

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**12 FROME ROAD
HARINGEY
LONDON
N22 6BP**

Quality Control

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

REVISION NO.	BY	QA	DATE	COMMENTS
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12235 – 12 FROME ROAD

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 12 Frome Road, Haringey, London N22 6BP.

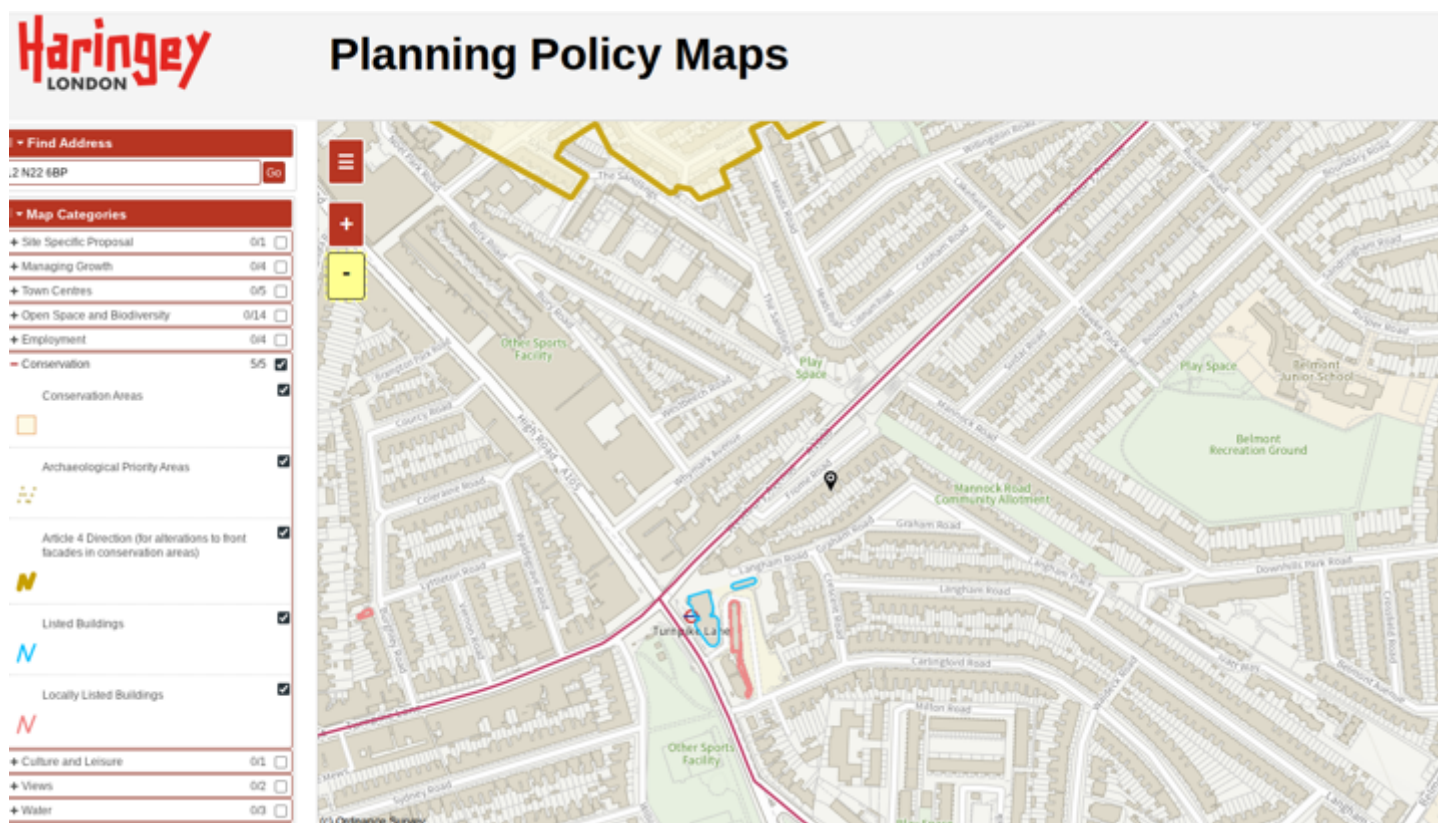
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 12 Frome Road within the administrative boundary of the London Borough of Haringey. The property is not statutorily listed, locally listed, nor situated within a designated conservation area.

The surrounding area is characterised by predominantly residential development, comprising traditional terraced housing with painted brick façades, decorative stucco detailing and sash windows. These features contribute to a consistent and recognisable streetscape.

In the absence of heritage designation, the proposed works have been designed to respect and maintain the established character and appearance of the host property and surrounding area.



2.2 Listing

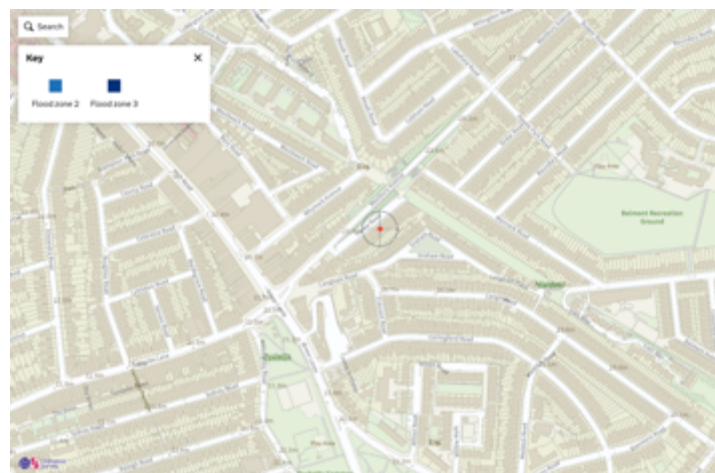
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 at 12 Frome Road within a residential area of the London Borough of Haringey. The street forms part of an established terrace of similar properties, contributing to a consistent and well-defined residential environment.

