POTTER RAPER

DESIGN AND ACCESS/HERTIAGE PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

11 DALEVIEW ROAD
HARINGEY
LONDON
N15 6PL

Quality Control

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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 11 Daleview Road, Haringey, London N15 6PL.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 11 Daleview 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.

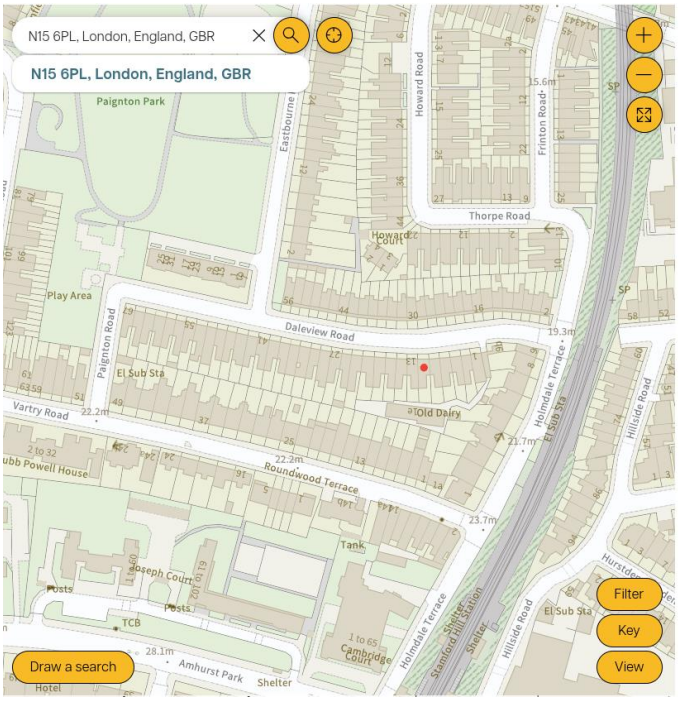
The surrounding area is characterised by traditional residential development, comprising terraced housing with bay windows, decorative stucco detailing and pitched slate roofs. These features contribute to a cohesive and recognisable streetscape.

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.

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 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 11 Daleview Road within a residential area of the London Borough of Haringey. The street forms part of an established terrace of similarly scaled residential properties, contributing to a consistent and well-defined residential environment.

The property benefits from proximity to local amenities along nearby West Green Road and Seven Sisters Road, which provide a range of shops, cafés and local services. Nearby open spaces include Downhills Park and Chestnuts Park, offering recreational facilities and green space.

In terms of public transport, the property is well connected. Seven Sisters station and Turnpike Lane Underground Station provide convenient access to central London and surrounding areas. Additional bus routes operate along nearby principal roads.

Google Earth Satellite Image

3.2 Building Description

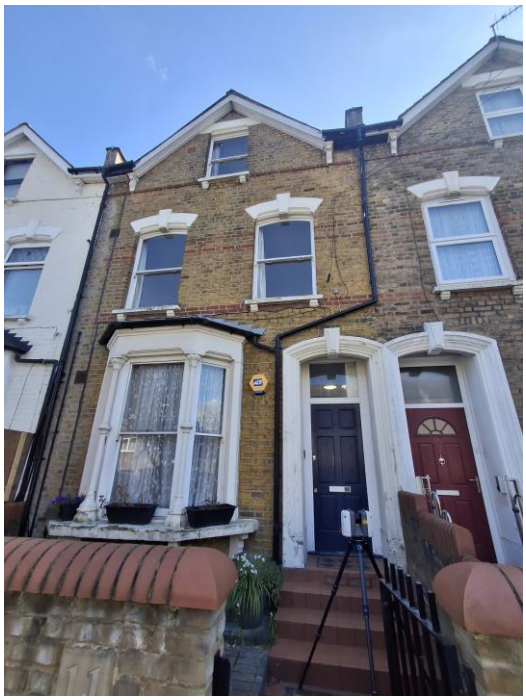
The application property comprises a three-storey mid-terraced residential building, subdivided into two self-contained apartments (A and B).

The building is constructed in traditional brickwork and forms part of a continuous terrace of similarly proportioned properties. The principal elevation incorporates a ground floor bay window projecting from the façade and topped by a hipped roof projection. The main roof is side pitched in form with a front-facing gable and is clad in natural slate tiles.

The front elevation contains timber single-glazed sliding sash windows together with a slightly recessed entrance door. Decorative white stucco detailing surrounds the windows and entrance, contributing to the traditional architectural character of the building.

To the rear elevation, the fenestration comprises a mix of timber single-glazed sliding sash, timber casement and uPVC double-glazed casement windows, reflecting incremental alterations over time.

The property is set back from the public footpath behind a small front garden and also benefits from a private rear garden.



