

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**197 RISLEY AVENUE
HARINGEY
LONDON
N17 7HR**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	04/06/2026	-
P2	TS	DM	08/06/2026	Client feedback

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 197 Risley Avenue, Haringey, London N17 7HR.

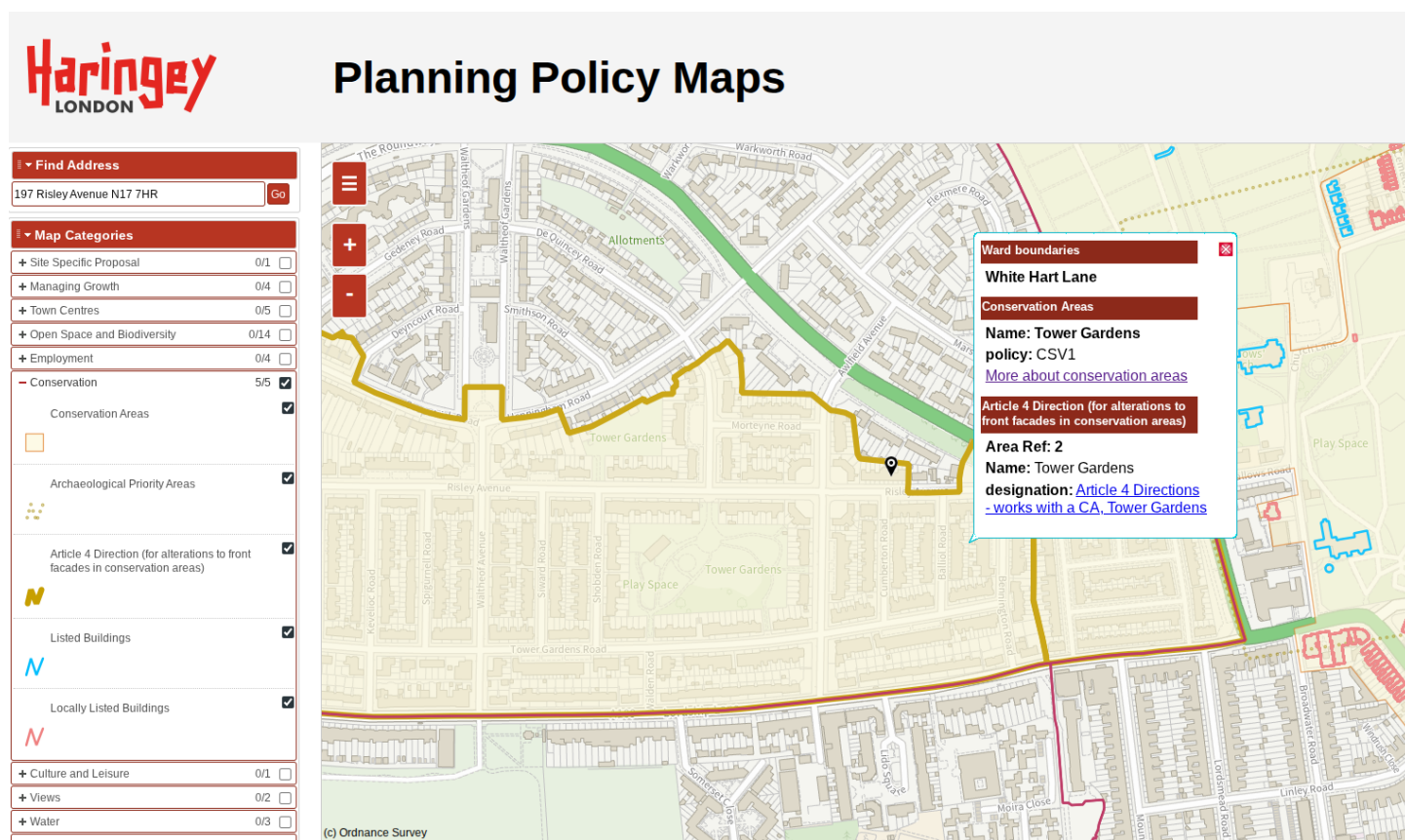
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 197 Risley Avenue within the administrative boundary of the London Borough of Haringey. The property is situated within the Tower Gardens Conservation Area but is neither statutorily listed nor locally listed.

The Tower Gardens Conservation Area is characterised by its distinctive early twentieth-century garden suburb layout, comprising modest terraced and semi-detached dwellings set within planned residential streets. The area derives much of its significance from the consistent architectural form of the buildings, traditional materials, front gardens and original window and door arrangements.

