

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

WATES / CLARION HOUSING

AT

**21 MOSELLE AVENUE
LONDON
N22 6ES**

Quality Control

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1.0 Introduction

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 21 Moselle Avenue, Haringey, London N22 6ES.

This report describes the existing building and its context, explains the proposed window and door replacements, and assesses their impact on the character and appearance of the host property and the wider Noel Park Conservation Area. It also addresses matters of access, flood risk, sustainability, refuse and fire safety in line with local and national policy requirements.

2.0 Planning Restrictions

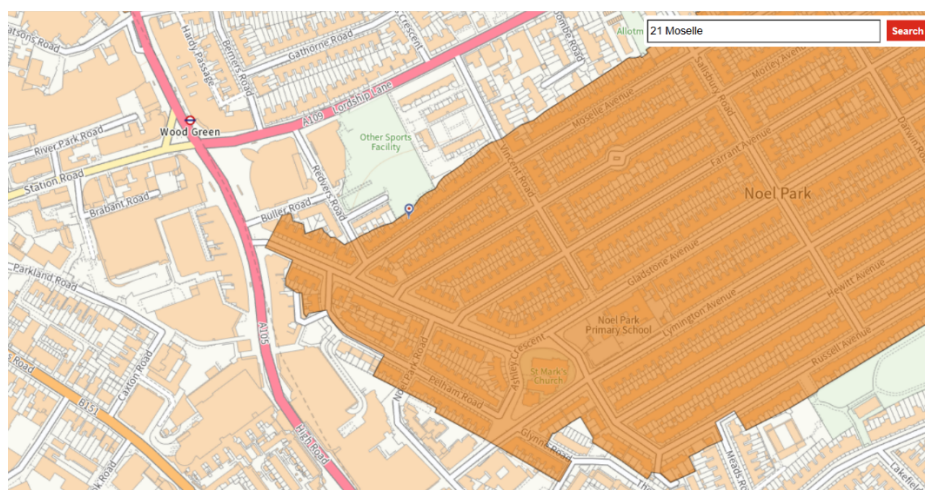
2.1 Conservation and Heritage

21 Moselle Avenue lies within the Noel Park Conservation Area in the London Borough of Haringey. Noel Park is a late-nineteenth-century planned estate developed by the Artizans, Labourers & General Dwellings Company, characterised by its grid of short streets, small two-storey terraced houses and the consistent use of traditional materials such as London stock brick, red brick detailing and slate or tiled roofs. This coherent layout and repetition of architectural details give the area a strong, unified historic character that makes an important contribution to the townscape of Haringey.

The building itself is not statutorily or locally listed.

The property is subject to an Article 4 Direction associated with the Noel Park Conservation Area, which withdraws certain permitted development rights and brings under planning control external alterations that could affect the character of the estate, including changes to windows, doors and other prominent external features.

In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area in developing these proposals.

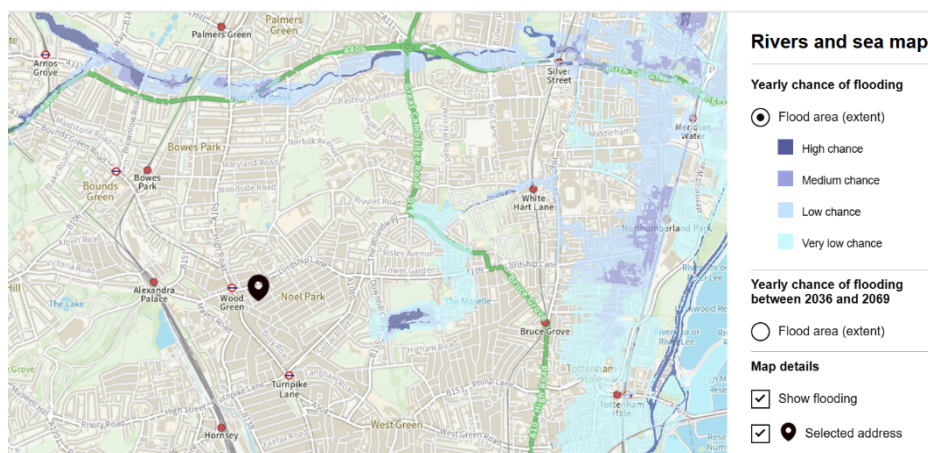


2.2 Flood Risk Assessment

The site is recorded as being at very low risk of flooding, meaning that flooding from rivers or surface water is considered very unlikely.

