

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**38 STRODE ROAD
HARINGEY
LONDON
N17 6TZ**

Quality Control

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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 13

 4.1Proposed Windows 13

 4.2Proposed Door Replacement..... 14

5.0Heritage Impact 15

 5.1Heritage Introduction 15

 5.2Heritage Impact 15

6.0Social/Economic benefits 16

7.0Access 16

 7.1Car Parking..... 16

 7. 2Transport 16

8.0Refuse Strategy and Disposal..... 16

 8.1Refuse Strategy 16

 8.2Waste 16

9.0Sustainable Design and Construction Statement..... 17

10.0Planning Fire Safety Statement (PFSS) for London Plan Policy D12 18

11.0Summary 18

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 38 Strode Road, Haringey, London N17 6TZ

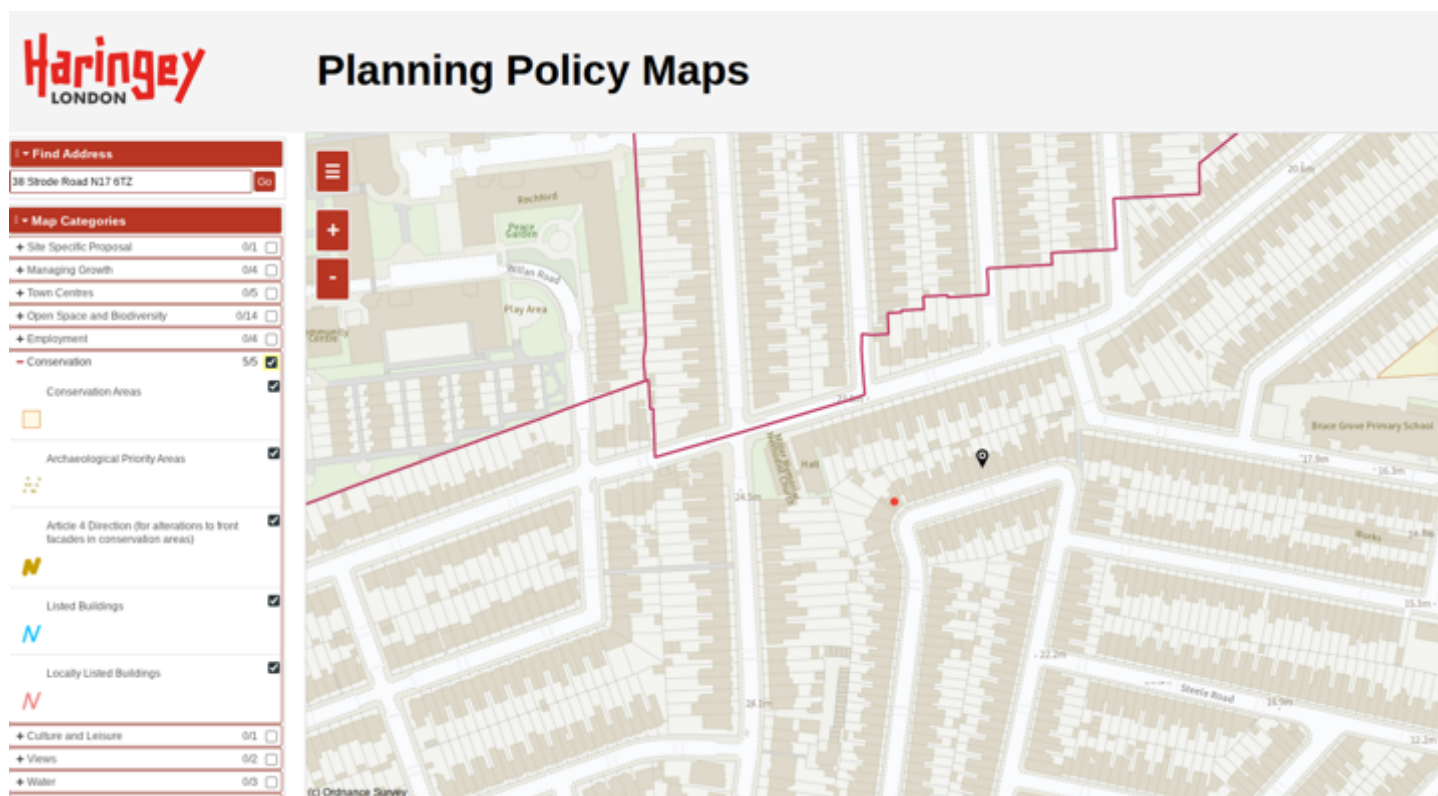
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 38 Strode 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 as indicated by the red dot in the map below.

