

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**57 CLYDE ROAD
HARINGEY
LONDON
N15 4LS**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	14/05/2026	-
P2	TS	DM	20/05/2026	Slimline windows to front elevation and rear doors added to proposals

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 57 Clyde Road, Haringey, London N15 4LS.

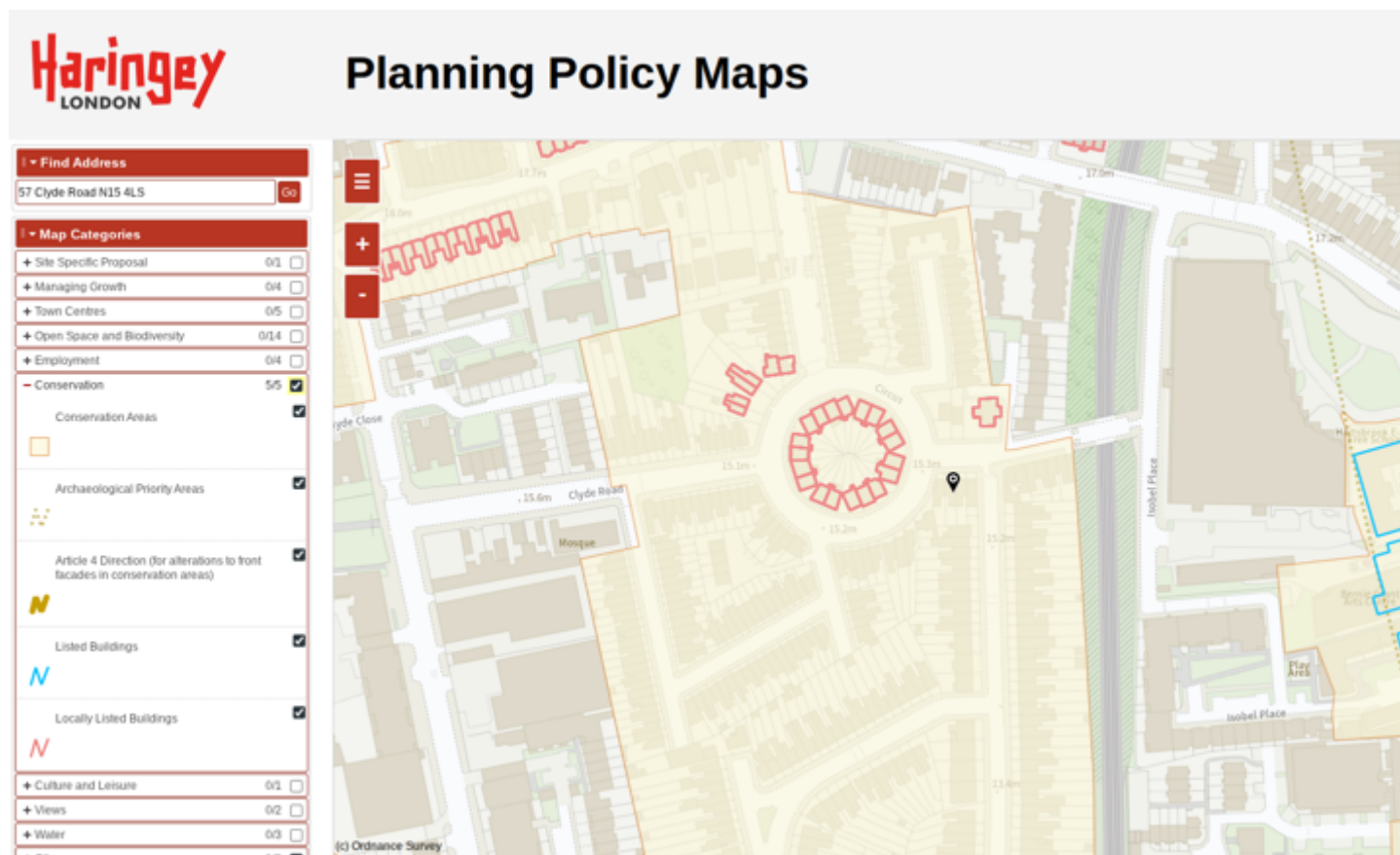
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 57 Clyde Road within the administrative boundary of the London Borough of Haringey. The property lies within the designated Clyde Circus Conservation Area, the property lies within the designated Clyde Circus Conservation Area, although it is not statutorily listed or locally listed.

