

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**45 NEWLYN ROAD
HARINGEY
LONDON
N17 6RX**

Quality Control

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12235 – 45 NEWLYN ROAD

D&A/HERITAGE/PLANNING STATEMENT

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12235 – 45 NEWLYN ROAD

D&A/HERITAGE/PLANNING STATEMENT

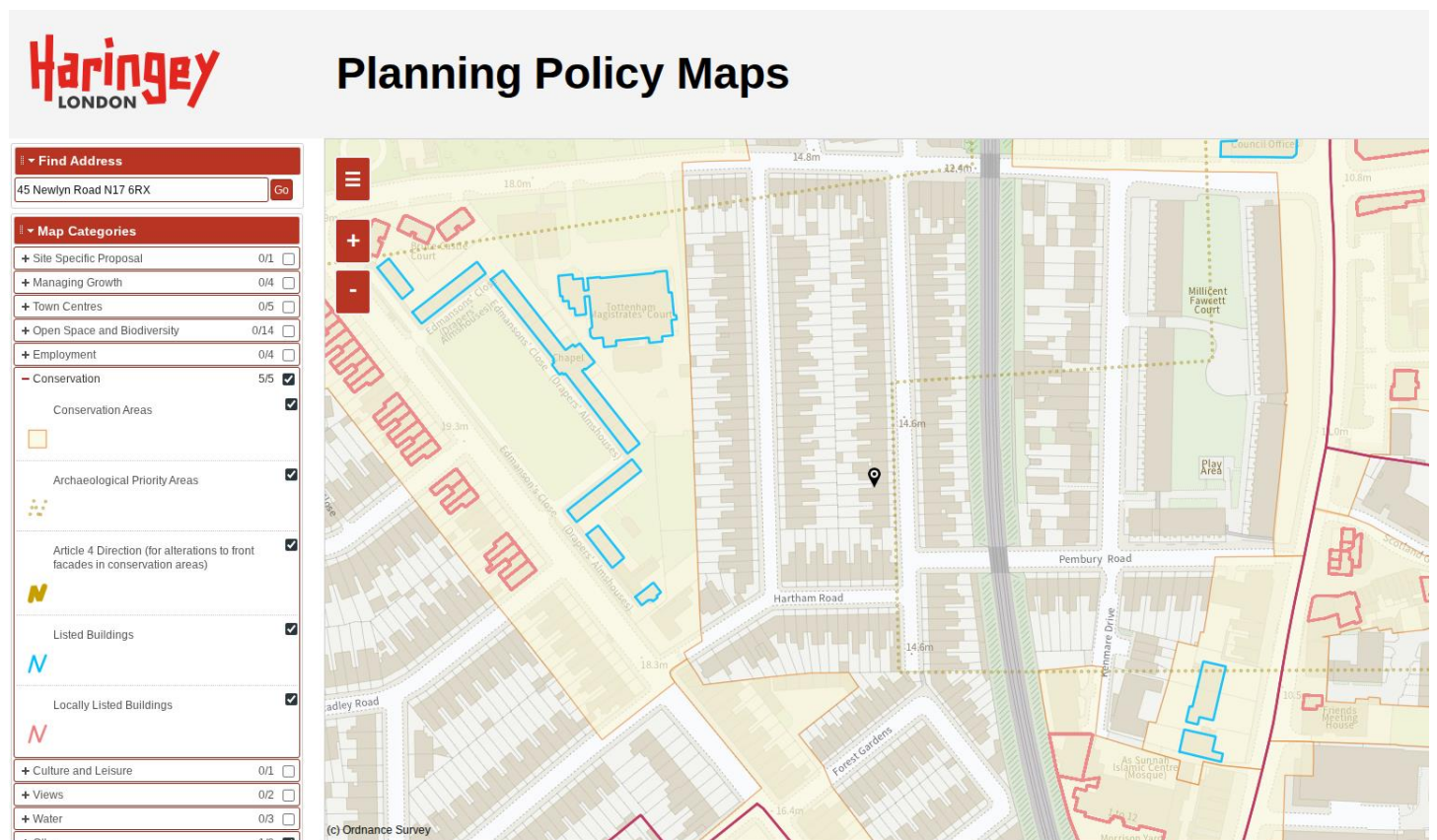
1.0 Introduction

Potter Raper is 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 45 Newlyn Road, Haringey, London, N17 6RXN

2.0 Planning Restrictions

2.1 Conservation and Heritage

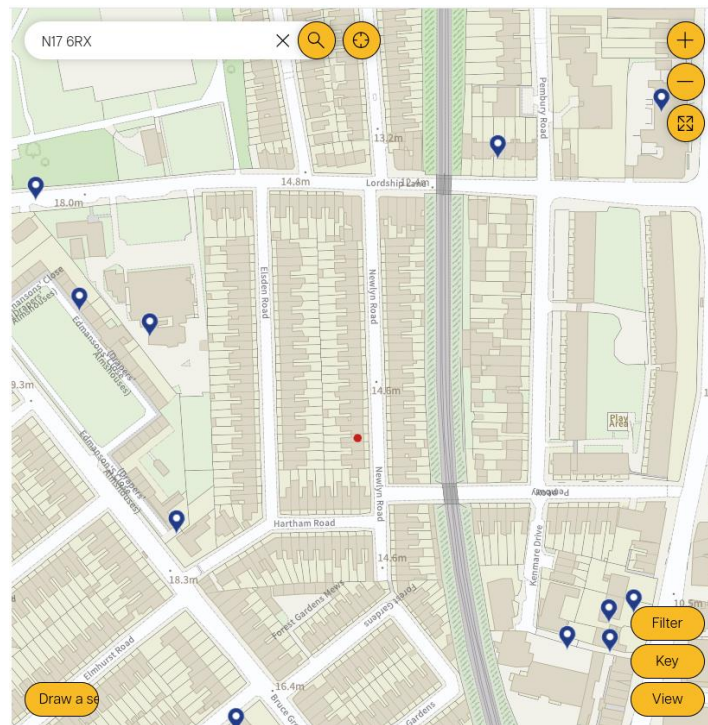
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation area designation, locally listed or statutory listed building status.



