

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**104 BEACONSFIELD ROAD
HARINGEY
LONDON
N15 4SQ**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	22/03/2026	-

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 104 Beaconsfield Road, Haringey, London N15 4SQ.

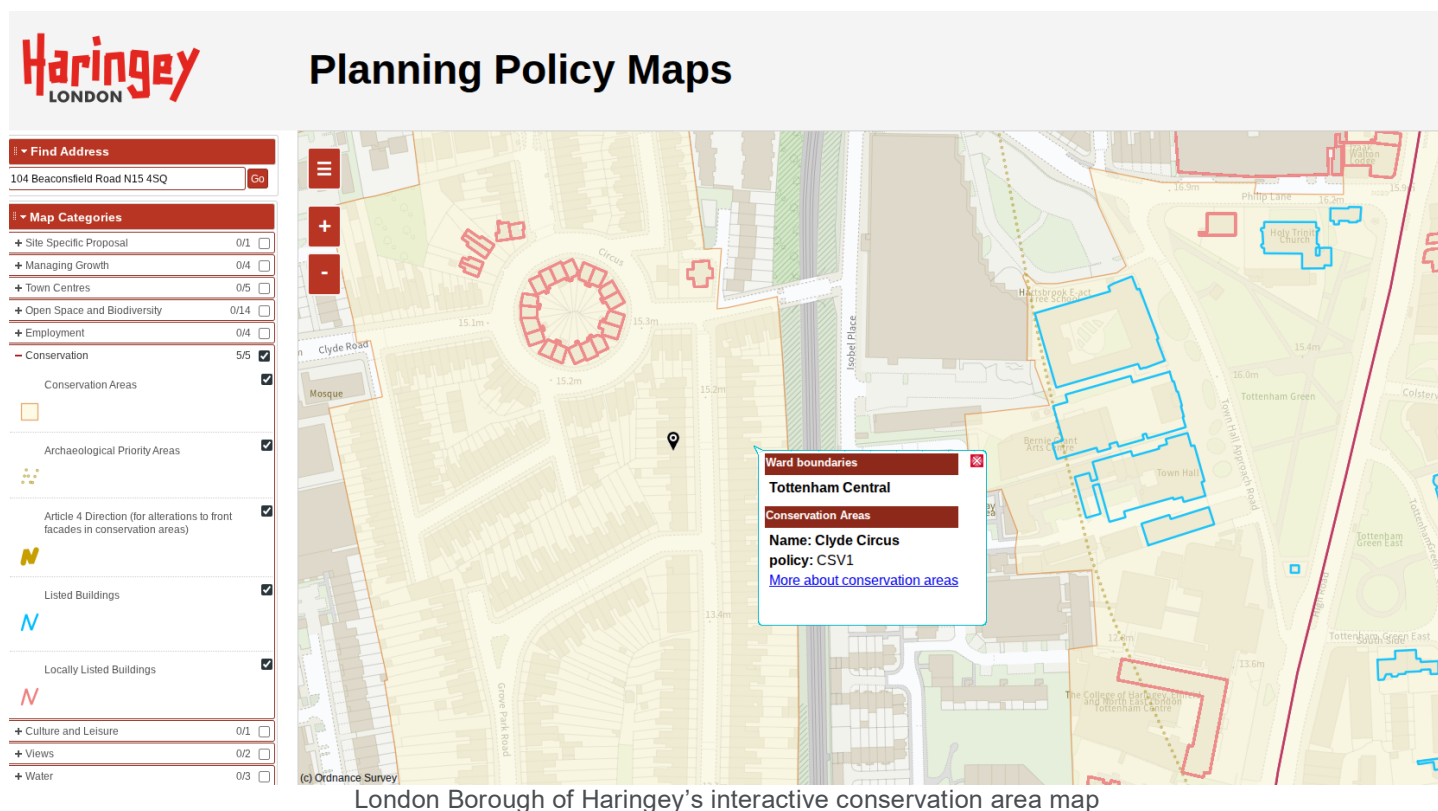
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 104 Beaconsfield Road within the administrative boundary of the London Borough of Haringey. The property is not statutorily or locally listed but is situated within the Clyde Circus Conservation Area.