The Clyde Circus Conservation Area is characterised by a cohesive group of late nineteenth and early twentieth century residential properties, predominantly arranged as terraces and semi-detached houses. These buildings are typically constructed in London stock brick and feature traditional architectural elements including sash windows, decorative detailing and slate covered roofs.

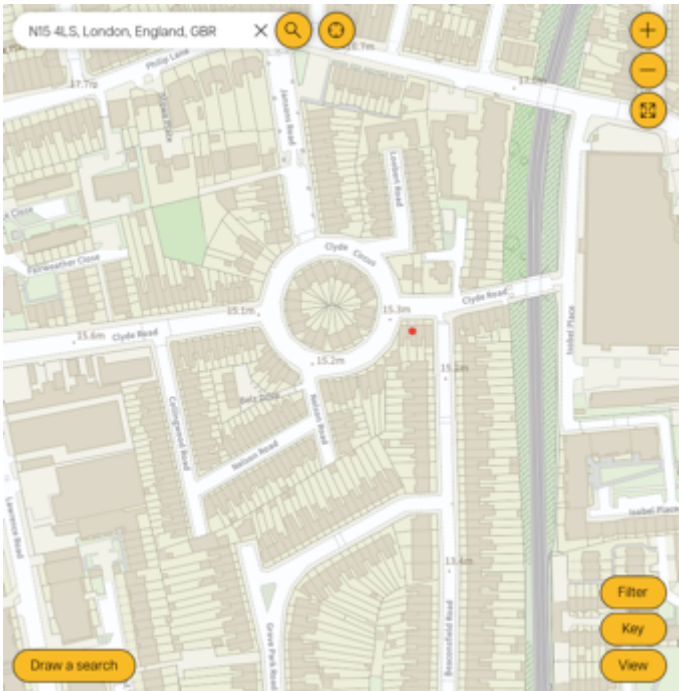
The conservation area is valued for its uniform streetscape, consistent building lines and the retention of original architectural features. Roof forms, materials and chimney stacks are particularly important elements in defining the character and appearance of the area, contributing to the continuity of the roofscape across terraces.



London Borough of Haringey's interactive conservation area map

2.2 Listing

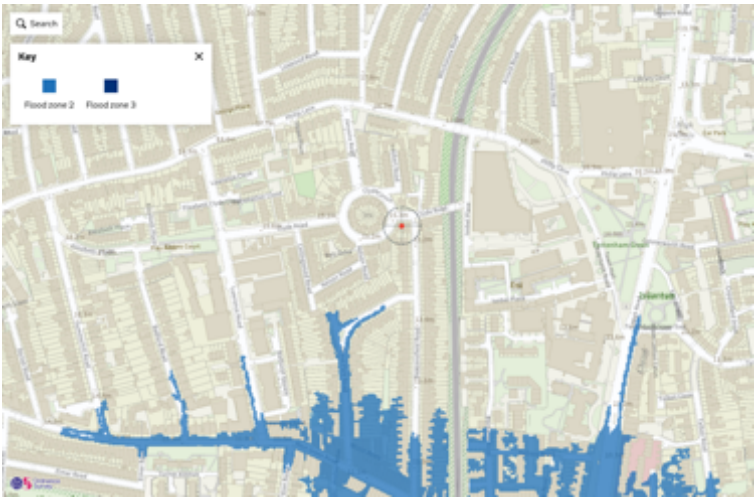
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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

