

DESIGN AND ACCESS / HERITAGE STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

24 PARK AVENUE

LONDON

N22 7EX

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	RO	DM	18/12/25	-
P2	RO	DM	20/03/26	Rear windows changed to sliding sash

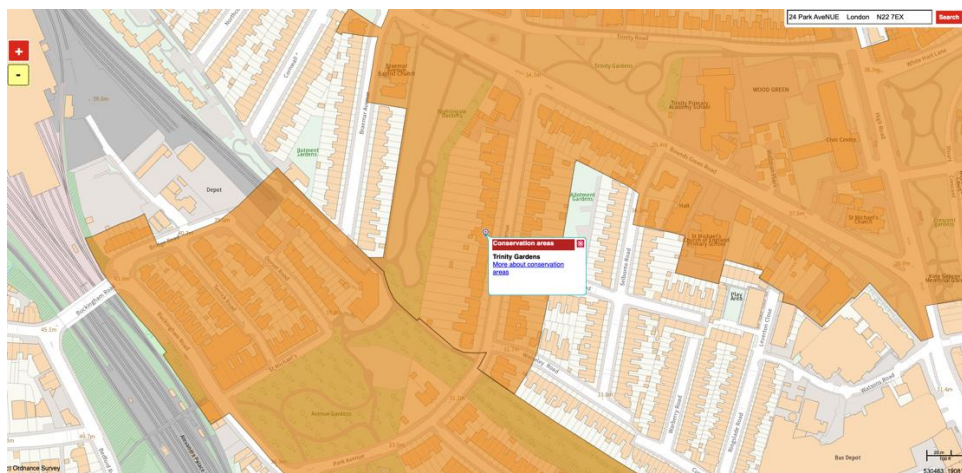
1.0 Introduction

Potter Raper are working alongside Wates to facilitate the capital works on properties, on behalf of Clarion Housing Association. This design and access statement will support the planning application for the development of the premises at 24 Park Avenue, London, N22 7EX.

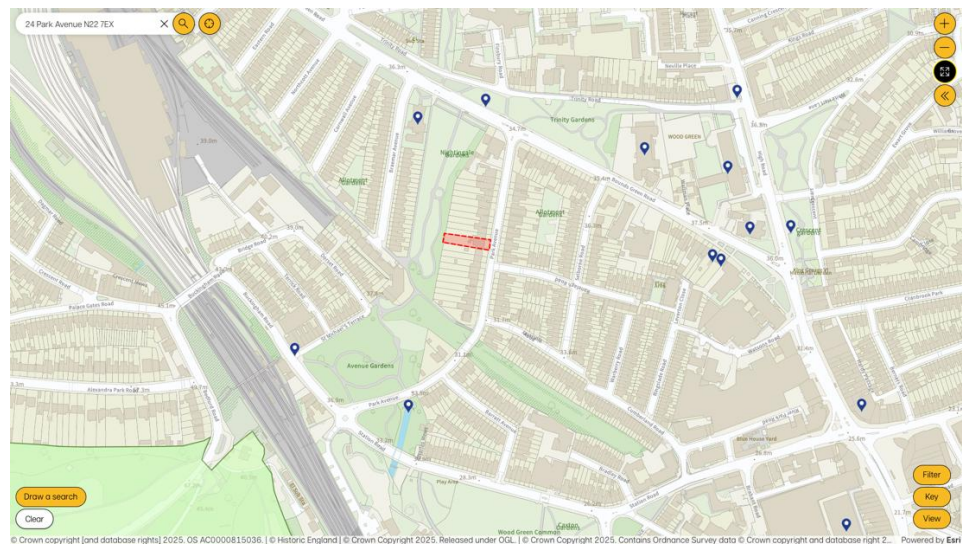
2.0 Planning Restrictions

2.1 Conservation and Heritage

24 Park Avenue is a semi-detached late Victorian building over two storeys. The building is situated in a conservation area; however is not a listed building. As shown in the screenshot below.



Haringey Conservation Area (source: Haringey Conservation Map)

