

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**33 TO 55 CHESTER ROAD
HARINGEY
LONDON
N17 6EH**

Quality Control

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D&A/HERITAGE/PLANNING STATEMENT

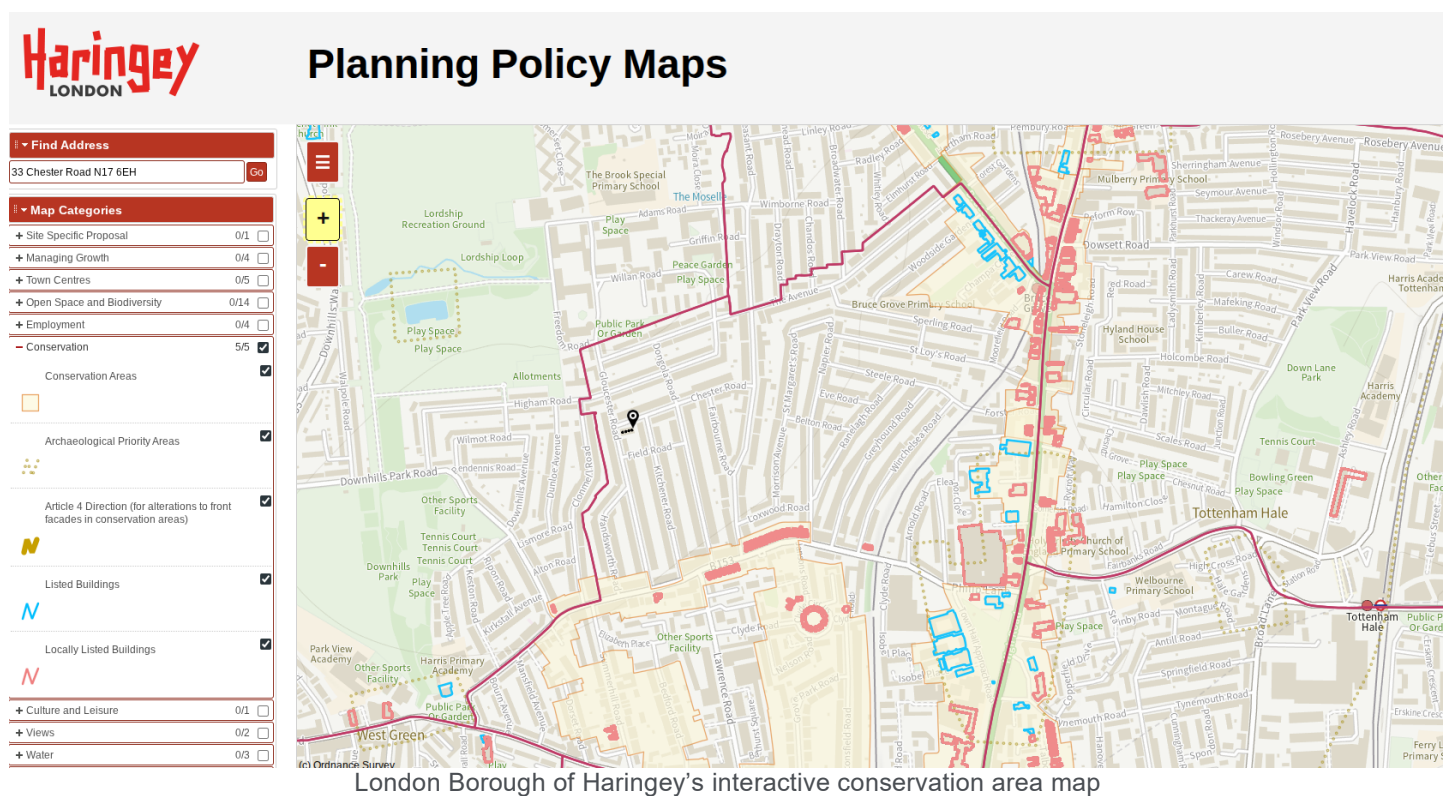
1.0 Introduction

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 33 to 55 Chester Road, Haringey, London, N17 6EH.

