

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**24 PEMBROKE ROAD
HARINGEY
LONDON
N15 4NW**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	29/03/2026	-
P2	TS	DM	04/06/2026	Windows and rear exit door added to proposals

12235 – 24 PEMBROKE 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 24 Pembroke Road, Haringey, London N15 4NW.

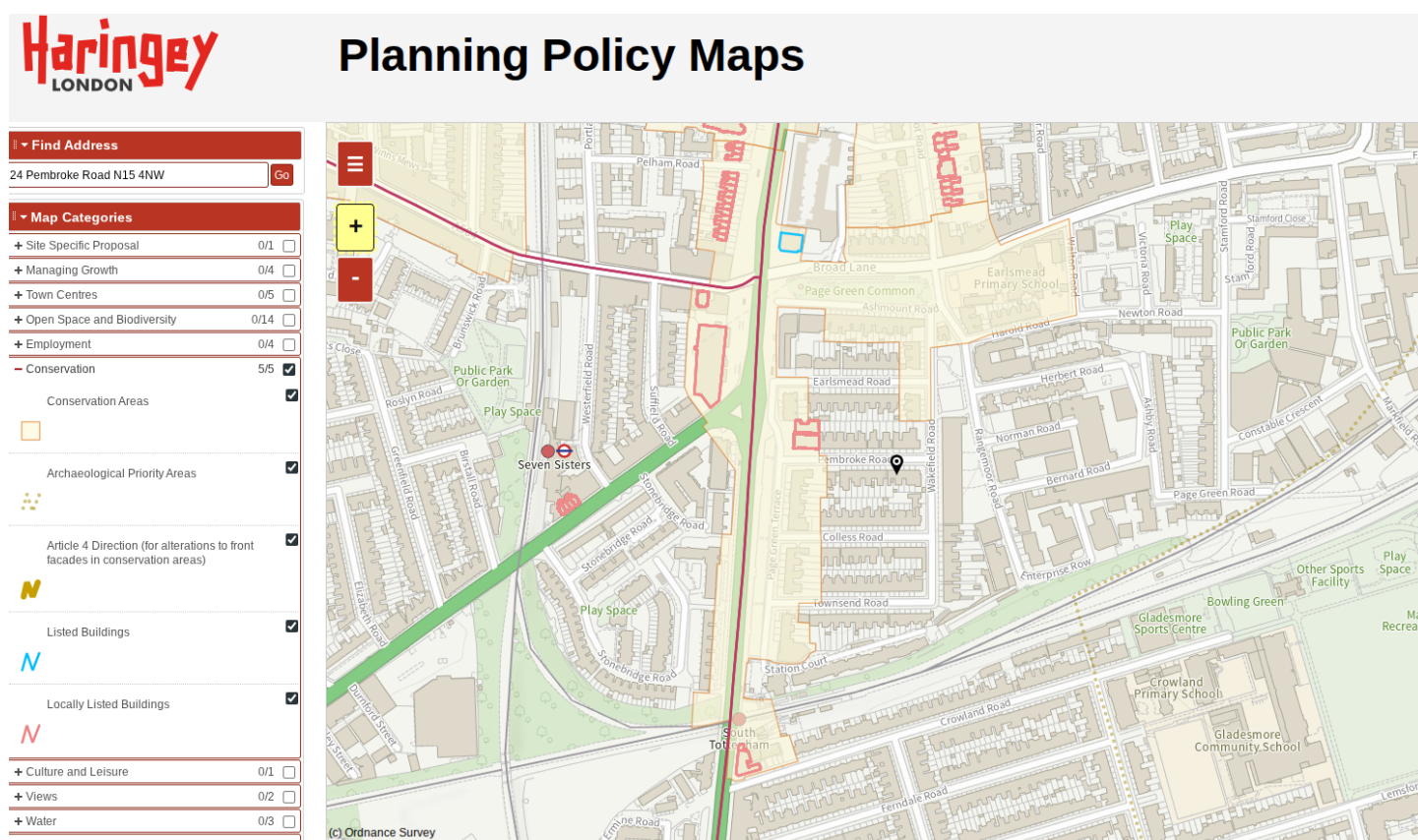
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 24 Pembroke 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 late Victorian and Edwardian terraced housing. Whilst the area does not benefit from formal heritage designation, the street displays a consistent architectural character, including pitched roofs, slate coverings and traditional brick façades.

