

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**83 BELMONT ROAD
HARINGEY
LONDON
N17 6AT**

Quality Control

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

REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	07/05/2026	-
P2	TS	DM	20/05/2026	Client Feedback
P3	TS	DM	27/05/2026	Client Feedback

Contents

1.0 Introduction 4

2.0 Planning Restrictions 4

 2.1 Conservation and Heritage 4

 2.2 Listing 5

 2.3 Flood Risk Assessment 5

3.0 Existing Building 6

 3.1 Location 6

 3.2 Building Description 7

 3.3 Existing features subject to proposals 8

4.0 Design Proposals 10

 4.1 Proposed Windows 10

5.0 Heritage Impact 11

 5.1 Heritage Introduction 11

 5.2 Heritage Impact 11

6.0 Social/Economic benefits 11

7.0 Access 11

 7.1 Car Parking 11

 7.2 Transport 11

8.0 Refuse Strategy and Disposal 12

 8.1 Refuse Strategy 12

 8.2 Waste 12

9.0 Sustainable Design and Construction Statement 13

10.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12 14

11.0 Summary 14

12235 – 83 BELMONT 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 83 Belmont Road, Haringey, London N17 6AT.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 83 Belmont 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.

Planning Policy Maps

Find Address

83 Belmont Road N17 6AT

Go

Map Categories

+ Site Specific Proposal

0/1

☐

+ Managing Growth

0/4

☐

+ Town Centres

0/5

☐

+ Open Space and Biodiversity

0/14

☐

+ Employment

0/4

☐

- Conservation

5/5

☒

Conservation Areas

☒

Archaeological Priority Areas

☒

Article 4 Direction (for alterations to front facades in conservation areas)

☒

Listed Buildings

☒

Locally Listed Buildings

☒

+ Culture and Leisure

0/1

☐

+ Views

0/2

☐

+ Water

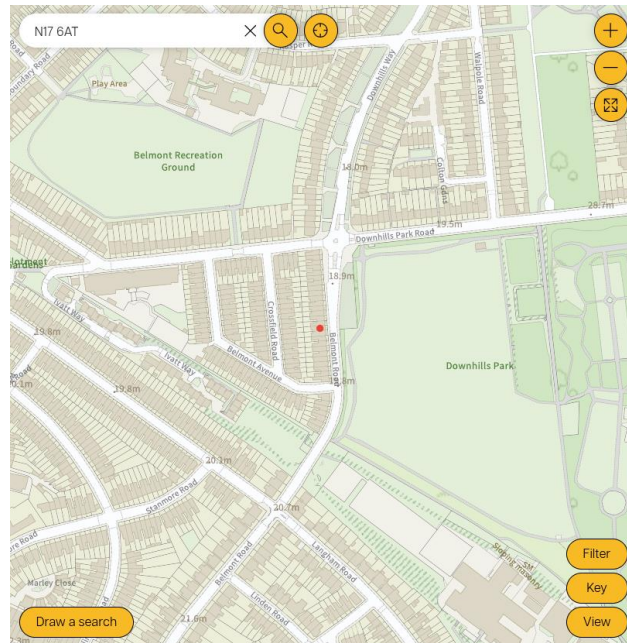
0/3

☐

London Borough of Haringey's interactive conservation area map

2.2 Listing

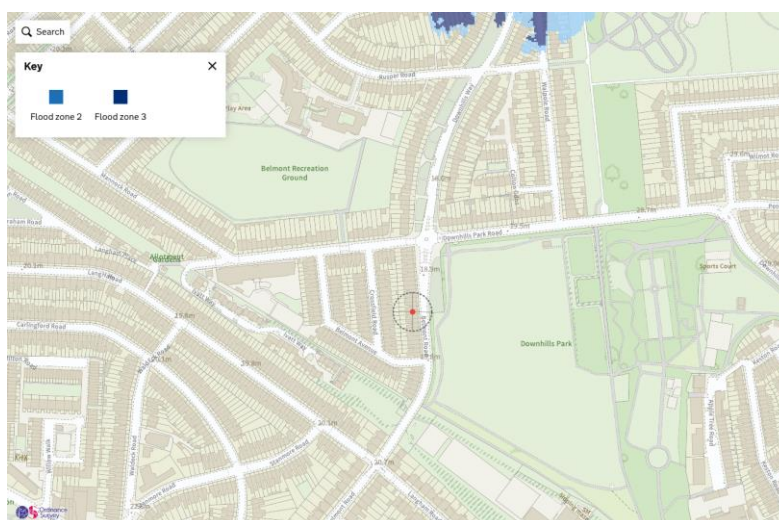
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 83 Belmont Road within a residential area of Tottenham in 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 West Green Road and the High Road, which provide a range of shops, cafés and local services. Nearby open spaces include Downhills Park and Bruce Castle Park, offering recreational facilities and green space.

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



Google Earth Satellite Image

3.2 Building Description

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

The building is constructed in traditional red brick and forms part of a continuous terrace of similarly scaled properties. The principal elevation incorporates bay windows at both ground and first floor levels, projecting from the façade and topped by a hipped roof projection. The main roof is pitched in form and clad in natural slate tiles.

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

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

To the rear elevation, the fenestration comprises a mix of predominantly timber single-glazed sliding sash windows together with a timber single-glazed casement window. The rear projection incorporates bay windows at both ground and first floor levels, topped by a flat roof.



Front Elevation (East)



Rear Elevation (West)

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 mainly single glazed timber sash and a single-glazed casement window.



Front Ground Floor Bay Window



Front First Floor Bay Window



Front First Floor Window



Rear First Floor Window



Rear Side Ground Floor Window



Rear End Ground Floor Bay Window



Rear End First Floor Bay Window

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.

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):	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 83 Belmont 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 updated double glazed uPVC vertical sliding sash 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 Belmont 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. Turnpike Lane Underground Station and Bruce Grove railway station provide connections to central London and surrounding areas. Additional bus routes operate along nearby West Green Road and the 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 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. 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. 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. 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. 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.