

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**17 & 19 GROVE PARK ROAD
HARINGEY
LONDON
N15 4SW**

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	28/04/2026	-
P2	TS	DM	05/05/2026	Client feedback

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 17 & 19 Grove Park Road, Haringey, London N15 4SW.

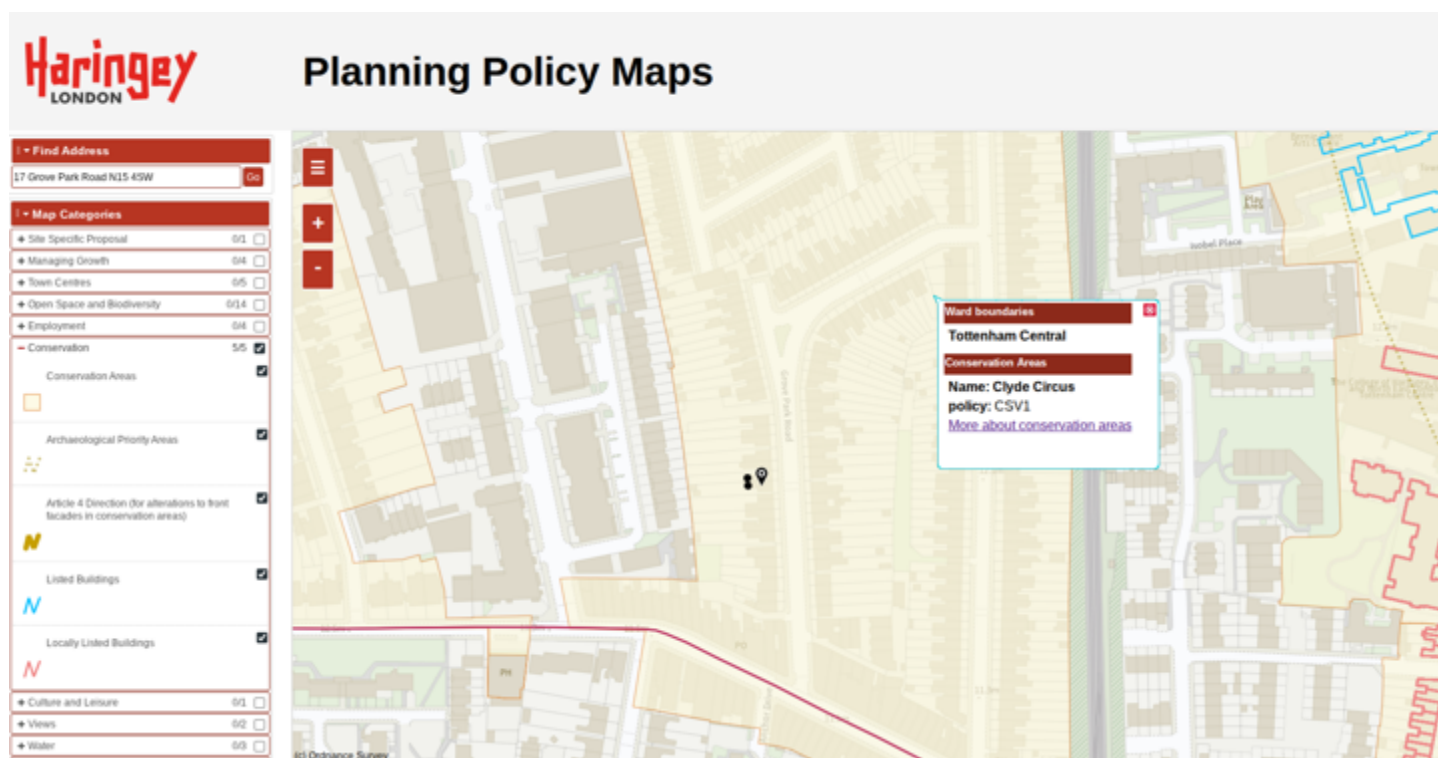
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application sites at 17 and 19 Grove Park Road are located within the administrative boundary of the London Borough of Haringey. The properties are not statutorily or locally listed but are situated within the Clyde Circus Conservation Area.

The Clyde Circus Conservation Area is characterised by late Victorian and Edwardian residential development, typically comprising terraces constructed in London stock brick with consistent architectural detailing. Common features include recessed entrance doors, bay windows, timber sliding sash windows and pitched roof forms, all of which contribute to a cohesive and recognisable streetscape.