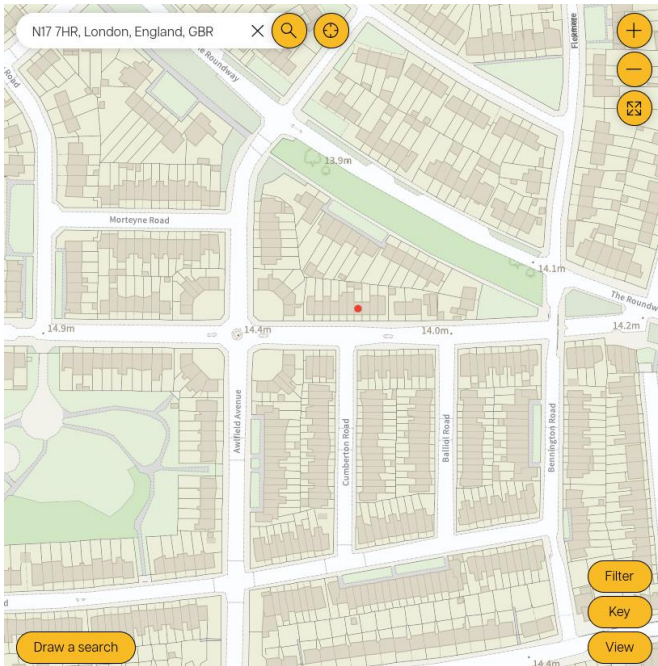
The proposed works have been designed with careful regard to the character and appearance of the conservation area. The replacement windows to the principal elevation will be constructed in timber and designed to closely replicate the appearance, proportions and opening arrangements of the existing windows. The replacement windows to the rear elevation will improve the thermal performance and functionality of the property whilst preserving the overall character of the building.



London Borough of Haringey's interactive conservation area map

2.2 Listing

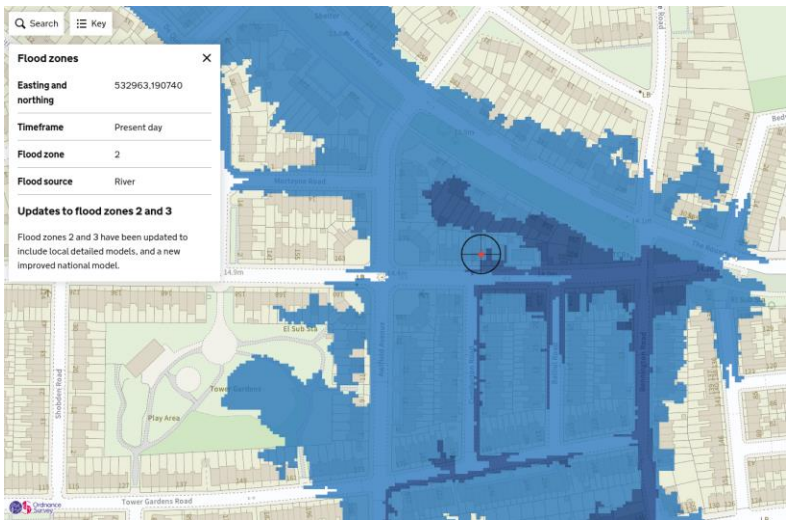
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England’s Website:



Historic England's Interactive Listings Map

2.3 Risk Assessment

The property has been identified as being located within Flood Zone 2, as indicated by the red marker on the GOV.UK interactive flood map below. Flood Zone 2 is classified as an area with a medium probability of river flooding. The proposed works will not increase flood risk and flood considerations do not have a significant bearing on the application.



Gov.uk Interactive Flood Map for Planning

3.0 Existing Building

3.1 Location

The property is situated on Risley Avenue within the Tower Gardens area of Tottenham in the London Borough of Haringey. The surrounding area is predominantly residential and is characterised by attractive terraces and semi-detached houses arranged along wide tree-lined streets, reflecting the area's garden suburb origins.

The property benefits from proximity to local amenities located along nearby Lordship Lane, Bruce Grove and High Road Tottenham, which provide a range of shops, cafés, restaurants and community facilities. Nearby open spaces include Lordship Recreation Ground, Bruce Castle Park and Downhills Park, providing extensive recreational opportunities for local residents.

The site benefits from good public transport accessibility with Bruce Grove railway station, White Hart Lane railway station and Tottenham Hale station located nearby. Additional bus services operate along Lordship Lane and High Road Tottenham.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two-storey mid-terraced residential dwelling constructed in traditional red brick.

The principal roof is pitched and finished with clay roof tiles. The property forms part of a continuous terrace and retains the characteristic architectural features associated with the Tower Gardens Conservation Area.

A distinctive feature of the principal elevation is the shared arched entrance arrangement, which provides access to both the application property and the adjoining neighbouring dwelling. The main entrance door is positioned beneath this arched opening, creating a strong architectural focal point within the terrace.

The existing windows to the front elevation comprise traditional timber single-glazed sliding sash windows which contribute positively to the character and appearance of both the property and the wider conservation area.