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

Moselle Avenue is a predominantly residential street within Haringey, forming part of the planned Noel Park estate. The surrounding townscape is characterised by short runs of late-Victorian two-storey terraces with modest front gardens, consistent building lines and a generally uniform palette of brick, slate and painted joinery.

21 Moselle Avenue occupies a mid-terrace position on the south-western side of the street. The property faces north-east towards Moselle Avenue with a small, shallow forecourt accommodating refuse bins and low boundary treatments to the pavement. To the rear, the house backs onto private gardens enclosed by timber fencing and shared boundary walls.

3.2 Building Description

The property forms part of a short terrace of two-storey late-nineteenth-century houses on the south side of Moselle Avenue. The terrace is built in London stock brick with areas of red brick detailing, under pitched slate roofs with simple brick chimney stacks and a gabled feature to the central bay.

At ground floor level a recessed entrance is set beneath a modest tiled canopy supported on painted timber brackets, which provides a small degree of shelter to the front door and emphasises the doorway within the terrace. The front door itself is a panelled timber door, painted in a light tone, with a rectangular glazed panel incorporating patterned glass and a fan-shaped panel above displaying the house number. Two vertically proportioned timber sash windows are set within brick openings with segmental and flat arched heads, painted cills and simple brick jambs, one to each side of the doorway.

At first-floor level there are three vertically proportioned sash windows, aligned broadly above the openings below and contributing to the regular rhythm of fenestration across the terrace. The house is set back slightly from the pavement behind a small planted forecourt and low boundary wall, consistent with the pattern of front gardens along the street.

To the rear, the dwelling has a modest single-storey projection providing additional accommodation at ground-floor level. The rear elevations are in exposed brickwork with simple window and door openings of domestic scale, overlooking a small private garden enclosed by fencing and neighbouring boundaries.



Front Elevation



Rear Elevation

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

To the principal elevation, the property retains traditional painted timber vertically sliding sash windows. At ground-floor level there are two tall sash windows flanking the entrance door, each with multiple panes to the upper and lower sashes and slender glazing bars, typical of the original Noel Park estate detailing. At first-floor level three sash windows light the front rooms; these are similarly proportioned and aligned with the openings below, though the paintwork and putty show signs of age and weathering, with some localised peeling and minor deterioration to cills and frames.

To the rear, the property has a single-storey outrigger extension beneath a shallow pitched roof, projecting into the back garden. The rear elevation is in exposed London stock brick with painted lintels and cills. Openings include a uPVC rear door with a glazed panel and patterned glass, together with small timber windows, some with textured or obscured glazing, serving the ground-floor spaces. Additional small windows with obscured glass are set on the side of the extension, likely serving bathrooms or ancillary spaces. Rainwater goods, waste and service pipework are fixed externally to the brickwork, and the rear garden is hard-surfaced with scattered planting and typical domestic outbuildings and garden items.



Windows (ground floor – front elevation)



Windows (ground floor – front elevation)



Window (Upper floors – front elevation)



Window (Upper floors – front elevation)



Windows (back elevation)



Windows (back elevation)



Windows (back elevation)

3.3.2 Existing External Door (With Photos)

The main entrance to No. 21 is via a painted timber front door set within a simple brick opening beneath a small tiled canopy supported on decorative brackets. The door has a traditional panelled design with a central vertically proportioned glazed panel incorporating patterned glass, together with a letter plate, ironmongery and applied house number, all contributing to the established residential character of the terrace. The surrounding joinery and canopy show some general weathering and historic repainting but remain in keeping with the age and style of the building.

To the rear, access to the garden is provided by a single uPVC door within the elevation of the ground-floor projection. This rear door is fully glazed to the upper portion with decorative obscured glass and a solid lower panel, reflecting its more functional role to the private garden elevation. It sits alongside the mixture of timber and uPVC windows described above and, while serviceable, does not replicate the finer detailing or traditional joinery found on the front elevation.