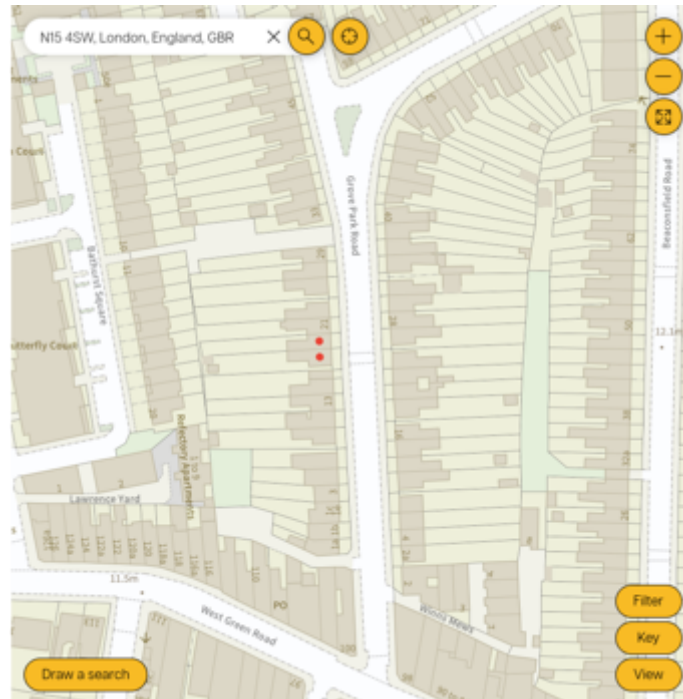
As the site lies within a conservation area, there is a statutory duty to preserve or enhance its character and appearance. The proposed works have therefore been carefully designed to retain the traditional appearance of the front elevations while allowing for appropriate and sensitive improvements to the rear.



London Borough of Haringey's interactive conservation area map

2.2 Listing

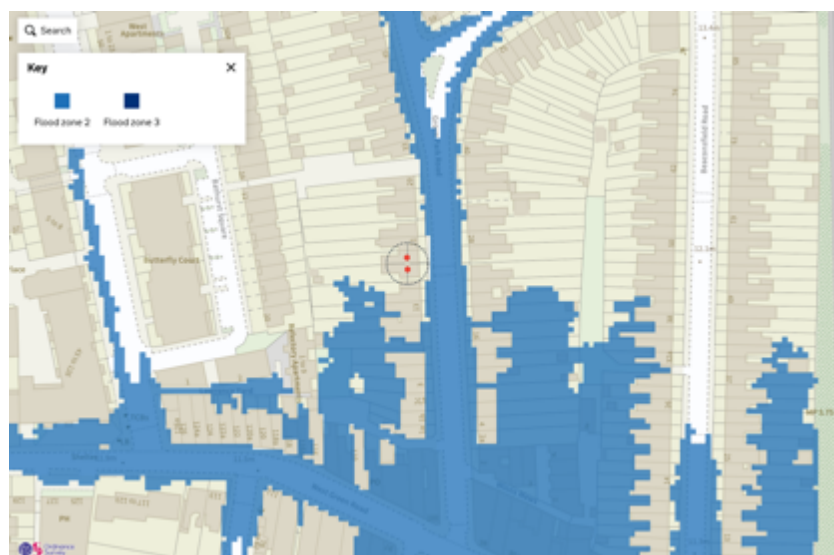
The buildings are not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive Listings Map

2.3 Risk Assessment

The properties have been identified as being located in zone 1, as indicated by the red markers on the gov.uk interactive flood map below. Although there is a small risk of river flooding the road area (zone 2). 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