In the absence of heritage constraints, the proposed works are designed to maintain and respect the established character and appearance of the host property and the wider streetscape.



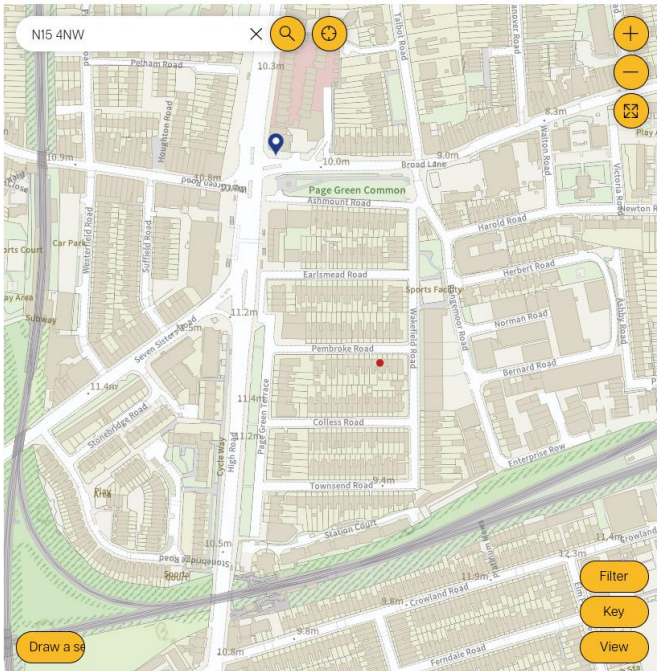
London Borough of Haringey's interactive conservation area map

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:

12235 – 24 PEMBROKE ROAD

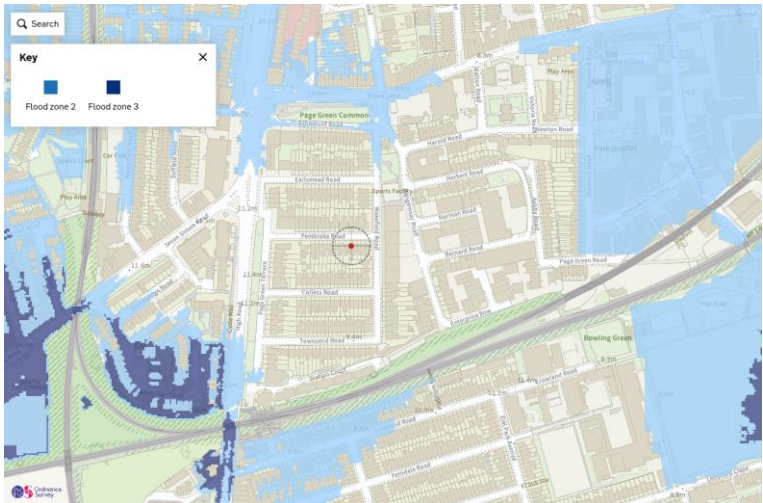
D&A/HERITAGE/PLANNING STATEMENT



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 on Pembroke Road in Tottenham, within the London Borough of Haringey. Pembroke Road is a well-established residential street characterised by terraced housing of a similar scale and appearance. Properties are typically set behind small front gardens, creating a clear transition between the public highway and private residential space.

The site benefits from proximity to local amenities along West Green Road and surrounding streets, providing access to shops, cafés and day to day services. Open spaces such as Downhills Park are also located nearby, offering recreational facilities.

The property is well connected in terms of public transport. Turnpike Lane Underground Station (Piccadilly Line) and Seven Sisters Station (Victoria Line and National Rail services) are located within accessible distance. Bus routes operate along nearby roads, providing convenient access to surrounding areas and Central London.



