

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**124 WINCHELSEA ROAD
HARINGEY
LONDON
N17 6XQ**

Quality Control

PREPARATION	
Prepared by:	Toby Smith Architectural Technician
QA	
Reviewed by:	David Mugliston Associate Director

REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	30/03/2026	-

Contents

1.0 Introduction 4

2.0 Planning Restrictions 4

 2.1 Conservation and Heritage 4

 2.2 Listing 5

 2.3 Flood Risk Assessment 5

3.0 Existing Building 6

 3.1 Location 6

 3.2 Building Description 7

 3.3 Existing features subject to proposals 8

4.0 Design Proposals 10

 4.1 Proposed Doors 10

5.0 Heritage Impact 10

 5.1 Heritage Introduction 10

 5.2 Heritage Impact 10

6.0 Social/Economic benefits 11

7.0 Access 11

 7.1 Car Parking 11

 7.2 Transport 11

8.0 Refuse Strategy and Disposal 11

 8.1 Refuse Strategy 11

 8.2 Waste 11

9.0 Sustainable Design and Construction Statement 12

10.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12 13

11.0 Summary 13

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 124 Winchelsea Road, Haringey, London, N17 6XQ.

2.0 Planning Restrictions

2.1 Conservation and Heritage

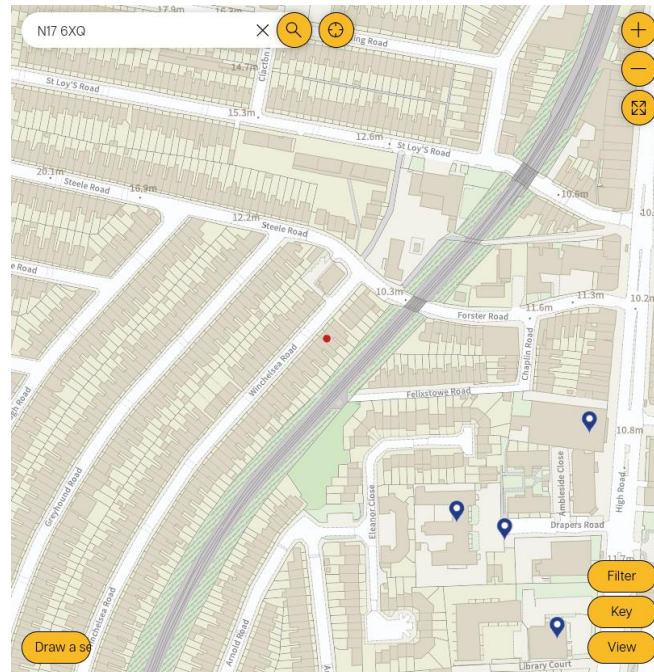
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation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



London Borough of Haringey's interactive conservation area map

2.2 Listing

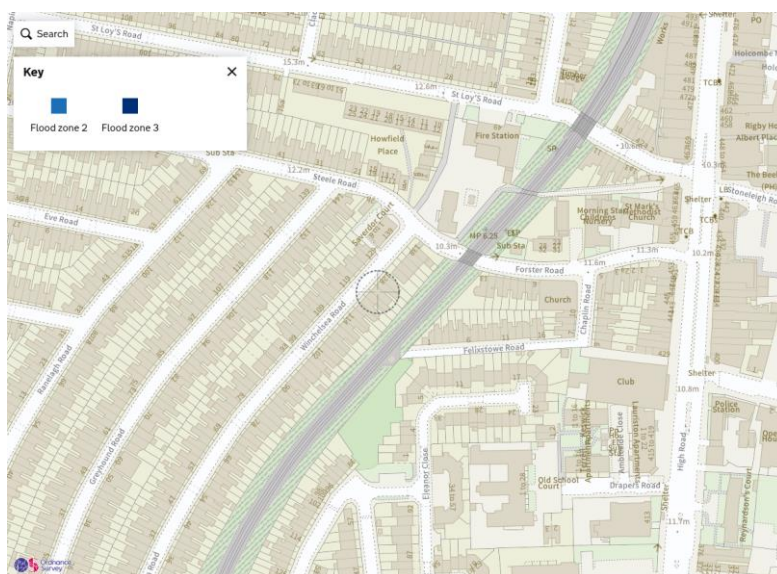
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 Winchelsea Road in Tottenham, within the London Borough of Haringey.