The surrounding area is characterised by traditional residential development, comprising predominantly late Victorian and Edwardian terraced housing constructed from London stock brick. Although the property is not subject to heritage designation, it contributes to the established residential character of the street through its scale, form and traditional appearance.

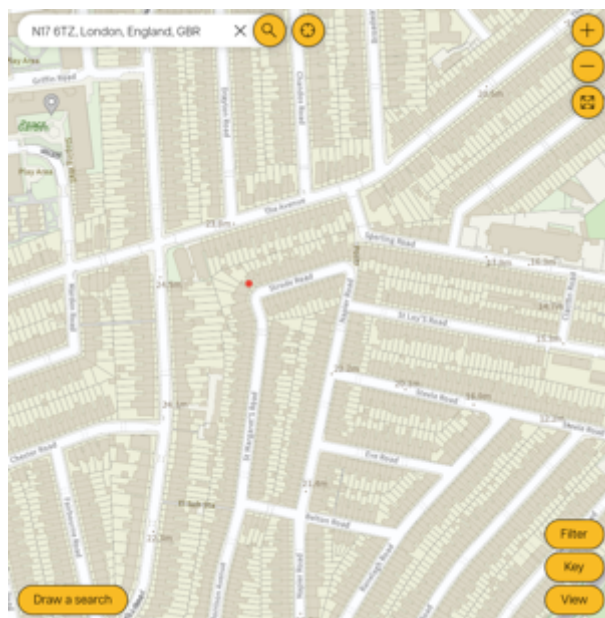
The proposed works have been designed to maintain the overall character and appearance of the building whilst improving thermal efficiency, security and long-term performance through the installation of modern double-glazed units.



London Borough of Haringey's interactive conservation area map

2.2 Listing

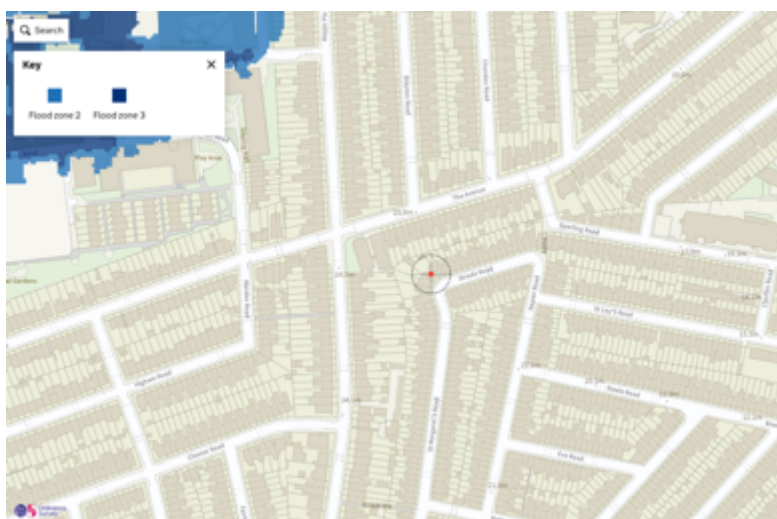
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 on Strode Road within a predominantly residential area of Tottenham in the London Borough of Haringey. The surrounding streets are characterised by traditional terraced housing of a similar scale and appearance, creating a cohesive residential environment.

The property benefits from convenient access to local amenities located along nearby West Green Road and High Road Tottenham, providing a range of shops, cafés and community facilities. Nearby open spaces including Downhills Park and Lordship Recreation Ground offer recreational opportunities and areas of public open space for local residents.

The property is also well served by public transport, with nearby bus routes operating along West Green Road and High Road Tottenham providing connections to the surrounding areas and Central London. Rail and London Underground services are accessible from nearby stations, including Seven Sisters and Turnpike Lane, offering convenient links across the wider transport network. The surrounding area also benefits from established pedestrian and cycling routes, encouraging sustainable modes of travel.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two-storey mid-terraced dwelling which has been subdivided into two self-contained apartments, identified as Apartments A and B.

The building is of traditional construction, built from London stock brick and covered by a pitched main roof finished with natural slate tiles. To the rear, the property incorporates two two-storey additions, each with a flat roof construction, reflecting the historic evolution of the building.