The property benefits from proximity to local amenities along nearby routes such as Green Lanes and Wood Green High Road, which provide a range of shops, cafés and local services. Nearby open spaces include Alexandra 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 walking distance, providing access to central London. Bus routes operate along nearby main roads, offering convenient connections to surrounding areas.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid-terraced residential dwelling.

The building is constructed in traditional red brickwork and features decorative white stucco detailing surrounding the windows and entrance door to the front elevation.

The principal roof is pitched and clad in natural slate tiles, incorporating a half gabled projection to the front elevation. A rear extension continues this form with a corresponding half pitched roof, also finished in slate, creating a consistent roof profile across the building.

The front elevation includes a recessed entrance door, which is sheltered by a pitched tiled canopy with decorative timber cornicing, contributing to the architectural character of the property.

The front windows comprise traditional timber single glazed sliding sash windows.

To the rear and side elevations, the property displays a more varied arrangement of fenestration. This includes a ground floor bay window to the side elevation and a first floor bay window to the rear projection. Window types to the rear include a mix of timber single glazed sliding sash, casement and fixed windows.

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D&A/HERITAGE/PLANNING STATEMENT



Front Elevation (North West)



Rear Elevation (South East)



Side Elevation (North East)

3.3 Existing features subject to proposals

3.3.2 Existing Windows (with Photos)

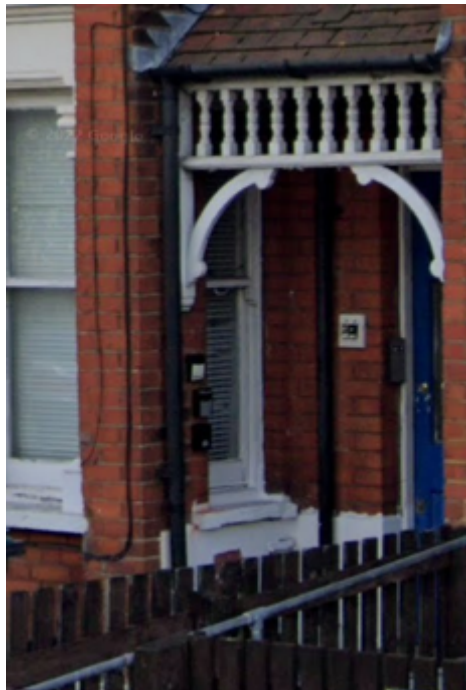
The existing windows to the front elevation consist of timber single glazed sliding sash windows. The existing rear and rear side elevation windows consist of a mix of single glazed timber sash and casement windows.



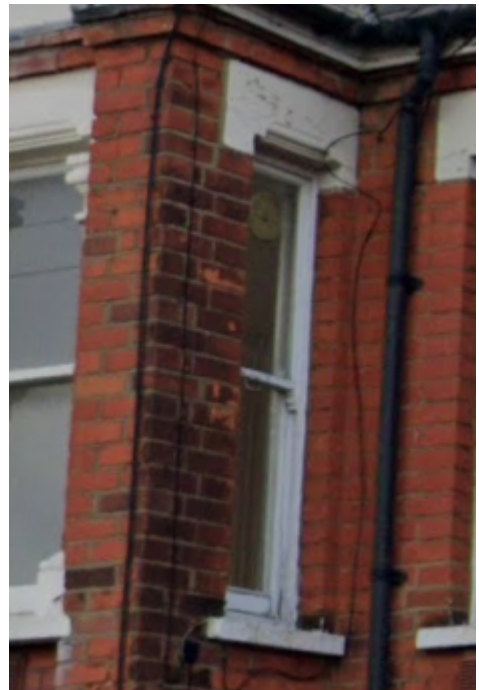
Front Ground Floor Window



Front First Floor Window



Front Side Ground Floor Window



Front Side First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear First Floor Window



Rear Side Ground Floor Bay Window



Rear Side Ground Floor Window



Rear Side First Floor Window



Rear End Ground Floor Window



Rear End First Floor Bay Window

3.3.3 Existing Door (with Photos)

The existing main entrance timber door incorporates an arrangement of three obscured and stained arched glazed panes above two obscured glazed panes, set over three solid panels, with a fixed fanlight above.

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



Front Elevation Main Entrance Door



Front Elevation Main Entrance Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Blue	Three obscured arched single glazed panes above two obscured single glazed panes	Single glazed obscured fixed fanlight

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, condensation and other condition related defects.

The proposals are that the timber windows to the front (slimline) and rear elevation be removed and replaced with new high quality double glazed uPVC windows to match the existing designs. 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):	Removed
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

4.2 Proposed Door

Due to the condition of the existing main entrance door 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 door 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:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Composite	TBC	One double glazed obscure pane over two solid panels	Double glazed fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 12 Frome Road is not a listed building or locally listed 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. As such, the proposed replacement of existing timber windows and timber main entrance door, with new updated double glazed uPVC windows and composite door with fixed fanlight over 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 maintains 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 Frome Road and surrounding residential streets, for guests or non-permit holders a pay and display meter is provided for the parking bays opposite the property. 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 provides direct connections to central London and surrounding areas. Additional bus routes operate along nearby Green Lanes and Wood Green High Road.

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 and door 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 mid-terrace 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 mid-terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and door. 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 mid-terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and door. 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 mid-terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and door. 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 mid-terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and door. This item is not relevant the application.

11.0 Summary

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