2.0 Planning Restrictions

2.1 Conservation and Heritage

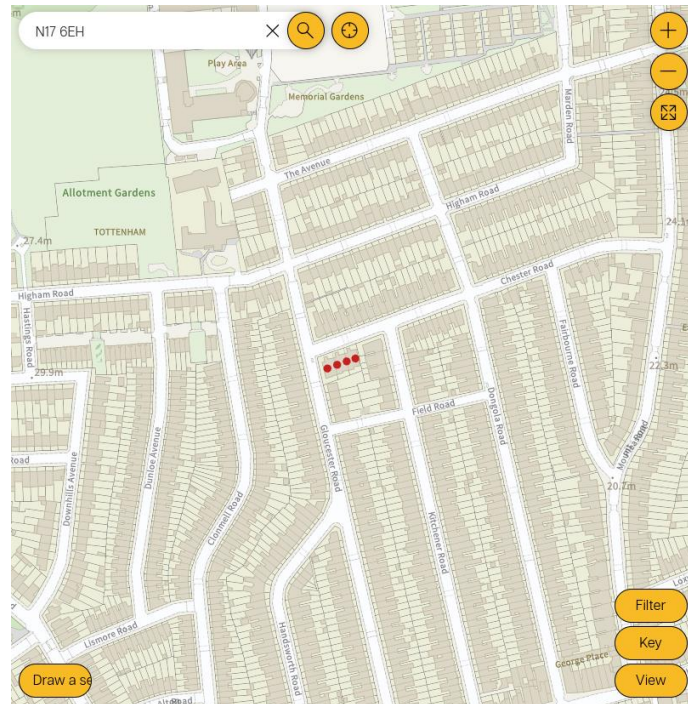
The properties are not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation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



London Borough of Haringey's interactive conservation area map

2.2 Listing

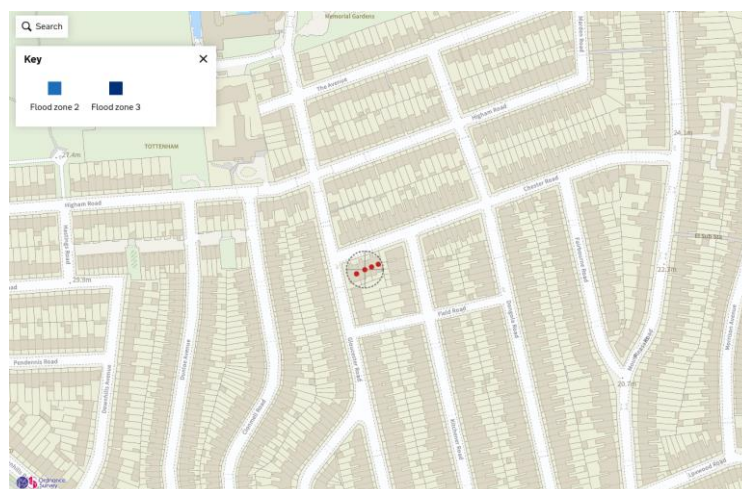
The buildings are not listed, either locally or by statute, as indicated by the red markers, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listed Building Map

2.3 Flood Risk Assessment

The properties have been identified as being located in zone 1, as indicated by the red markers 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 properties are situated on Chester Road in Tottenham, within a well established residential area of the London Borough of Haringey. Chester Road is characterised by a continuous terraces of two storey dwellings, each set behind small front gardens that provide a transition between the public highway and private residential space. The street maintains a strong and consistent residential identity.

The site benefits from close proximity to local amenities along West Green Road, including shops, cafés and local services. Additional amenities are available within the wider Tottenham area.

The property is also located near Downhills Park, providing accessible open space and recreational facilities.

In terms of public transport, the site 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 nearby roads, including West Green Road, providing regular services to surrounding areas and Central London.



Google Earth Satellite Image

3.2 Building Description

The application properties comprise a set of four two storey terraced residential dwellings. The principal elevation features projecting communal entrance areas all at ground floor level topped with a pitched slate tiled roof, The main pitched roofs are finished in natural slate tiles with small parapet walls present between adjoining properties, contributing to the uniform appearance of the terrace.

