contains two external doors. One rear door is set within the main rear wall at ground-floor level and appears as a white-finished replacement door with a large glazed upper section. A second rear door is visible within the rear return/projection and is similarly more functional in character, with extensive glazing and a white finish. These rear doors are secondary in appearance and reflect the more practical and altered character of the rear elevation. The photographs below show weathering and general wear to the rear doors and surrounding elements consistent with ongoing use and exposure.



Front Entrance Door



Back Exit Door 1



Back Exit Door 2

Front Elevation (Entrance Door)	Existing
Material	Timber
Colour	Dark Green
Door Glazing	Single
Fanlight	Single

Rear Elevation (Exit Door 1)	Existing
Material	Timber
Colour	White
Door Glazing	Single
Fanlight	No

Rear Elevation (Exit Door 2)	Existing
Material	uPVC
Colour	White
Door Glazing	Double Glazed
Fanlight	Double Glazed

4.0 Design Proposals

4.1 Proposed Windows

The existing windows no longer meet the needs of residents. They allow avoidable heat loss and contribute to condensation and related defects which reduce comfort and building performance.

The existing windows are to be replaced as part of a programme-wide upgrade to ensure consistency of performance and specification across the Clarion Housing stock.

To the front elevation, windows will be replaced with double-glazed UPVC casement 28mm frame depth windows, finished in a colour to match the existing appearance. The new windows are designed to follow the proportions and alignment of the existing openings and to reflect the traditional fenestration pattern within the terrace and Conservation Area.

To the rear elevation, windows will be replaced with high-performance uPVC casement units with double glazing, finished in a colour to match the existing rear windows. Rear windows adopt a more functional character appropriate to the secondary elevation while remaining compatible with the scale and domestic use of the building.

Obscure glazing will be provided only where it already exists or where required to protect privacy (for example to bathrooms or WCs).

Ironmongery and finishes will be selected in line with existing and to achieve a calm and traditional appearance.

A summary of the proposed window specifications is provided below:

Proposed Windows Details	
Frame Material (Front):	uPVC - Casement
Glazing Thickness (Front):	Double glazing 28mm (Maximum)
Frame Material (Rear):	uPVC - Casement
Glazing Thickness (Rear):	Double glazing 28mm (Maximum)
Glazing Bars (Front):	Not applicable
Glazing Bars (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	Astraseal (Kendal) composite door
Colour	To match existing
Door Glazing	Double
Fanlight	No

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

Rear Elevation (Exit) Doors	Proposed
Material	uPVC rear external door
Colour	To match existing
Door Glazing	Double
Fanlight	Double – (Door 2 only)

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 250 Philip Lane Haringey London N15 4HJ, the proposed window and door strategy comprises uPVC double-glazed windows to rear elevation, 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 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 property is located within the Clyde Circus Conservation Area, which derives its significance from its historic townscape, architectural character and contribution to the wider pattern of development in Haringey. This section considers the historical development of the local area, the architectural interest of the building and its external features, and how the proposed works affect the significance of the heritage asset.

6.1 Historical Development of Local Area

The surrounding area formed part of Mount Pleasant Fields and remained largely open farmland until the nineteenth century. During the mid nineteenth century, roads within the area were laid out in stages, including Clyde Road as an intended formal route from Tottenham Green towards Downhills. Following the arrival of the railway in 1872, the area became more accessible and development intensified, with terraced housing erected to accommodate a growing population of artisans, clerks and other working households. By the late nineteenth century, much of the area had assumed the urban form that remains legible today.

Over time, the area experienced incremental infill development, localised alteration to individual properties and commercial change along its principal roads. Despite this, the underlying street pattern, domestic scale and coherent run of historic terraces remain evident and continue to contribute to the special interest of the Clyde Circus Conservation Area.

6.2 Architectural Interest and External Features

Architecturally, the Clyde Circus Conservation Area is characterised by a mix of mid-Victorian villas and later Victorian and Edwardian terraces, together with commercial frontages along its northern and southern edges. The appraisal describes the area as generally consistent in terms of the scale, mass and rhythm of its properties, with domestic terraces, small front gardens and repeated façade forms making an important contribution to its character. Philip Lane

forms the northern section of the Conservation Area, where the northern side is lined in part by Edwardian terraces and the wider townscape retains a strong residential grain.

The application property reflects these characteristics through its two-storey scale, terraced form and principal elevation treatment, which sits comfortably within the established rhythm of the street. Later alteration is evident within the wider terrace, but the application property continues to read as part of the original Edwardian group identified in the appraisal.

6.2.1 Building Materials and Details

Within the wider Clyde Circus Conservation Area, the following materials and details are characteristic and contribute to its special architectural and historic interest:

- Red brick walling with painted stucco detailing, including moulded surrounds, dressings and decorative frontage treatment that articulate bays, entrances and upper gables.
- Predominantly pitched slate-covered roofs, often incorporating prominent gables, chimney stacks and simple eaves detailing that reinforce the roofscape character of the area.
- Vertically proportioned timber sash windows and other traditional painted timber joinery, typically arranged in regular openings and contributing to the repeated domestic rhythm of the terraces.
- Recessed entrance doors set within arched or otherwise articulated surrounds, often combined with traditional panelled door forms and modest decorative glazing.
- Full-height and projecting bay windows, together with consistent façade proportions and repeated elevational composition, which create a strong sense of terrace unity along the street.
- Small front garden areas and boundary treatments which provide a transition between the public highway and private dwellings and contribute to the established residential townscape of the Conservation Area.

The proposed replacement windows and doors have been specified to sit comfortably within this context, maintaining an appropriate overall appearance while upgrading the performance and condition of the external envelope. In particular, the use of UPVC casement units to the front elevation is intended to retain the existing traditional character of the terrace, whilst retaining its modern looks and preserving the contribution the property makes to the Clyde Circus Conservation Area.

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 property benefits from good access to public transport within Tottenham. Seven Sisters (Victoria line and London Overground) and Tottenham Hale (Victoria line, National Rail and London Overground) provide frequent services into central London and across the wider network, and both lie within TfL Travelcard Zone 3. Bruce Grove London Overground station is also within reasonable reach, providing additional rail connectivity.

Local bus routes operate along Philip Lane and Tottenham High Road, offering convenient links to surrounding town centres and transport interchanges. The surrounding neighbourhood provides walkable access to local shops, services and community facilities, supporting sustainable travel patterns and reducing reliance on private vehicles.

Given the limited scope of the proposals and the retention of the existing residential use, the replacement of windows and doors will not increase trip generation or alter existing transport patterns. The impact on the local transport network will therefore be neutral.

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 250 Philip Lane Haringey London N15 4HJ, a two-storey residential building located within the Clyde Circus Conservation Area in 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 architectural composition. The established proportions and façade rhythm will be retained.

As set out within this statement, the works preserve the character and appearance of the Conservation Area in accordance with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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The proposals represent a carefully considered and proportionate upgrade which improves performance and durability while safeguarding the significance of the designated heritage asset.