POTTER RAPER

DESIGN AND ACCESS/HERITAGE PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

NO.5 & NO.6 CHAPLIN ROAD
HARINGEY
LONDON
N17 6QE

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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 No.5 & No.6 Chaplin Road, Haringey, London N17 6QE.

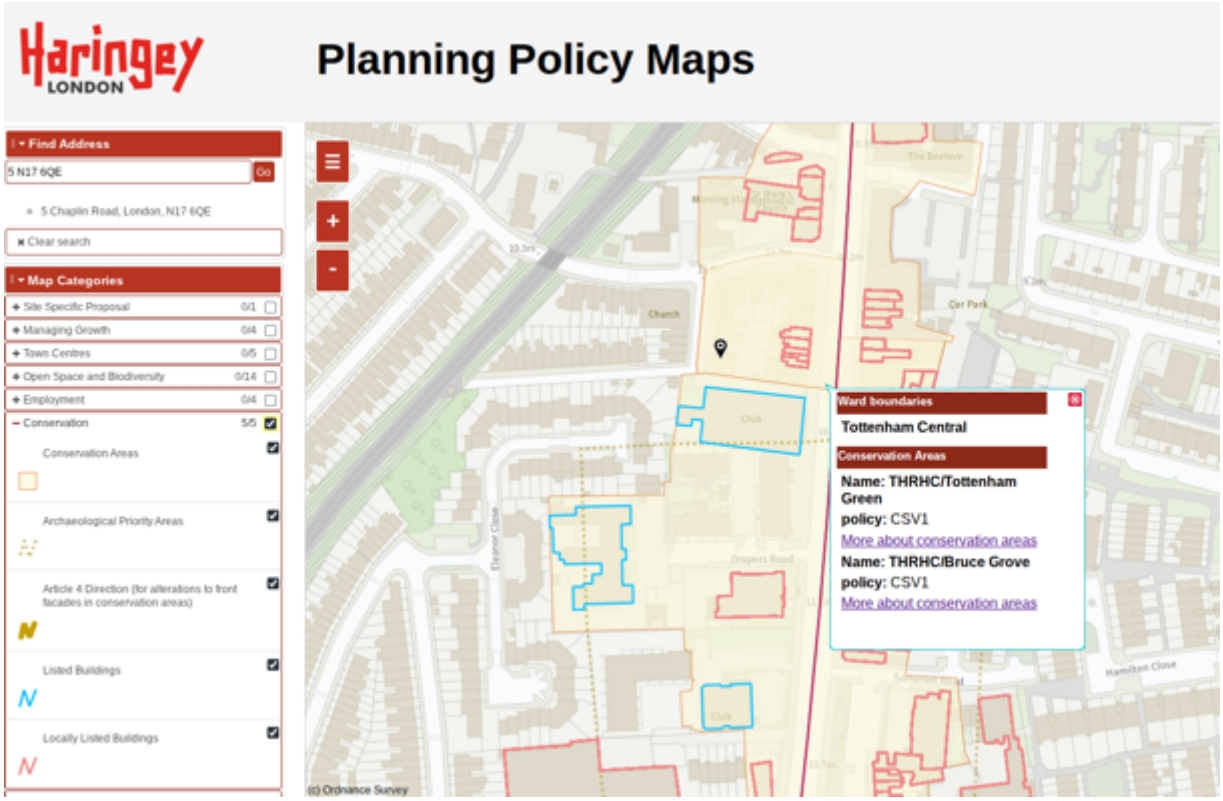
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application sites are located at No.5 & No.6 Chaplin Road, within the administrative boundary of the London Borough of Haringey. The property is not statutorily or locally listed but is situated within the Bruce Grove Conservation Area.

The Bruce Grove 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.



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 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 properties are situated on Chaplin Road in Tottenham, within the London Borough of Haringey.

Chaplin Road is a residential street forming part of the Bruce Grove Conservation Area, characterised by terraces of similar two storey dwellings with consistent architectural features. Properties are typically set behind small front courtyard gardens, enclosed by low boundary walls, providing a clear transition between the public realm and private residential space.

The site benefits from proximity to local amenities along Tottenham High Road and Bruce Grove, offering a range of shops, cafés and services. Bruce Castle Park is also located nearby, providing accessible green space and recreational facilities.

In terms of public transport, the properties are well connected. Bruce Grove Station (London Overground) is located within close proximity, and Seven Sisters Station (Victoria Line and National Rail services) is also within accessible distance. Bus routes operate along the surrounding road network.