The building is constructed in traditional brickwork and retains its original proportions and form . To the rear elevation the apartments to the first floor have a private balcony and the ground floor apartments have a private courtyard area with timber patio doors, single glazed with mid rails.

The fenestration throughout the apartments are single glazed timber casement windows, with single glazed timber patio doors to the rear elevation ground and first floors.

The main block entrance doors are timber with a circular single glazed vision panel to the top with kicker plate to the bottom and intercom system with sidelight and fanlight arrangement of nine fixed single glazed panes.

The communal areas to the front elevation have a mix of fixed lower vertical panes to the corners with a mix of fixed and opening fanlights over.

The properties benefit from a small front garden, enclosed by a low boundary wall, which separates the dwellings from the public pavement and contributes to the visual continuity of the street.

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Front Elevation (North)



Rear Elevation (South)



Aerial View For Reference

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to front, rear and side elevations consist of timber single glazed 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 Communal Entrance Windows



Front Ground Floor Window



Front First Floor Window



Front First Floor Window



Front First Floor Window



Side First Floor Window



Rear Ground Floor Window



Rear First Floor Window

3.3.2 Existing Door (with Photos)

The existing main block entrance doors are timber with a circular single glazed vision pane to the top with kicker plate to the bottom and intercom system with sidelight and fanlight arrangement of nine fixed single glazed panes.

The existing rear elevation patio doors are timber with two single glazed panes with a mid rail and a single glazed opening sidelight.



Front Elevation Main Entrance Door



Rear Elevation Patio Exit Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows	Quantity
Front Block Main Entrance Doors (ground floor)	Timber	Blue	One single glazed circular vision panel within a solid panel	Nine single glazed fixed sidelight and fanlight arrangement	3
Rear Single Patio Doors	Timber	Brown	Two single glazed panes with midrail	One single glazed opening sidelight	12

4.0 Design Proposals

4.1 Proposed Window Replacement

Due to the condition of the existing timber windows no longer meeting the needs of the residents, the client plans on replacing all windows to the property.

The windows to the properties, will be replaced with new double glazed uPVC casement windows in keeping with the street scene. 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):	UPVC rosewood foil finish
Glazing Thickness (Front):	28mm (maximum)
Frame Material (Rear/Side):	UPVC rosewood foil finish
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

4.2 Proposed Door Replacement

It has been determined that the timber main front entrance door will be replaced with a new double glazed composite door.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows	Quantity
Front Block Main Entrance Doors (ground floor)	Timber	TBC	One double glazed circular vision panel within a solid panel	Nine double glazed fixed sidelight and fanlight arrangement	3
Rear Single Patio Doors	uPVC	TBC	Two double glazed panes with midrail	One double glazed opening sidelight	12

5.0 Heritage Impact

5.1 Heritage Introduction

Although 33 - 55 Chester Road are not listed buildings and do not fall within a designated conservation area, they form 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 properties contribute to the consistent architectural rhythm of the road 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 buildings are subdivided into two self-contained apartments, it does not benefit from permitted development rights.

5.2 Heritage Impact

The properties consist of a set of four two storey terraced dwellings subdivided into 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 uPVC double glazing windows and doors of similar and other variable styles, forming a precedent on the road for this design style.

As such, the proposed replacement of the existing timber windows and doors with double glazed uPVC windows and doors with the exception of the main communal entrance doors, which will remain timber but double glazed, 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 properties do not benefit from off street parking and rely upon on street parking along Chester 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 the windows and doors, there will be no change 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 both located within accessible distance of the property. Bus routes operate along West Green Road and surrounding streets, providing regular connections to Central London and neighbouring areas.

The proposal is limited in scope and will not generate additional trips or have any adverse 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 properties are purpose-built blocks, subdivided into 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 properties are purpose-built blocks, subdivided into self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and 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 properties are purpose-built blocks, subdivided into self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and 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 properties are purpose-built blocks, subdivided into self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and 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 properties are purpose-built blocks, subdivided into self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. This item is not relevant the application.

11.0 Summary

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