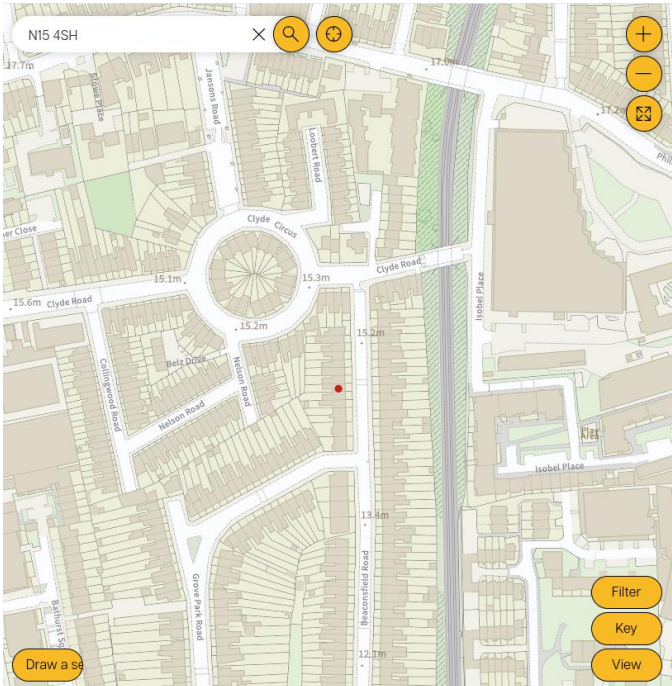
The Clyde Circus Conservation Area is characterised by well preserved late Victorian and Edwardian residential development, predominantly comprising terraced housing constructed in London stock brick. The area exhibits a strong and cohesive architectural identity, with consistent detailing such as bay windows, sash windows, decorative stucco surrounds and pitched slate 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.



2.2 Listing

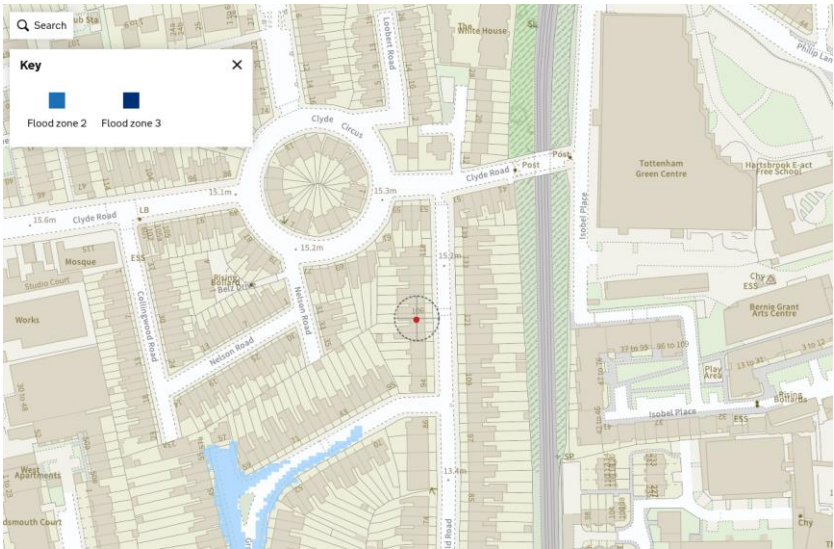
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 located on Beaconsfield Road within the South Tottenham area of the London Borough of Haringey. Beaconsfield Road forms part of a wider network of residential streets centred around Clyde Circus, which acts as a focal point within the conservation area. The surrounding streets are characterised by consistent terraces of two storey dwellings with strong architectural unity.

The site benefits from excellent access to local amenities. West Green Road, located nearby, provides a wide range of shops, cafés, restaurants and day to day services. Additional amenities are available along Green Lanes, a well known local high street offering a diverse mix of retail and food establishments.

The area is also well served by open spaces, including Downhills Park, which provides recreational facilities and green space within walking distance.

The property is well connected. Turnpike Lane Underground Station (Piccadilly Line) is located nearby, while Seven Sisters Station provides access to the Victoria Line and National Rail services. Numerous bus routes operate along West Green Road and surrounding routes, offering convenient access to Central London and neighbouring areas.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid terrace residential dwelling. The building is constructed in traditional London stock brick and forms part of a cohesive terrace typical of the conservation area.