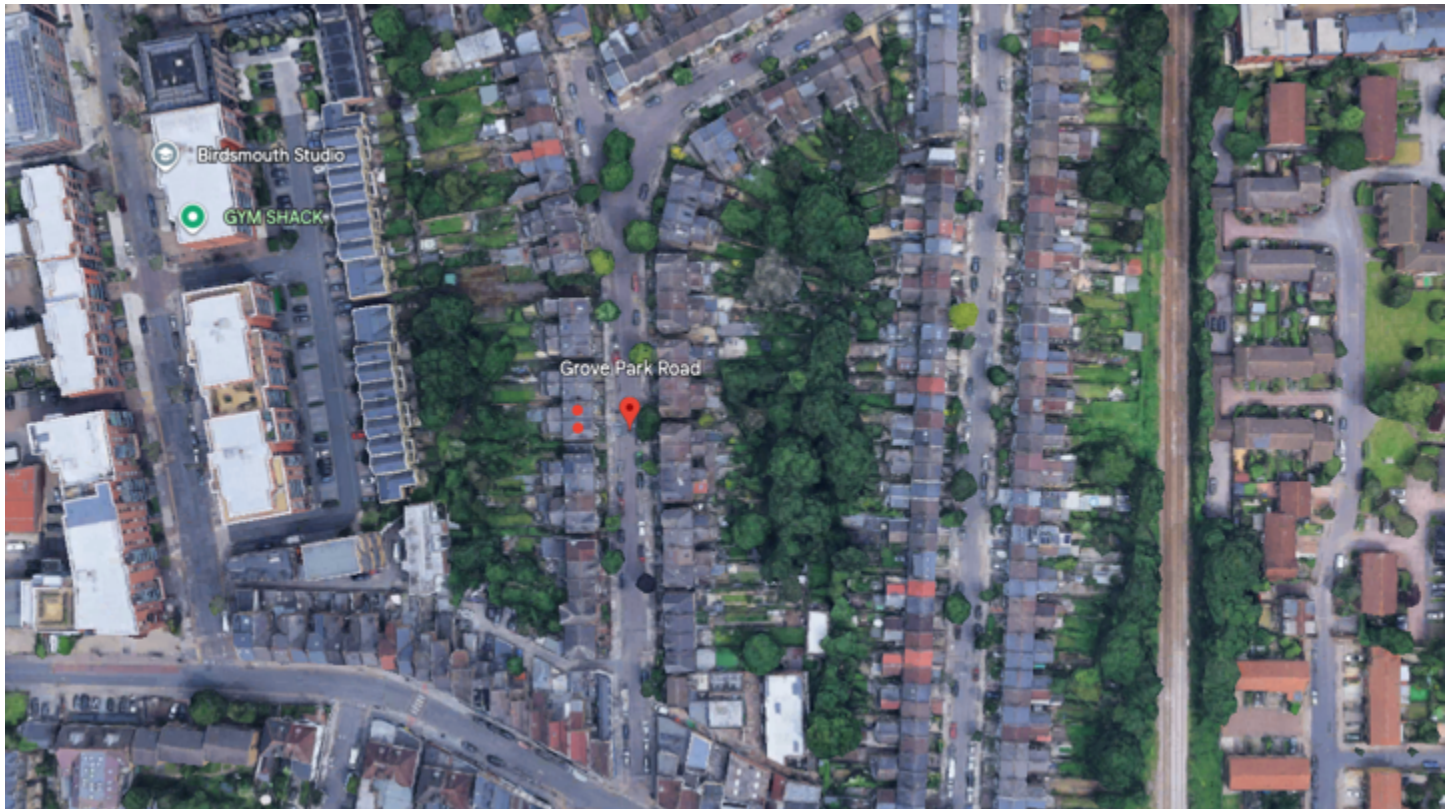
3.0 Existing Building

3.1 Location

The properties are situated on Grove Park Road within a well established residential area in the London Borough of Haringey. The street forms part of a cohesive terrace arrangement, contributing to a consistent and well defined urban environment.

The area benefits from proximity to local amenities along nearby routes such as West Green Road and Green Lanes, which provide a range of shops, cafés and local services. Nearby open spaces include Downhills Park and Lordship Recreation Ground, offering recreational facilities and green space.

In terms of public transport, the site is well connected. Turnpike Lane Underground Station is located within reasonable distance, providing access to central London. Additional bus routes operate along nearby main roads, offering convenient connections to surrounding areas.



Google Earth Satellite Image

3.2 Building Description

No.17 & No.19 Grove Park Road comprise a pair of adjoining residential properties forming part of a continuous terrace, with No. 17 occupying an end-of-terrace position and No.19 forming a mid-terrace dwelling.

No.17 is constructed in traditional London stock brick and display characteristic features of the period. The roof form is hipped and features a gabled projection attic level to the front elevation, incorporating a sash window. With a rooflight to the front slope and is clad in slate tiles.

The principal elevation incorporates a ground floor bay window and timber sliding sash windows, together with a recessed main entrance door. The property is set back from the public footpath behind a small front garden enclosed by low boundary walls, contributing to the consistent streetscape.

To the rear, the property benefits from a private garden and displays a more varied arrangement of fenestration, including a mix of timber sliding sash, centre pivot and casement windows.