Google Earth Satellite Image

3.2 Building Description

The application sites comprise No.5 and No.6 Chaplin Road, which form part of a continuous terrace of two storey residential dwellings.

The properties are constructed from traditional brickwork and feature pitched slate tiled roofs, with small parapet walls separating the rooflines between adjoining houses.

The front elevations include ground floor bay windows, which are characteristic of the terrace, and retain traditional timber single glazed sliding sash windows. To the rear, the fenestration is more varied and includes a mix of timber single glazed sash and casement windows.

A small front courtyard garden separates the properties from the public footpath, contributing to the uniform residential character of the street.

No.5 & No.6 Front Elevation (West)

No.5 & N0.6 Rear Elevation (East)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to No.5 and No.6 Chaplin Road, front elevation are timber single glazed sash windows, the existing windows to the rear elevations consist of a mix of timber single glazed sash and casement windows (rear photos unavailable, google earth image only).

By virtue of their age and deterioration over many years, the existing windows are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.

No.5 Front Ground Floor Bay Window

No.5 Front First Floor Window

No.5 Front First Floor Window

No.5 Rear Windows (no photos available)

No.6 Front Ground Floor Bay Window

No.6 Front First Floor Window

No.6 Front First Floor Window

No.6 Rear Windows (no photos available)

5.0 Design Proposals

5.1 Proposed Window Replacement

Due to the condition of the existing windows at No.5 and No.6 Chaplin Road, no longer meet the needs of the residents, are in 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 properties.

The existing windows to the front and the rear will be replaced with new double glazed uPVC casement windows to best compliment the character of 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:

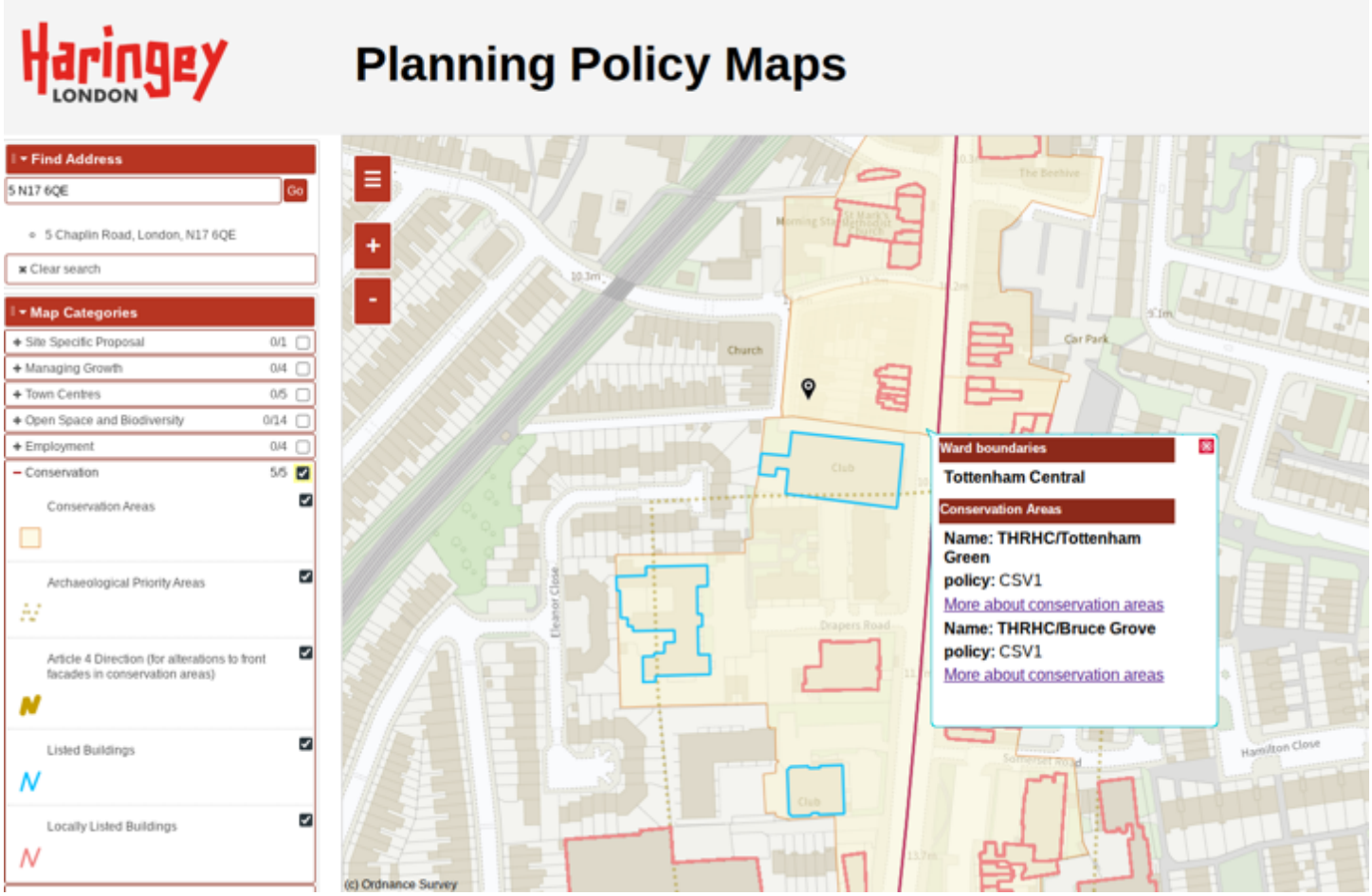
Proposed Windows Details	
Frame Material (Front):	uPVC
Glazing Thickness (Front):	28mm (maximum)
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (maximum)
Glazing Bars (Front):	N/A
Glazing Bars (Rear/Side):	N/A
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
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 Bruce Grove Conservation Area in connection with replacement of the windows as described above at No.5 & No.6 Chaplin Road, Haringey, London N17 6QE. 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 Bruce Grove 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 Bruce Grove Conservation Area, but will serve as an asset, supporting the ongoing stewardship and visual coherence of No.5 and No.6 Chaplin Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.