London Borough of Haringey's interactive conservation area map

2.2 Listing

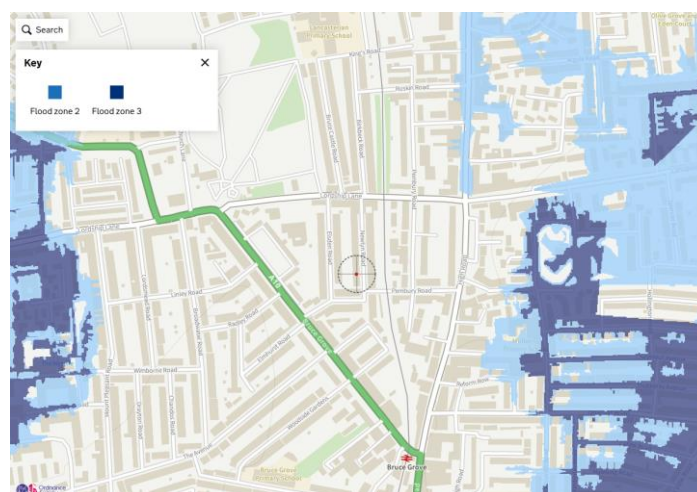
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listed Building Map

2.3 Flood 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

3.0 Existing Building

3.1 Location

The property is situated on Newlyn Road in Tottenham, within a well established residential area of the London Borough of Haringey. Newlyn Road is characterised by a terrace of two storey residential dwellings, each set behind small front gardens that provide a transition between the public highway and private space. The street maintains a consistent residential character.

The site is located within close proximity to local amenities along West Green Road, including shops, cafés and local services. Open spaces such as Downhills Park are also located nearby, providing recreational facilities.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid terraced dwelling forming part of a continuous terrace.

The principal elevation features a ground floor bay window projecting from the main façade, topped with a hipped roof clad in natural slate tiles, which integrates with the main building structure.

The building is constructed in traditional red brickwork and retains a number of original features, including timber sliding sash windows, which are single glazed.

The main entrance door is a solid timber panel, with a single glazed obscure fanlight above. The entrance is framed by decorative stucco detailing in white render, which extends to surround the bay window and upper floor window openings, adding visual interest and articulation to the façade.

A small front garden is located to the front of the property, enclosed by a low boundary wall, contributing to the uniform appearance of the terrace and streetscape.



Front Elevation (East)

3.3 Existing features subject to proposals

3.3.2 Existing Door (with Photos)

The existing main entrance door is solid timber with an obscured single glazed fixed fanlight above.



Front Elevation Main Entrance Door



Front Elevation Main Entrance Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Black	No glazing solid timber	Single glazed obscured fixed fanlight

4.0 Design Proposals

4.1 Proposed Doors

It has been determined that the main front entrance door will be replaced.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Composite	TBC	No glazing six solid panels	Double glazed obscure pane fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 45 Newlyn Road is not a listed building and does not fall within a designated conservation area, it forms part of the well established residential fabric of Haringey. The surrounding streets are characterised by late Victorian and early Edwardian terraced and semi-detached housing, reflecting the area's nineteenth century suburban expansion linked to the development of the area. The property contributes to the consistent architectural rhythm of the terrace and urban grain typical of this period, with its traditional brick elevations and defined roof lines. While the site does not possess individual heritage designation, it nonetheless holds contextual value as part of Haringey's broader townscape, which remains largely intact and representative of the borough's historic growth. However, as the building is subdivided into two self-contained apartments, it does not benefit from permitted development rights.

5.2 Heritage Impact

The property is a mid terrace dwelling subdivided into two self-contained apartments, situated outside any conservation area and not forming part of a designated heritage asset. Many of the neighbouring properties already feature new updated composite doors of similar and other variable styles, forming a precedent on the road for this design style. As such, the proposed replacement of existing timber main entrance door with a new updated double glazed composite door along with a double glazed fixed fanlight above is considered to have no adverse impact on the architectural or significance of the property or the surrounding area. The works are sympathetic in scale, design, and material, and maintain the visual consistency of the terrace while improving energy efficiency and functionality.

6.0 Social/Economic benefits

The proposals will achieve social and economic benefits for the residents of the apartments proposed for refurbishment. The social benefits will include improved living conditions for residents, who will benefit from improved thermal comfort and reduction of damp and mould/condensation risk. The economic benefits will come in the form of reduced energy bills for the residents of the units, as well as the business generated through the client's supply chain.

7.0 Access

7.1 Car Parking

The property does not benefit from off-street parking and relies on on-street parking along Newlyn Road. Parking within the area is typically managed through a Controlled Parking Zone operated by the London Borough of Haringey.

As the proposal relates solely to the replacement of an entrance door, there will be no change in parking demand.

7.2 Transport

The property benefits from good access to public transport. Turnpike Lane Underground Station (Piccadilly Line) is located nearby, with further connections available from Seven Sisters Station (Victoria Line and National Rail services). Bus routes operate along West Green Road, providing convenient access to surrounding areas.

The proposal will not result in any increase in trip generation and will have no impact on the local transport network.

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 property is a converted terraced house, subdivided into two self-contained apartments, 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 converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. 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 converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. 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 converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. 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 converted terraced house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. This item is not relevant the application.

11.0 Summary

This application includes replacement of the existing front door, these works will improve the security, condition, and thermal performance of the property and has been carefully planned.