The principal elevation features a ground floor bay window, a defining characteristic of the period, and retains original timber sliding sash windows, which are single glazed. The front entrance is recessed and, along with the bay window and upper window openings, is framed by decorative white stucco detailing, providing visual contrast against the brick façade.

The property is set behind a small front garden, enclosed by a low boundary wall, which contributes to the uniform streetscape and defines the boundary between public and private space. The roof is pitched and finished in natural slate tiles, with a shared chimney stack, consistent with neighbouring properties. The property includes additional window and door openings serving the rear of the property and garden area.



Front Elevation (East)



Rear Elevation (West)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to the subject property front elevation are timber single glazed sash windows, the rear and rear side elevations consist of a mix of timber single glazed sash and casement 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



Front First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear First Floor Window



Rear Side Ground Floor Window



Rear Side First Floor Window



Rear End First Floor Window

5.0 Design Proposals

5.1 Proposed Window Replacement

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 property.

The windows to the front, will be replaced with new like for like in style high quality slimline timber to match the existing windows like for like to best compliment the character of the conservation area and maintain the original building's intent in replicating the character of the area. The windows to the rear, rear side and rear end will be replaced with new double glazed uPVC casement windows. 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:

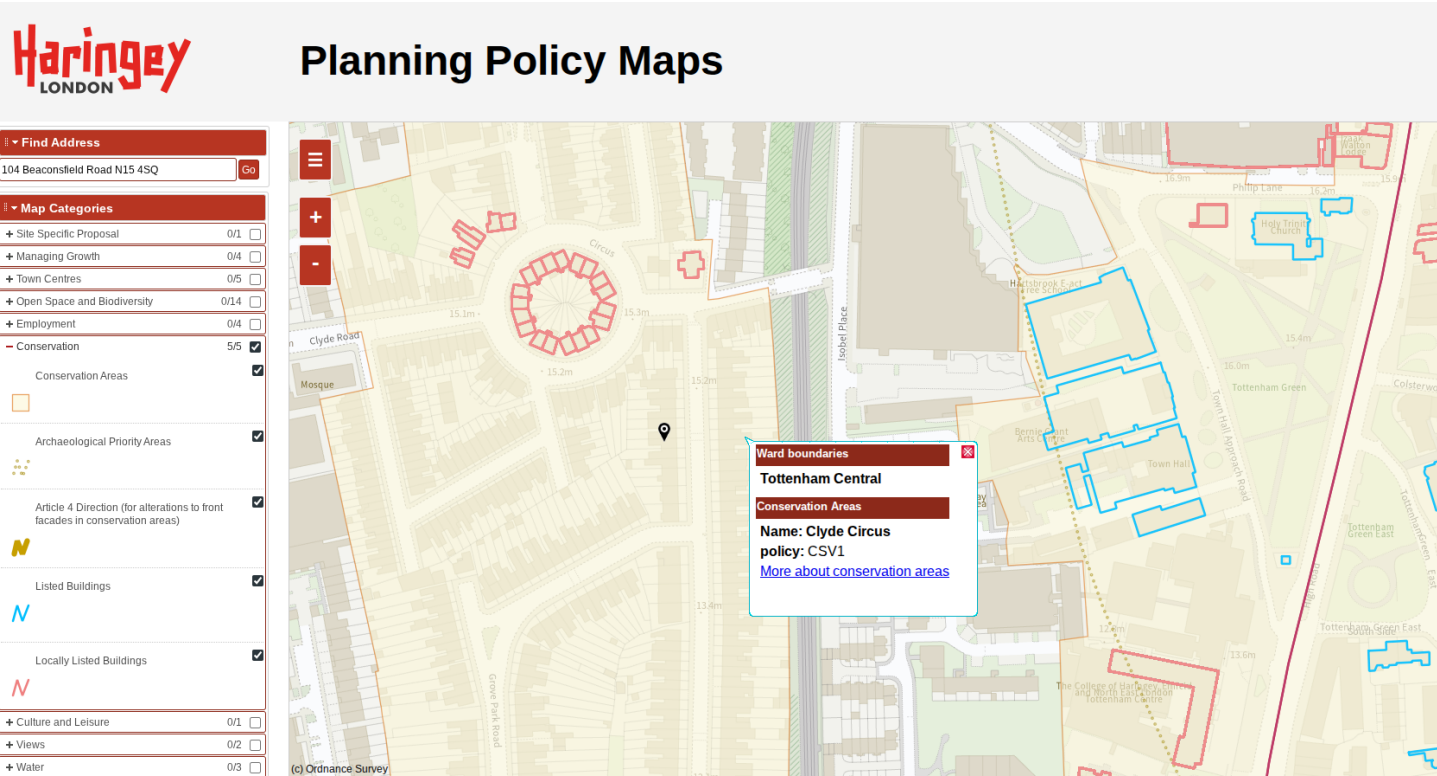
Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (maximum)
Glazing Bars (Front):	N/A
Glazing Bars (Rear/Side):	N/A
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Changed to plain glass where present