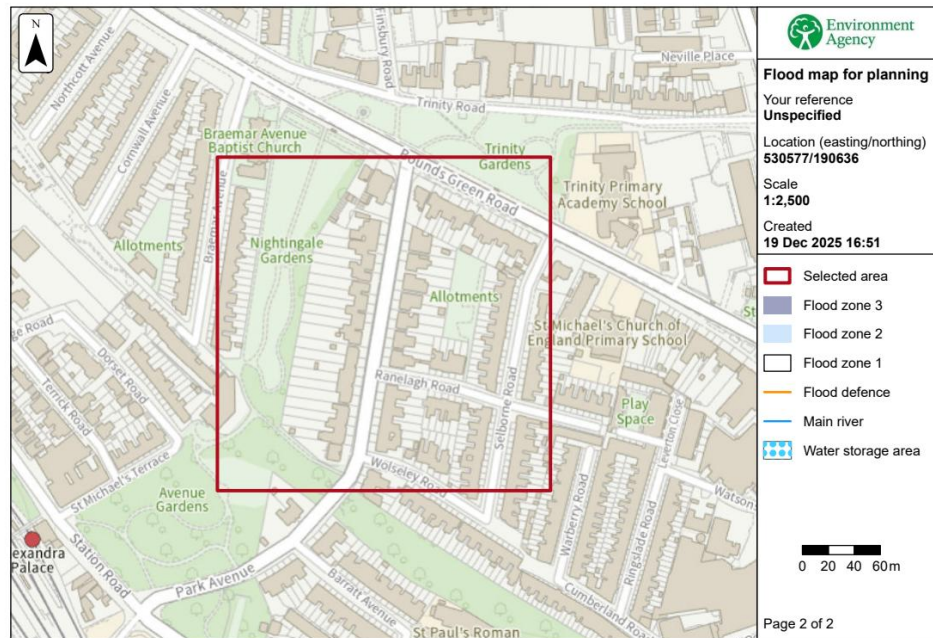


Listed Buildings (source: Historic England)

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2.2 Flood risk

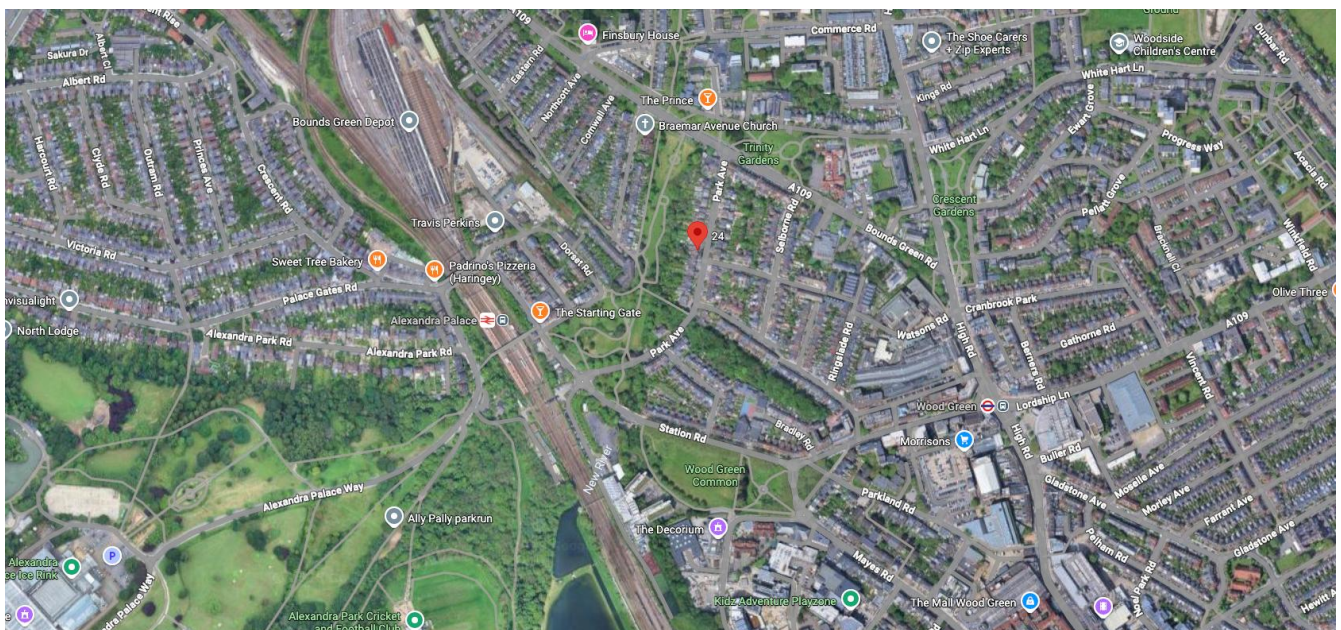
The property is located in flood zone 1 and has a low probability of flooding. Flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated in the satellite image taken from Google, the site is located in Wood Green, North London. To the South-East of the map is Wood Green Station and to the South-West is Alexandra Palace Station. The site is situated on a road with similar residential properties.



3.2 Building Description

The building is a two-storey semi-detached residential house built in the late Victorian period (circa 1880–1901). It has since been converted into 3 flats across the 2 storeys (A, B & C) and is characterised by full-height bay windows to the front elevation, timber sash windows with decorative glazing to the upper sashes, and a centrally positioned arched entrance providing a strong architectural focal point. The façade is finished in painted masonry. The main roof is pitched and hipped with two gable flank walls on either side, finished in interlocking concrete tiles. Modern alterations include a Velux window installed in the main front roof slope and a dormer roof extension with a balcony added to the rear slope. The building retains a strong late Victorian architectural character, contributing positively to the surrounding properties.