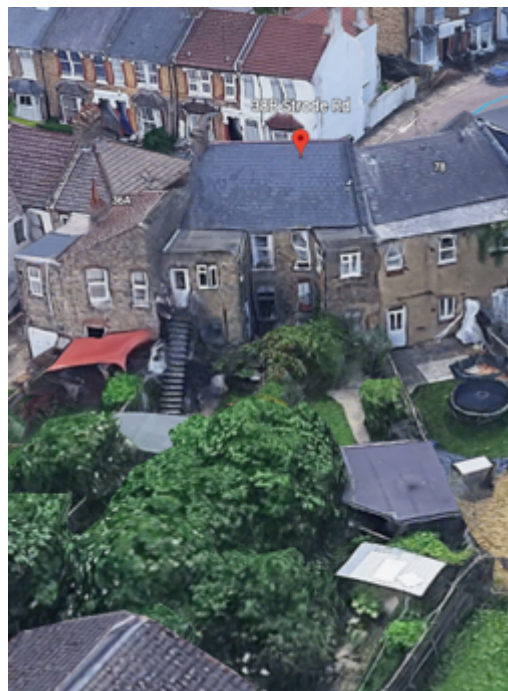
The existing windows are of timber construction to the ground floor with uPVC double-glazed to the first floor. The existing rear exit ground floor timber door comprises a single-glazed pane over a solid panel.

The property is set back from the public footpath by a small front garden, which provides access to the two separate entrance doors serving the individual apartments. To the rear, the property benefits from a private garden which has been divided to provide dedicated amenity space for each apartment.

Overall, the building retains the traditional scale and form characteristic of the surrounding residential terrace.



Front Elevation (South East)



Rear Side Elevation (North West)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front elevation of the property comprise timber sliding sash windows to the ground floor bay window and uPVC double glazed vertical sliding windows to the first floor.

The existing windows to the rear of the property consist of a mix of timber sliding sash and casement windows to the ground floor and uPVC double-glazed vertical sliding windows and casement windows to the first floor.

By virtue of their age and deterioration over many years, the existing windows are in poor condition, and perform very poorly thermally, losing a significant amount of heat.



Front Ground Floor Bay Window



Front First Floor Window



Front First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear Side Ground Floor Window



Rear Side Ground Floor Window



Rear First Floor Window



Rear First Floor Window



Rear Side First Floor Window



Rear End First Floor Window



Rear End First Floor Window

3.3.2___Existing Door (with Photo)

The existing rear exit door is of timber construction, comprising a single-glazed pane over a solid panel.



Rear Side Ground Floor Exit Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Side Exit Door (ground floor)	Timber	White	One single-glazed pane over a solid panel	N/A

4.0 Design Proposals

4.1 Proposed Windows

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 windows to the front, side and rear elevations, will be removed and replaced with new double glazed uPVC windows. This would achieve an improved thermal performance, better security, and resident comfort within the properties.

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):	N/A
Ironmongery finish:	As Client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations

4.2 Proposed Door Replacement

The existing rear ground floor side exit door to the property has deteriorated over time and no longer adequately meets the need 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 timber 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 be removed and replaced with new high-quality double glazed uPVC door.

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

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear End Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	N/A

5.0 Heritage Impact

5.1 Heritage Introduction

Although 38 Strode 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 terraced dwelling, situated outside any conservation area and not forming part of a designated heritage asset. Many of the neighbouring properties already feature new updated uPVC double glazing windows and doors of similar and other variable styles, forming a precedent on the road for this design style.

As such, the proposed replacement of existing windows and rear exit door with new updated double-glazed uPVC windows and door 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 maintain the visual consistency of the street 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 dedicated off-street parking and relies upon on-street parking provision along Strode Road and surrounding residential streets.

As the proposal relates solely to the replacement of existing windows and door does not alter the use or occupancy of the property, there will be no increase in parking demand.

7.2 Transport

The property benefits from good access to public transport facilities, with nearby rail and underground connections available within the Tottenham area. Additional bus services operate along nearby West Green Road and High Road Tottenham, providing convenient links to surrounding districts and Central London.

The surrounding area also benefits from established pedestrian and cycling routes. The proposed works will not generate additional trips and will therefore have no impact on 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 and door 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 three self-contained apartments, 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 converted mid-terrace house, subdivided into two self-contained apartments, 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 converted mid-terrace house, subdivided into two self-contained apartments, 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 converted mid-terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and door. This item is not relevant the application.

11.0 Summary

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