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 timber windows and rear French doors as described above at 104 Beaconsfield Road, Haringey, London, N15 4SQ. 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 104 Beaconsfield Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.

12235 – 104 BEACONSFIELD ROAD

D&A/HERITAGE/PLANNING STATEMENT



Google Maps 'Street View' of Beaconsfield Road, Haringey, London, N15 4SQ.

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 application site is located within a highly urbanised setting along Beaconsfield Road and is defined by terraced frontages, traditional materials, and well maintained boundary treatments. No. 104 is visually consistent with its neighbours and benefits from the collective harmony of the street. The property's traditional façade plays a role in sustaining the architectural character and townscape quality of the Clyde Circus Conservation Area.

The property occupies a prominent mid terrace position within a cohesive residential street forming part of the conservation area. The surrounding built environment is characterised by consistent scale, form and detailing.

The site benefits from excellent access to local amenities. West Green Road, located nearby, provides a wide range of shops, cafés, restaurants and day-to-day services. Additional amenities are available along Green Lanes, a well known local high street offering a diverse mix of retail and food establishments. The area is also well served by open spaces, including Downhills Park, which provides recreational facilities and green space within walking distance.

Architectural Interest and External Features

The site exhibits the architectural qualities typical of the era of housing, with traditional London stock brickwork, a pitched slate tiled roof, and vertically proportioned timber sash windows that contribute to its balanced façade. The simple decorative brick detailing and white decorative surround reflect the restrained yet well crafted style of the era. These original external features, combined with the building's scale and alignment with its neighbouring streets, play an important role in maintaining the visual rhythm and historic character of the Clyde Circus Conservation Area.

6.3 Proposals and Assessment of Impact

It is proposed that all existing deteriorated timber windows be removed and replaced.

The windows to the front, will be removed and replaced with new like for like in style high quality slimline timber to match the existing windows to best compliment the character of the conservation area and maintain the original building's intent in replicating the character of the area. The windows to the rear, rear side and rear end will be removed and replaced with new double glazed uPVC casement windows. This would achieve an improved thermal performance, better security, and resident comfort within the properties.

This proposal seeks to enhance the building's thermal efficiency and overall comfort while preserving its architectural character. The use of slimline glazing ensures that the traditional appearance is retained without compromising on modern performance standards.

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

As such, the proposed works will result in a like for like appearance of the front of the property and are considered to be sympathetic to the host building and its setting within the Clyde Circus 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 site 104 Beaconsfield Road, Haringey, London, N15 4SQ in the Clyde Circus Conservation Area. Care has been taken to ensure that the replacement windows are sensitively designed to complement the character of the original building and the wider streetscape.

The introduction of new windows to the property 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 does not benefit from dedicated off street parking and relies upon on street parking provision along Beaconsfield 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, Beaconsfield Road, Haringey, N15 4SQ.

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 windows and doors replacement 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 a mid 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 a mid terrace house, consisting of two storeys, which we are only proposing to replace the windows. 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 mid-terrace house, consisting of two storeys, which we are only proposing to replace the windows. 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 mid-terraced house, consisting of two storeys, which we are only proposing to replace the windows. 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 windows. 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.