Google Earth Satellite Image

3.2 Building Description

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

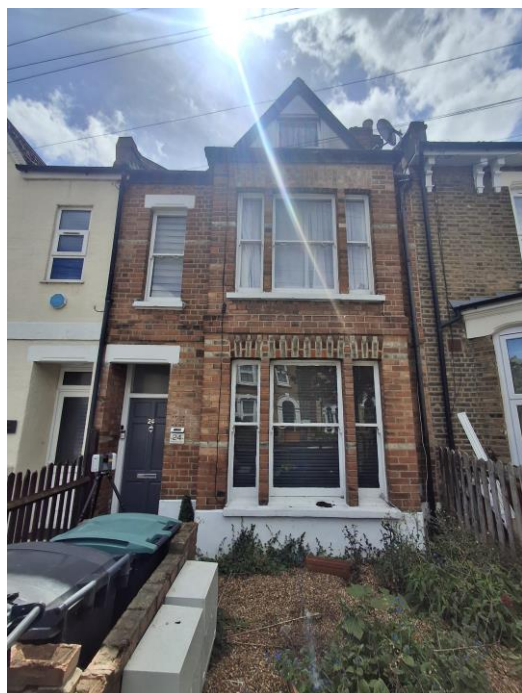
The building features a pitched roof currently finished in natural slate tiles, with a three-storey gable projection to the front elevation and a dormer window to the rear elevation, with a flat roof extension to the rear of the property. These elements contribute to the varied roofscape typical of the surrounding terrace.

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

A small front garden with low boundary walls separates the property from the public pathway, contributing to the residential character of the street and the property benefits from a private rear garden.

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Front Elevation (North)



Rear Side Elevation (West)



Rear End Elevation (South)

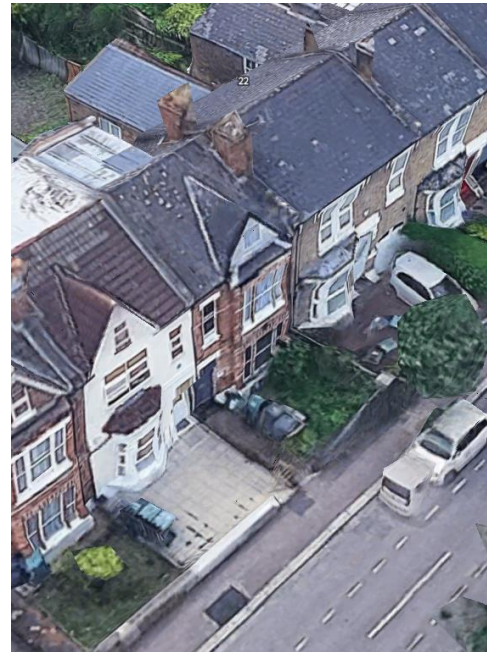
4.0 Existing features subject to proposals

4.1 Existing Roof (with Photos)

The existing main roof of the subject property is pitched, with a front elevation gable roof projection and a rear elevation dormer window, finished in natural slate tiles. The roof is visible from ground level. By virtue of the age and deterioration over many years, the existing roof is poor condition and is at risk of significant water ingress.



Arial View



Roof Front Elevation (North)



Roof Side Elevation (West)



Roof Rear Elevation (South)

4.2 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 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 Window



Front First Floor Window



Front First Floor Window



Front Second Floor Window



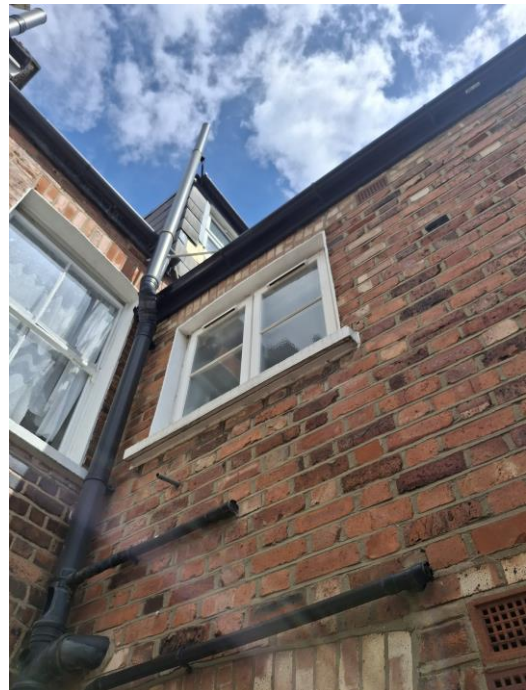
Rear Ground Floor Window



Rear First Floor Window



Rear Side Ground Floor Window



Rear Side First Floor Window



Rear End Ground Floor Window



Rear End First Floor Window

4.3 Existing Door (with Photos)

The existing rear exit door is of timber construction, comprising six single-glazed panes over a solid panel, with a timber flag window consisting of a single-glazed fixed pane with opening fanlight above.