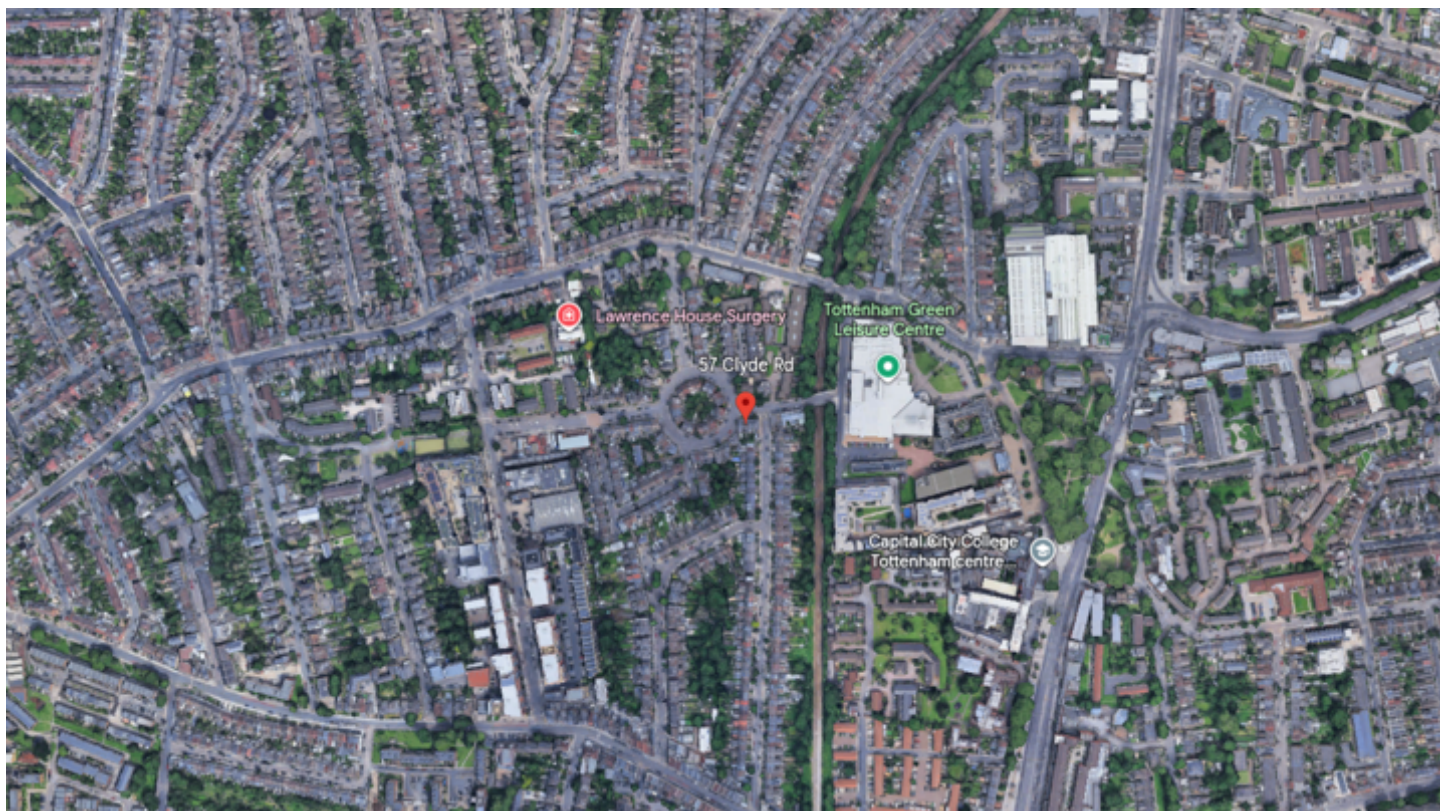
3.0 Existing Building

3.1 Location

The property is situated at 57 Clyde Road within the district of Tottenham in the London Borough of Haringey. Clyde Road forms part of the Clyde Circus area, a predominantly residential neighbourhood known for its well preserved Victorian housing stock.

The street is characterised by a series of terraced and end of terrace properties of similar scale and architectural style, creating a cohesive and consistent streetscape. The conservation area designation reflects the importance of preserving this uniform character.

The surrounding area benefits from access to local amenities along nearby West Green Road, which provides a range of shops, cafés and services. The property is also located within walking distance of local green spaces including Downhills Park, which offers recreational and landscaped open space for residents.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid-terrace residential dwelling, forming part of a wider terrace of similar Victorian properties along Clyde Road.

The building is constructed of traditional London stock brick, the principal elevation incorporates a canted bay window at ground floor level. The bay window is finished with a flat roof, which projects from the main façade and returns back into the building.

The main roof is of a pitched form, with the rear projection lean-to style roof both traditionally finished with slate tiles, contributing to the overall roofscape of the terrace. Chimney stacks are present and form part of the historic roofline.