No.19 is constructed in traditional London stock brick and display characteristic features of the period. The roof form is pitched and features a recessed dormer window to the rear roof slope and a rooflight to the front

The principal elevation incorporates a ground floor bay window and timber sliding sash windows, together with a recessed main entrance door. The property is set back from the public footpath behind a small front garden enclosed by low boundary walls, contributing to the consistent streetscape.

To the rear, the property benefits from a private garden and displays a more varied arrangement of fenestration, including a mix of timber sliding sash, centre pivot and casement windows, with an external staircase to reach the upper apartment.



No.17 & No.19 Front Elevation (East)



No.17 & No.19 Rear Elevation (West)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows of No.17 & No.19 Grove Park Road to the front elevation consist of timber single glazed sash windows.

The existing windows of No.17 & No.19 Grove Park Road to the rear elevation consist of timber single glazed sash, single glazed centre pivot and single glazed casement windows (no images available for rear elevation of No.17 and No.19).

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.17 Front Ground Bay Floor Window



No.17 Front First Floor Window



No.17 Front First Floor Window



No.17 Front Second Floor Window



No.17 Rear View Windows



No.19 Front Ground Floor Bay Window



No.19 Front First Floor Window



No.19 Front First Floor Window



No.19 Rear View Windows

4.2 Existing Doors (with images)

The existing main block entrance doors to No.17 & No.19 are recessed within the front elevations and feature a traditional timber door with two single glazed obscured panes over two solid panels and fanlight.

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The existing timber rear exit doors to No.17 consist of a single glazed pane over a solid panel to the ground floor rear side elevation and two single glazed panes with midrail to the ground floor rear end elevation.

The existing rear timber exit doors to No.19 consists of a single glazed pane over a solid panel to both the ground floor rear end elevation and the first floor rear side elevation.

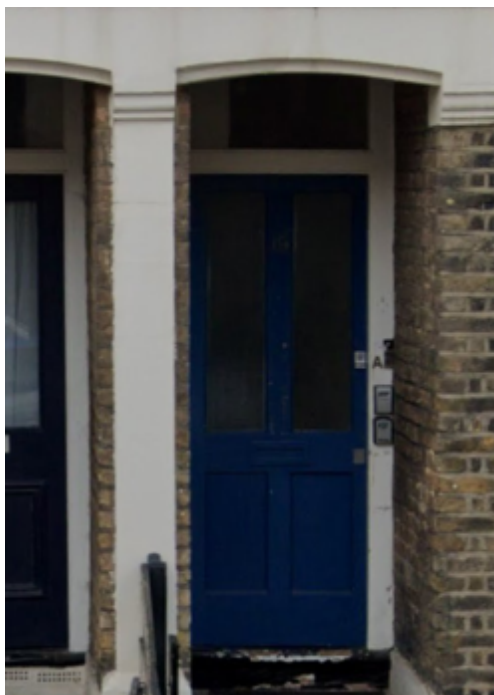
By virtue of its age and deterioration over many years, the existing doors are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.



No.17 Front Ground Floor Main Entrance Door



No.17 Rear Ground & First Floor Doors (no images available)



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No.19 Front Ground Floor Main Entrance Door

No.19 Rear Ground & First Floor Doors (no images available)

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
No.17 Main Block Entrance Door (ground floor)	Timber	Black	Two single glazed obscured panes over two solid panels	Single glazed fanlight
No.17 Rear Side Exit Door (ground floor)	Timber	White	One single glazed obscured pane over a solid panel	N/A
No.17 Rear End Exit Door (ground floor)	Timber	White	Two single glazed panes with midrail	N/A
No.19 Main Block Entrance Door (ground floor)	Timber	Blue	Two single glazed obscured panes over two solid panels	Single glazed fanlight
No.19 Rear Side Exit Door (ground floor)	Timber	White	One single glazed obscured pane over a solid panel	N/A
No.19 Rear Side Exit Door (first floor)	Timber	White	Two single glazed panes with midrail	N/A

5.0 Design Proposals

5.1 Proposed Window Replacements

Due to the condition of the existing timber windows to No.17 & No.19 Grove Park Road no longer meeting 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 elevations will be removed and replaced with new updated slimline double glazed timber windows to match the existing. The existing windows to the rear elevations will be removed and replaced with new double glazed uPVC casement windows.

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):	Timber
Glazing Thickness (Front):	14mm (maximum)
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (maximum)
Glazing Bars (Front):	Integral
Glazing Bars (Rear/Side):	Removed
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

5.2 Proposed Door Replacements

Due to the condition of the existing timber main entrance doors and rear exit doors no longer meeting the needs of the residents, being in poor condition and as such is causing issues with heat loss, condensation and other condition related defects, the client plans on replacing the doors to the property.