Rear Exit Door Ground Floor



Rear Exit Door Ground Floor

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	Timber	White	Six single-glazed panes over a solid panel	Flag window single glazed fixed with opening fanlight

5.0 Design Proposals

5.1 Proposed Roof Replacement

Due to the condition of the existing roof, the client plans to replace the roof covering at the property. The proposed works relate primarily to the replacement of the existing natural slate roof covering with a faux slate tile alternative, together with any necessary remedial repairs to the chimney, soffits and rainwater goods where required. The proposals aim to maintain the existing roof profile and overall appearance of the building while ensuring the continued weatherproofing and longevity of the structure.

The aim is to balance the street scene with the need to improve durability, thermal performance, and long-term weatherproofing, while preserving the original roof form and detailing. The existing roof is deteriorating, with slipped and damaged slates and evidence of water ingress, posing a risk to the structure and internal fabric. The replacement works will safeguard the building's integrity, retain its contribution to Haringey and ensure the roof continues to complement the buildings original character.

5.2 Proposed Window Replacement

The existing windows throughout the property have deteriorated over time and no longer adequately meet the needs of the residents. The windows are in poor overall condition and are contributing to issues including heat loss, condensation, reduced thermal efficiency, security concerns and other defects associated with ageing and deteriorated fenestration. As a result, the client proposes to replace all existing windows throughout the property in order to improve the overall condition, performance, comfort and security of the building.

The proposals are that the existing timber windows to the front and rear elevations 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):	uPVC
Glazing Thickness (Front):	28mm (Maximum)
Frame Material (Rear):	uPVC
Glazing Thickness (Rear):	28mm (Maximum)
Glazing Bars (Front):	Remove
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

5.3 Proposed Door Replacement

The existing rear exit door to the property has deteriorated over time and no longer adequately meet the needs of the residents. The door is in poor overall condition and is contributing to issues including heat loss, condensation, reduced thermal efficiency, security concerns and other defects associated with ageing and deteriorated fenestration. As a result, the client proposes to replace the existing rear exit door to the property in order to improve the overall condition, performance, comfort and security of the building.

The proposals are that the existing timber rear exit door and flag window arrangement to the rear elevation be removed and replaced with new high-quality double glazed uPVC door and flag window arrangement.

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

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	Flag window double-glazed fixed with opening fanlight

6.0 Heritage Impact

6.1 Heritage Introduction

Although 24 Pembroke Road is not a listed building 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.

6.2 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 the existing natural slate tiled roof with a new updated faux slate tiled roof covering, new uPVC double-glazed windows and new uPVC double-glazed exit door are 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 maintain the visual consistency of the terrace while improving energy efficiency and functionality.

7.0 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.

8.0 Access

8.1 Car Parking

The property does not benefit from off street parking and relies upon on street parking along Pembroke Road and surrounding residential streets. Parking in the area is typically managed 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.

8.2 Transport

The site benefits from good access to public transport. Turnpike Lane Underground Station (Piccadilly Line) and Seven Sisters Station (Victoria Line and National Rail services) are both located within accessible distance. Bus routes operate along nearby roads, including West Green Road, providing regular connections to Central London and surrounding areas.

The proposal is limited in scope and will not generate additional trips or impact the local transport network.

9.0 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.

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

11.0 Refuse Strategy and Disposal

11.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

11.2 Waste

All refuse which arises from the replacement roofs, windows and door will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

12.0 Summary

This application includes replacement of the existing roofs, windows and rear exit door, these proposals will improve the security, condition, and thermal performance of the property and has been carefully planned.