The fenestration to the front elevation comprises timber vertical sliding sash windows with single glazing, benefiting from a white stucco detailing surrounding the windows and main entrance door.

The property has a small front garden, enclosed by a low brick boundary wall, providing a transition between the building and the public pavement and benefits from a private rear garden.



Front Elevation (North)



Rear Side Elevation (West)



Rear Elevation (South)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to the subject property to the front and rear elevations consist of a mix of single glazed timber vertical sliding sash windows and single glazed timber casement windows.

By virtue of their age and condition, the existing windows are in poor condition, and perform poorly thermally, losing a significant amount of heat due to their age.



Front Ground Floor Bay Window



Front First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear Side Ground Floor Window



Rear End Ground Floor Window



Rear End First Floor Window

4.2 Existing Doors (with Photos)

The existing rear ground floor exit patio doors are timber with two single-glazed panes over two solid panels. The existing rear side exit door is timber with a single-glazed pane over a solid panel.

By virtue of their age and condition, the existing rear exit doors are in poor condition, and perform poorly thermally, losing a significant amount of heat due to their age.



Rear Patio Doors and Fanlight



Rear Side Exit Door

The doors above are summarised in the table below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Patio Door (ground floor)	Timber	White	Two single glazed panes over two solid panels	Single-glazed fixed fanlight
Rear Side Exit Door (ground floor)	Timber	White	Single glazed pane over a solid timber panel	N/A

5.0 Design Proposals

5.1 Proposed Window Replacement

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 existing timber windows to the front elevation be removed and replaced with new high quality double glazed slimline timber vertical sliding sash windows. The rear elevation existing timber windows are to be removed and replaced with new high-quality double-glazed uPVC casement windows.

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):	uPVC
Glazing Thickness (Rear):	28mm (Maximum)
Glazing Bars (Front):	N/A
Glazing Bars (Rear):	Remove
Ironmongery finish:	As Client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Stained Glass:	Remove

5.2 Proposed Door Replacement

The existing doors are no longer meeting the needs of the residents, are in poor condition, and as such are causing issues with heat loss, security and other condition related defects, the client therefore proposes to remove and replace the existing rear doors.

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

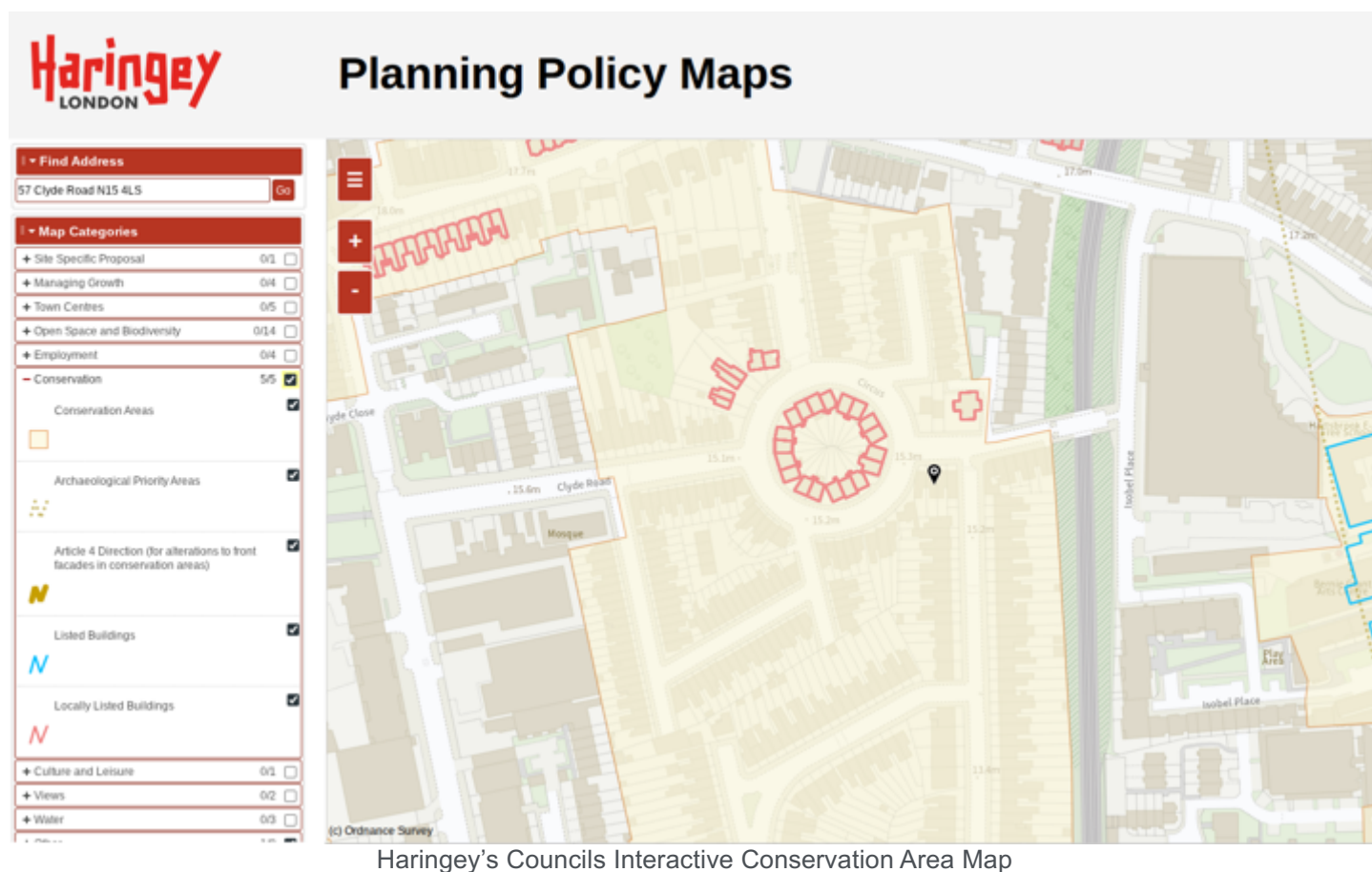
Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Patio Door (ground floor)	uPVC	White	Two double glazed panes over two solid panels	Double-glazed fixed fanlight
Rear Side Exit Door (ground floor)	uPVC	White	Double glazed pane over a solid timber panel	N/A