This would achieve an improved thermal performance, better security, and resident comfort within the property.

Please see below summary regarding the door proposed to be installed:

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Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
No.17 Main Block Entrance Door (ground floor)	Timber	TBC	Two double glazed obscured panes over two solid panels	Double glazed fanlight
No.17 Rear Side Exit Door (ground floor)	uPVC	TBC	One double glazed obscured pane over a solid panel	N/A
No.17 Rear End Exit Door (ground floor)	uPVC	TBC	One double glazed obscured pane over a solid panel	N/A
No.19 Main Block Entrance Door (ground floor)	Timber	TBC	Two double glazed obscured panes over two solid panels	Double glazed fanlight
No.19 Rear Side Exit Door (ground floor)	uPVC	TBC	One double glazed obscured pane over a solid panel	N/A
No.19 Rear Side Exit Door (first floor)	uPVC	TBC	One double glazed obscured pane over a solid panel	N/A

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within the Clyde Circus Conservation Area in connection with replacement of the windows and doors as described above at No.17 & 19 Grove Park Road, Haringey, London, N15 4SW. 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 Clyde Circus 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 Clyde Circus Conservation Area, but will serve as an asset, supporting the ongoing stewardship and visual coherence of No.17 & 19 Grove Park Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Grove Park Road, Haringey, London, N15 4SW.

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 Clyde Circus 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 sites occupy a residential position along Grove Park Road within the Clyde Circus Conservation Area. The surrounding streetscape is defined by similarly scaled residential properties set within modest plots and arranged along consistent building lines. Front gardens and traditional boundary treatments contribute to the character of the street and provide a transition between the public realm and private residential buildings.

The conservation area maintains a strong sense of historic residential character, with architectural features such as sash windows, bay projections, decorative brickwork and slate roofs forming key elements of its visual identity.

Architectural Interest and External Features

The properties demonstrate architectural characteristics typical of late nineteenth century suburban housing. The front elevations incorporate traditional timber sash windows, which adds depth and visual interest to the façades contributing to its historic appearance.

The roofscape forms an important element of the building's character, with pitched, hipped and gable roof forms finished in natural slate tiles and the presence of chimney stacks adding to the architectural composition.

6.3 Proposals and Assessment of Impact

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

The existing windows to the front elevations will be removed and replaced with new updated slimline double glazed timber windows to match the existing. The existing windows to the rear elevations will be removed and replaced with new double glazed uPVC casement windows.

The existing timber main entrance doors to the front elevations will be removed and replaced with new updated double glazed timber doors to match the existing. The existing timber doors to the rear elevations will be removed and replaced with new double glazed uPVC doors.

This would achieve an improved thermal performance, better security, and resident comfort within the properties.

These proposals seek to enhance the buildings' thermal efficiency and overall comfort while preserving its architectural character. The use of double glazing ensures that the appearance is retained without compromising on modern performance standards.

The existing windows and doors will have been carefully recorded and measured to ensure that the new updated double glazed timber windows and doors and double glazed uPVC windows and doors match the original dimensions and proportions where necessary.

As such, the proposed works are considered to be sympathetic to the host building and its setting within Grove Park Road. The proposed alterations are therefore deemed to have a negligible impact on the heritage value of the property, while offering clear environmental and functional benefits.

6.4 Heritage Conclusion

Based on the above assessment, the proposed works relate primarily to the replacement of the existing timber windows and doors. The proposals aim to maintain the existing profile and overall appearance of the buildings while ensuring the continued weatherproofing and longevity of the structure, the proposals are considered to preserve the character and appearance of the building and the wider Clyde Circus Conservation Area.

7.0 Site Constraints

7.1 Car Parking

The property does not benefit from off street parking and relies upon on street parking along Grove Park Road and surrounding residential streets. Parking in the area is typically controlled through a Controlled Parking Zone administered by the London Borough of Haringey and pay and display metres for non permit holders.

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



Google Earth Street View, Grove Park Road, Haringey, N15 4SW

7.2 Transport

The site benefits from good access to public transport. Turnpike Lane Underground Station provides connections to central London and surrounding areas. Additional bus routes operate along nearby West Green Road and Green Lanes.

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 two terraced houses, 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 two terraced houses, 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 two terraced houses, 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 two terraced houses, 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 two terraced houses, consisting of two storeys, which we are only proposing to replace the windows and doors. 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 replacement windows and doors 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 Clyde Circus Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.