Front Entrance Door



Back Exit Door

Front Elevation (Entrance Door)	Existing
Material	Timber / Composite
Colour	Light blue
Door Glazing	Single (assumed)
Fanlight	no

Rear Elevation (Exit Door)	Existing
Material	uPVC
Colour	White
Door Glazing	Single (assumed)
Fanlight	No

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 high-performance timber sash units with double glazing and a slimline double-glazed window with a 14mm frame depth with heritage integral glazing bars, 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):	Timber - Sash
Glazing Thickness (Front):	Double glazing 14mm (Maximum)
Frame Material (Sides and Rear):	uPVC - Casement
Glazing Thickness (Side and Rear):	Double glazing 28mm (Maximum)
Glazing Bars (Front):	Integral
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	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) Door	Proposed
Material	uPVC rear external door
Colour	To match existing
Door Glazing	Double
Fanlight	No

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 21 Moselle Avenue, Haringey, London N22 6ES, 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 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 property is located within the Noel Park Conservation Area, which derives its significance from its historic townscape, architectural character and contribution to the wider pattern of development in London Borough of 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

Noel Park is one of the earliest examples of a planned working-class “cottage estate” in London. Developed from the early 1880s by the Artizans, Labourers and General Dwellings Company, the estate was laid out as a grid of short residential streets and avenues, each lined with modest two-storey houses designed to provide improved living conditions for artisan families.

The estate’s development formed part of the wider late-nineteenth-century expansion of Wood Green, supported by improved rail and tram connections into central London. Within this context, the Noel Park Conservation Area derives its historic significance from its coherent town-planning, the consistency of its building forms and plot pattern, and the relatively high degree of survival of original architectural details.

21 Moselle Avenue occupies a plot within this planned grid and reflects the historic layout of the estate, with a narrow front garden facing the street and a longer rear garden backing onto adjoining plots. Although individual properties have undergone varying degrees of alteration over time, the overall structure of the terrace, the scale of the buildings and the relationship between dwellings, street and gardens remain legible and contribute to the special interest of the conservation area.

6.2 Architectural Interest and External Features

The Noel Park Conservation Area is architecturally significant as a cohesive ensemble of late-Victorian workers’ housing. The estate was conceived as a series of repeating house types, arranged to create a visually consistent but subtly varied streetscape. The predominant built form comprises small two-storey terraces with simple pitched roofs, regular plot widths and modest front gardens, producing strong building lines and a human-scaled streetscape.

Architectural interest arises from the consistent use of traditional materials and from the subtle variations in façade treatment between different groups of houses. Typical features include decorative brickwork, shaped gable fronts, simple timber porches and a variety of sash window patterns, which together give the area a distinctive yet restrained character. Despite later alterations, the estate retains a high proportion of original fabric and detailing, and this survival reinforces the legibility of the original design concept and the area’s status as a planned “model suburb” of its period.

21 Moselle Avenue contributes to this architectural character through its scale, form and materials, aligning with the established terrace pattern and continuing the rhythm of traditional openings and decorative brickwork along Moselle Avenue.

6.2.1 Building Materials and Details

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

Load-bearing London stock brickwork, often enlivened with red brick banding, lintels and decorative arches above openings.

- Predominantly slate-covered pitched roofs with brick chimney stacks and simple eaves treatments.
- Painted timber sash windows in a range of pane configurations, generally vertically proportioned and set within brick reveals with stone or painted cills.
- Traditional panelled timber front doors, many with glazed upper panels or fanlights, sometimes sheltered by modest canopies or porches supported on decorative timber brackets.
- Simple painted timber bargeboards, cornices and console brackets, together with occasional decorative brick string courses and window heads that provide subtle variety within otherwise unified terraces.
- Small front gardens enclosed by low brick walls or railings, accommodating planting, paths and steps that mediate between the public pavement and the private dwellings and reinforce the rhythm of the street.

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 timber sash units to the front elevation is intended to reinforce the traditional character of the terrace and enhance the contribution the property makes to the 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 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 building block. 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-storeys, 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 21 Moselle Avenue, a two-storey mid-terrace dwelling within the Noel Park Conservation Area within an established residential street in the London Borough of Haringey. The existing timber sash windows and external doors are of considerable age, with single glazing, evident weathering and localised deterioration that result in poor thermal performance, reduced acoustic comfort and limited security for residents.

The proposal is to install new high-performance double-glazed windows and upgraded front and rear external doors within the existing structural openings, respecting the established pattern and proportions of the original façade and rear elevation. The works will not alter the building's height, massing, footprint or use and will maintain the domestic scale and traditional appearance of the terrace. By improving energy efficiency, comfort and security while preserving the essential character of the property and its relationship to neighbouring houses, the scheme represents a modest but important investment in the long-term quality and sustainability of this home.

Overall, the scheme represents a modest, carefully considered upgrade to the property which supports the continued provision of good-quality housing and accords with relevant local and national planning policies.