To the rear elevation, the property incorporates a single-storey flat roof addition. External metal stairs rise from the rear garden to provide access to a roof terrace positioned above this addition.

The rear elevation contains a timber single-glazed sliding sash window at first floor level together with a rear exit door incorporating an adjoining flag window arrangement. These elements serve the rear accommodation and garden areas.

The property is set back from the public footpath by a small front garden and benefits from a private rear garden providing external amenity space for occupants.



Front Elevation (South)



Rear Side Elevation (North)

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 a single glazed timber casement window.

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



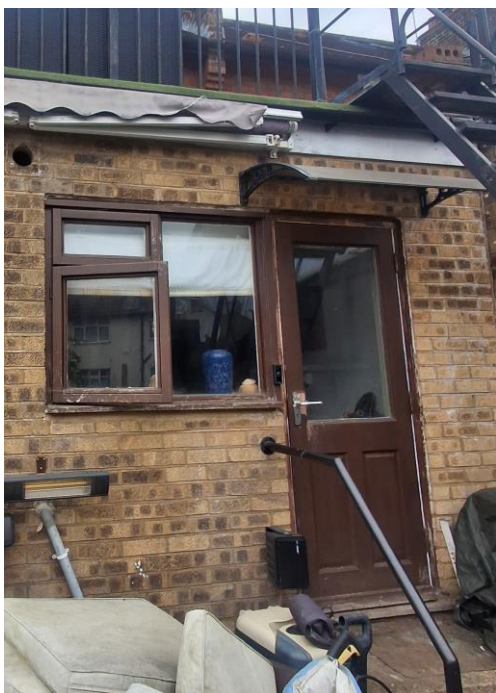
Front First Floor Window



Rear First Floor Window

4.2 Existing Door (with Photos)

The existing rear exit door is of timber construction, comprising a single-glazed pane over two solid panels, with a single-glazed flag window arrangement consisting of a timber single-glazed fixed pane next to an opening side hung with opening fanlight above.



Rear Exit Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	Timber	Brown	One single-glazed pane over two solid panels	Single-glazed fixed pane next to an opening side hung with opening fanlight above flag window arrangement

5.0 Design Proposals

5.1 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 elevation be removed and replaced with new high-quality double glazed slimline timber vertical sliding sash windows. The rear elevation existing timber window is to be removed and replaced with a new high-quality double-glazed uPVC casement window.

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):	Integral
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 rear exit door and flag window arrangement to the property have deteriorated over time and no longer adequately meet the needs of the residents. The door and flag window arrangement 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 the existing main entrance 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:

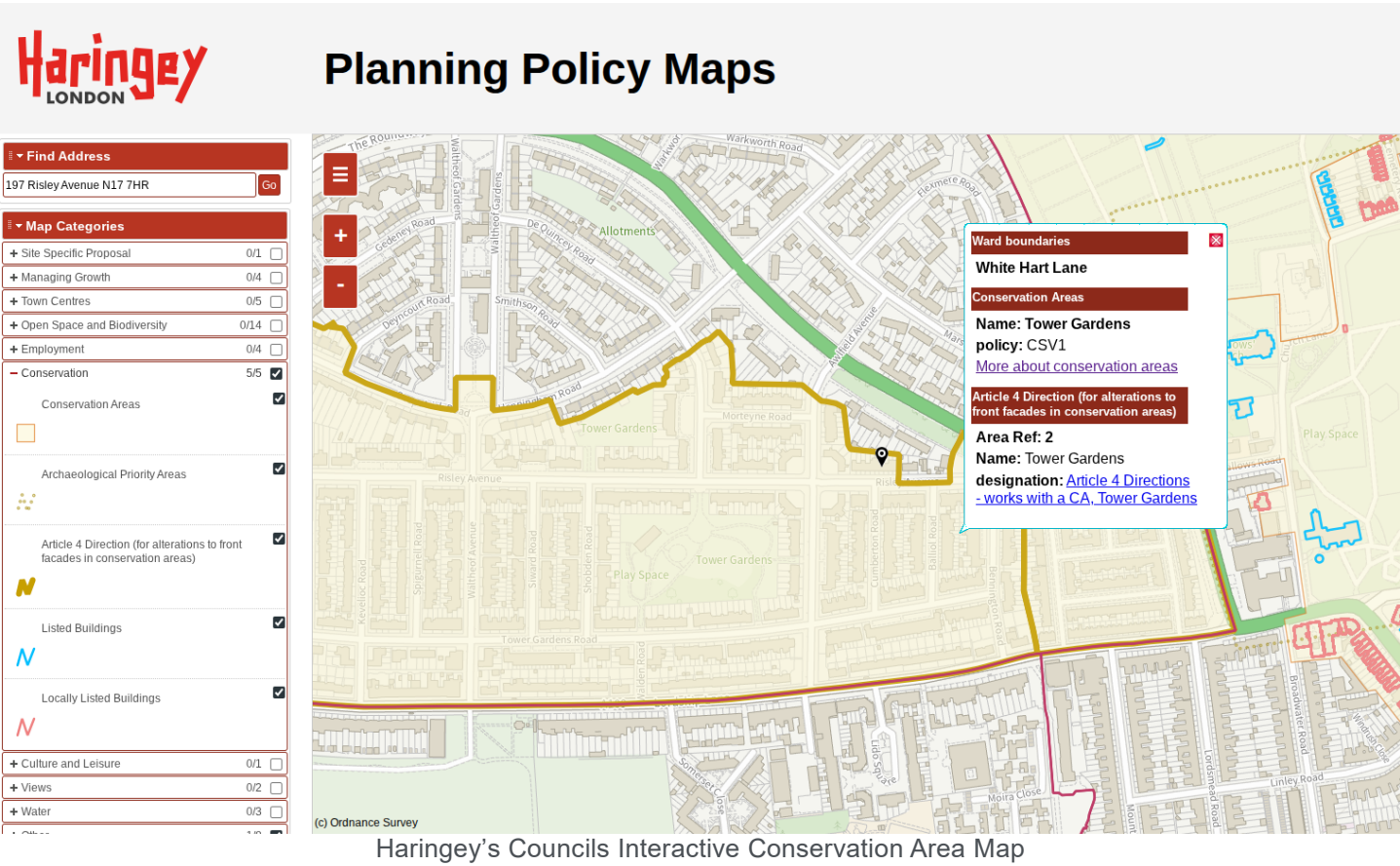
Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	Double-glazed fixed pane next to an opening side hung with opening fanlight above flag window arrangement