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 roof with new roof covering as described above at 57 Clyde Road, Haringey, London, N15 4LS. 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)



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 57 Clyde Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Clyde Road, Haringey, London, N15 4LS.

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 site occupies a residential position along Clyde 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 property demonstrates architectural characteristics typical of late nineteenth century suburban housing. The front elevation incorporates traditional timber sash windows with ground floor bay projection, which adds depth and visual interest to the façade contributing to its historic appearance.

The roofscape forms an important element of the building's character, with pitched 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 timber windows be removed and replaced.

The timber windows to the front elevation be removed and replaced with new high quality double glazed slimline timber vertical sliding sash windows.

The rear elevation windows are proposed to be replaced with new high quality updated double glazed uPVC casement windows.

The rear elevation exit doors are proposed to be replaced with new high quality updated double glazed uPVC doors.

This proposal seeks 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.

As such, the proposed works are considered to be sympathetic to the host building and its setting within Clyde 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, it is considered that the proposals have fully acknowledged the architectural and historic significance of the site 57 Clyde Road, Haringey, London N15 4LS, in the Clyde Circus 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 a 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 property. The proposals represent a balanced and appropriate approach to heritage conservation.

7.0 Site Constraints

7.1 Car Parking

The property does not benefit from dedicated off-street parking and relies upon on street parking provision along Clyde Road and surrounding residential streets, which is typical of this area. Parking is generally managed through Controlled Parking Zones operated by the London Borough of Haringey.

As the proposed works relate solely to roof replacement and associated repairs, the development will not result in any increase in parking demand.



Google Earth Street View, Clyde Road, Haringey, N15 4LS

7.2 Transport

The property benefits from access to public transport connections within the Tottenham area. The nearest Underground station is Turnpike Lane Underground Station, providing services on the Piccadilly line. Further connections are available from Seven Sisters station, which provides access to the Victoria line and National Rail services. Bus routes operate along nearby West Green Road, offering additional connectivity.

As the proposal relates solely to roof replacement and repair works, it will not generate additional transport movements or impact the local highway 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 property is a 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 property is a mid-terrace house, 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 property is a mid-terrace house, 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 property is a mid-terrace house, 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 property is a mid-terrace house, 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.