Front Elevation (North)

Rear Elevation (South)

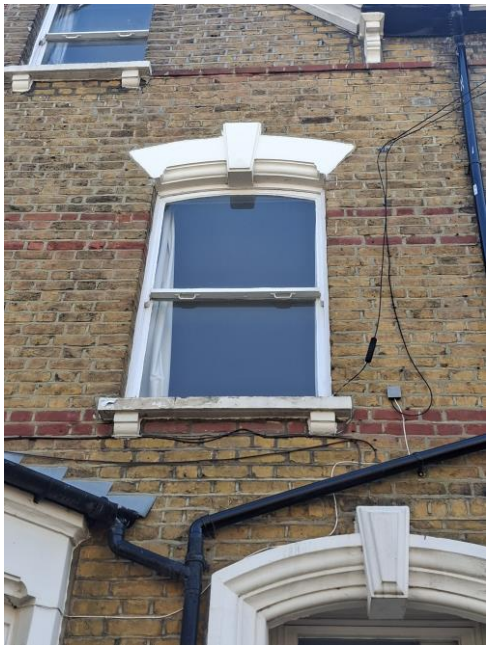
Rear Side Elevation (East)

3.3 Existing features subject to proposals

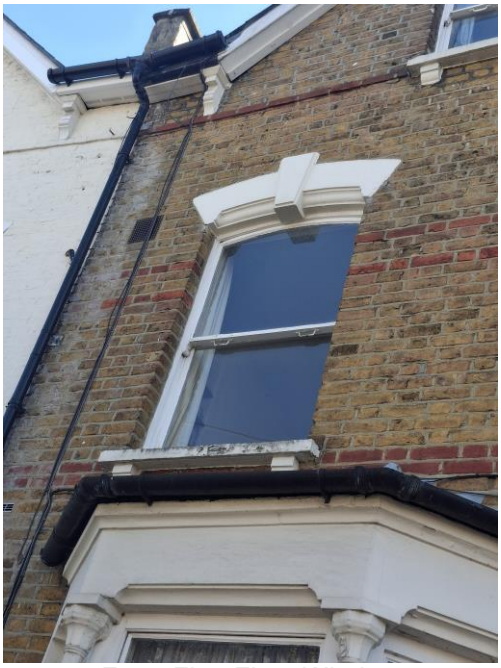
3.3.2 Existing Windows (with Photos)

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

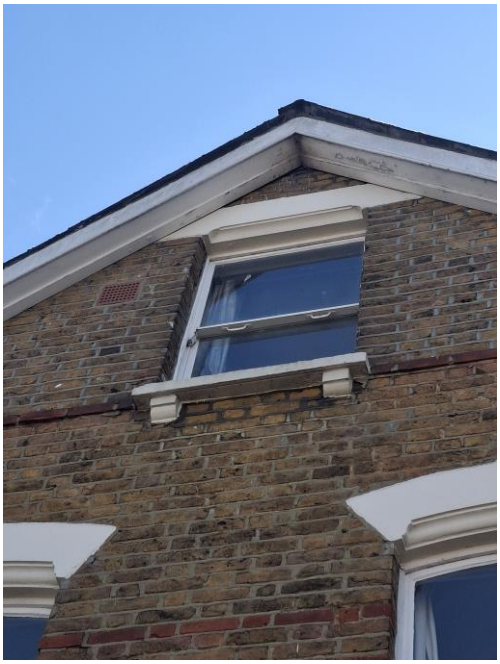
Front Ground Floor Bay Window



Front First Floor Window



Front First Floor Window



Front Second Floor Window

Rear First Floor Window

Rear Side Ground & First Floor Windows

Rear End Ground Floor Window

Rear End First Floor Windows

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 existing timber sash windows to the front, rear and rear side elevations be removed and replaced with new double-glazed uPVC vertical sliding windows and the existing rear elevation timber casement windows be replaced with new double-glazed uPVC casement windows.

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):	Applied (to VS only)
Ironmongery finish:	As Client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations

5.0 Heritage Impact

5.1 Heritage Introduction

Although 11 Daleview 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, with new double glazed uPVC vertical sliding and casement windows 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 Daleview Road and surrounding residential streets, 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. Seven Sisters station and Turnpike Lane Underground Station provide connections to central London and surrounding areas. Additional bus routes operate along nearby West Green Road and Seven Sisters 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 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 three 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 three self-contained apartments, 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 property is a converted mid-terrace house, subdivided into two self-contained apartments, consisting of three 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 property is a converted mid-terrace house, subdivided into two self-contained apartments, consisting of three 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 property is a converted mid-terrace house, subdivided into two self-contained apartments, consisting of three storeys, which we are only proposing to replace the windows. This item is not relevant the application.

11.0 Summary

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