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within the Tower Gardens Conservation Area in connection with replacement of the windows as described above at 197 Risley Avenue, Haringey, London, N17 7HR. 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 Tower Gardens 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 Tower Gardens Conservation Area, but will serve as an asset, supporting the ongoing stewardship and visual coherence of 197 Risley Avenue, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Risley Avenue, Haringey, London, N17 7HR.

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 Tower Gardens 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 property occupies a mid-terrace position within a well-preserved residential street that forms part of the Tower Gardens Conservation Area. The consistent building line, front gardens, traditional materials and shared architectural features create a cohesive and recognisable streetscape.

The shared arched entrance arrangement is a notable feature of the terrace and contributes to the visual identity and character of the surrounding townscape.

Whilst the property is not statutorily or locally listed, it forms part of the Tower Gardens Conservation Area and contributes positively to its special architectural and historic interest.

The significance of the property derives from its contribution to the planned residential character of the conservation area, its traditional materials, roof form, window arrangements and its relationship with the surrounding terrace.

Architectural Interest and External Features

The architectural interest of the property lies in its traditional terraced form, red brick construction, pitched tiled roof and original window arrangements.

The timber sliding sash windows contribute significantly to the appearance of the principal elevation through their proportions, detailing and relationship with neighbouring properties. The arched entrance feature further enhances the architectural quality of the building and reinforces the distinctive character of the conservation area.

The rear addition and external staircase reflect the continued evolution of the property whilst remaining subordinate to the principal building.

6.3 Proposals and Assessment of Impact

It is proposed that all existing deteriorated timber windows and rear exit door with flag window arrangement 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 windows.

The rear elevation window and rear exit door and flag window arrangement are proposed to be replaced with new high quality updated double glazed uPVC casement windows and door.

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 Risley Avenue. 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

The proposals have been carefully designed to preserve the architectural character of the property and maintain its positive contribution to the Tower Gardens Conservation Area. The retention of timber windows to the principal elevation ensures that the established appearance of the terrace and wider streetscape is preserved, whilst the rear elevation improvements will enhance thermal performance, energy efficiency and residential amenity.

The proposed development is therefore considered to preserve the character and appearance of both the host property and the wider Tower Gardens Conservation Area.

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 Risley Avenue 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, Risley Avenue, Haringey, London, N17 7HR.

7.2 Transport

The property benefits from good public transport accessibility. Nearby stations include Bruce Grove railway station, White Hart Lane railway station and Tottenham Hale station, providing convenient connections to Central London and the wider transport network.

Additional bus services operate along nearby Lordship Lane and High Road Tottenham, whilst established pedestrian and cycling routes connect the area to surrounding neighbourhoods.

The proposed works will not generate additional trips and will have no impact on the local transport 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 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 mid-terrace house, 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 mid-terrace house, 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 mid-terrace house, consisting of two storeys, which we are only proposing to replace the windows and door. 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 door 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 Tower Gardens Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.