Winchelsea Road is a residential street defined by terraces of two-storey dwellings, typically set behind small front gardens enclosed by low boundary walls. This arrangement creates a clear transition between the public highway and private residential space.

The property benefits from proximity to local amenities along nearby West Green Road and Tottenham High Road, offering a range of shops, cafés and local services. Downhills Park is also located within close proximity, providing accessible green space and recreational facilities.

In terms of public transport, the property is well connected. Turnpike Lane Underground Station (Piccadilly Line) and Seven Sisters Station (Victoria Line and National Rail services) are both within accessible distance. Bus routes operate along the surrounding road network.



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 building is constructed from traditional brickwork and features ground and first floor bay windows to the front elevation. These bays are framed by modest off white stucco detailing, which also surrounds the recessed front entrance door.

The windows are timber sliding sash units and are single glazed, consistent with the age and character of the property. The roof is pitched and includes shared chimney stacks, with small parapet walls separating the rooflines between adjoining properties, contributing to the uniformity of the terrace.

The principal elevation includes a recessed timber front entrance door, comprising six single glazed obscured vision panels above two solid panels, with a single glazed fixed fanlight above.

To the rear, the property includes single glazed timber sash and casement windows with a timber single glazed rear exit door and the rear end includes timber single glazed French doors.

A small front garden is located to the front of the property, enclosed by low boundary walls, providing separation from the public pavement.



Front Elevation (North West)

3.3 Existing features subject to proposals

3.3.2 Existing Door (with Photos)

The existing main entrance door is timber with six single glazed obscured panes over two solid panels with a single glazed fixed fanlight above. The existing rear exit door consists of two single glazed panes with midrail and opening fanlight. The existing rear end French doors consist of timber two single glazed panes with midrail (per leaf) and an opening fanlight.



Front Elevation Main Entrance Door



Rear Elevation Exit Door



Rear End Elevation Exit Doors

The door above is summarised below:

12235 – 124 WINCHELSEA ROAD

D&A/HERITAGE/PLANNING STATEMENT

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Blue	Six single glazed obscured panes over two solid panels	Single glazed fixed fanlight
Rear Exit Door (upper ground floor)	Timber	White	Two single glazed panes with midrail	Single glazed opening fanlight
Rear End Exit French Doors (ground floor)	Timber	White	Two single glazed panes with midrail (per leaf)	Single glazed opening fanlight

4.0 Design Proposals

4.1 Proposed Doors

It has been determined that the main front entrance door, rear exit door and rear end exit French doors will be replaced.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Composite	TBC	One double glazed obscured pane over two solid panels	Double glazed fixed fanlight
Rear Exit Door (upper ground floor)	uPVC	TBC	Two double glazed panes with midrail	Double glazed opening fanlight
Rear End Exit French Doors (ground floor)	uPVC	TBC	Two double glazed panes with midrail (per leaf)	Double glazed opening fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 124 Winchelsea 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. Some 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, the rear exit door and rear end French doors with a new updated double glazed composite door and double glazed uPVC exit door and double glazed uPVC French doors are 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 upon on street parking along Winchelsea Road and surrounding residential streets. Parking in the area is typically controlled through a Controlled Parking Zone administered by the London Borough of Haringey.

The proposed works do not alter the use or occupancy of the property and will not result in any increase in parking demand.

7.2 Transport

The site benefits from good access to public transport. Turnpike Lane Underground Station (Piccadilly Line) and Seven Sisters Station (Victoria Line and National Rail services) are located within accessible distance. Bus routes operate along nearby roads, including West Green Road and Tottenham High Road, providing regular connections to Central London and surrounding areas.

The proposal is limited in scope and will not generate additional trips or impact 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 doors. 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 doors. 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 doors. 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 doors. This item is not relevant the application.

11.0 Summary

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