Google Maps 'Street View' of Chaplin Road, Haringey, London N17 6QE.

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 Bruce Grove 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 sites are located within a highly urbanised setting along Chaplin Road and are defined by terraced frontages, traditional materials, and well maintained boundary treatments. The properties are visually consistent with their neighbours and benefit from the collective harmony of the street. The properties traditional façade plays a role in sustaining the architectural character and townscape quality of the Bruce Grove Conservation Area.

The sites benefit from excellent access to local amenities along Tottenham High Road and Bruce Grove, offering a range of shops, cafés and services. Bruce Castle Park is also located nearby, providing accessible green space and recreational facilities.

Architectural Interest and External Features

The sites exhibit the architectural qualities typical of the era of housing, with traditional London stock brickwork, a pitched slate tiled roofs 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 Bruce Grove Conservation Area

6.3 Proposals and Assessment of Impact

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

The windows to the property will be removed and replaced with new double glazed uPVC casement windows to match many of the neighbouring properties that have already introduced uPVC casement windows. This would achieve an improved thermal performance, better security, and resident comfort within the properties.

This proposal seeks to enhance the buildings thermal efficiency and overall comfort while preserving their architectural character. The use of double glazing ensures that the appearance is retained without compromising on modern performance standards.

The existing windows will have been carefully recorded and measured to ensure that the new uPVC casement windows match the original dimensions and proportions where necessary.

As such, the proposed works are considered to be sympathetic to the host buildings and their setting within Chaplin Road. The proposed alterations are therefore deemed to have a negligible impact on the heritage value of the properties, 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 No.5 and No.6 Chaplin Road, Haringey, London N17 6QE in the Bruce Grove Conservation Area. Care has been taken to ensure that the replacement windows are sensitively designed to complement 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 appearance of the properties. The proposals represent a balanced and appropriate approach to heritage conservation.

7.0 Site Constraints

7.1 Car Parking

The properties do not benefit from off street parking and rely upon on street parking along Chaplin Road and surrounding residential streets. Parking in the area is typically managed through a Controlled Parking Zone administered by the London Borough of Haringey.

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

Google Earth Street View, Chaplin Road, Haringey, London N17 6QE.

7.2 Transport

The site benefits from good access to public transport. Bruce Grove Station (London Overground) is located within proximity, with Seven Sisters Station (Victoria Line and National Rail services) also within accessible distance.

Bus routes operate along nearby Tottenham High 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 impact the local transport 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 properties are an end of terrace and 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 properties are an end of terrace and 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 properties are an end of terrace and 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 properties are an end of terrace and a mid-terrace 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 properties are an end of terrace and a mid-terrace 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 capital works 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 Bruce Grove Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.