Front Elevation



Rear Elevations

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

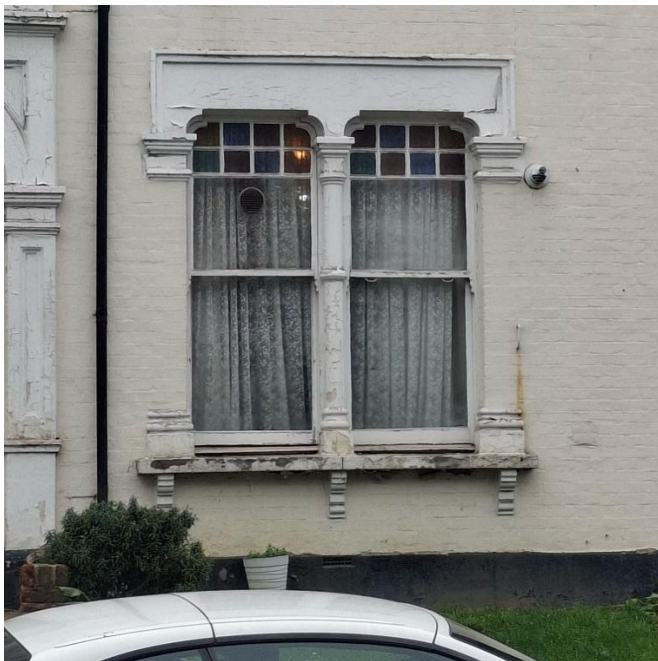
The existing windows to the front elevation are timber sash windows with decorative upper glazing, typical of buildings built in the Victorian era. These appear to be single-glazed and show signs of age and deterioration. They also have poor thermal capacity performance, losing a significant amount of heat. Condensation often forms on the windows, where the wet rooms (Kitchens and Bathrooms) are located, which generates more moisture on average. The rear elevation contains a mix of timber sash and UPVC windows, which were installed as part of a dormer roof extension at the second-floor level. At the ground-floor level to the rear, there is evidence of a pre-existing doorway with an arched brick lintel that has been blocked up with matching brickwork, indicating alteration to the original layout. Overall, the rear of the building has been more altered than the front, with modern changes that are clearly distinguishable from the original Victorian design.



Front Elevation Sash Windows



Front Elevation Sash Windows



Front Elevation Ground Floor Sash Window



Front Elevation Ground Floor Bay Sash Window



Front Elevation 1st Floor Bay Sash Windows



Front Elevation 1st Floor Sash Windows



Rear Elevation windows



Rear Addition 1st Floor window



Rear Addition 1st Floor Sash window with UPVC dormer roof structure



Rear Elevation 1st Floor Sash window with UPVC dormer roof structure



Rear Addition 1st Floor Sash Window



Rear Addition Ground Floor Sash window

3.3.2 Existing Doors (with Photos)

The existing doors to the property are made of timber. There is a separate entrance timber side gate to Flat 24A, which provides further entrance through a Timber door with a single-glazed upper panel and an unglazed lower panel and a separate entrance timber door to Flats 24B & 24C. There is a main front entrance door, which is of original design with two long vertical panels sections. The rear door is a timber door with 6 upper glazed sections, with Georgian wire glazing, and a fixed lower panel. The front door has a single-glazed fanlight above, and the rear door has a soldier lintel above it.



Front Elevation Main Entrance Doors



Rear Elevation Exit Door

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (24A)	Timber	Red	1-Single Glazed	None
Front Entrance Door (24B & 24C)	Timber	Red	2-Single Glazed	2-Single Glazed fanlight
Rear Exit Door	Timber	White	15-single glazed panel double-door	2 sidelight windows to each side of the door consisting of 15-single glazed panels

4.0 Design Proposals

4.1 Proposed Windows

Due to the poor condition of the windows to 24 Park Avenue and the building being in a conservation area, the client plans on replacing the front elevation windows with new timber slimline double-glazed units, as the existing windows are deemed beyond repair. However, using slimline will allow it to have a similar profile as the existing windows whilst increasing its thermal capacity through the use of double-glazing. The side and rear windows will be replaced with uPVC double-glazed units as these appear to be out of the way of the public realm and will not disrupt the overall characteristics of the building. The overall aim is to improve the condition of the properties, improving the heritage asset. The existing 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 all windows are to be replaced in a similar style matching the existing sliding sash opening configuration, whilst improving thermal performance. The client understands that the front elevation, visible to the street, will need to retain the single-glazing feature to preserve character.

Integral glazing bar patterns will also be replicated where necessary, so all new windows will match the existing fenestration.

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

Proposed Windows Details	
Frame Material (Front):	Timber (Slimline Double Glazed)
Glazing Thickness (Front):	14mm
Frame Material (Side and Rear):	uPVC (Double Glazed)
Glazing Thickness (Side and Rear):	28mm (Maximum)
Glazing Bars (Front):	Integral
Glazing Bars (Side and Rear):	Removed
Ironmongery finish:	As client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations
Spacer bars:	As manufactured
Stained Glass:	Not applicable

4.2 Proposed Doors

All front entrance doors to 24A and Flat 24B&C will be replaced with similar, closely matching the existing design. The rear door is in fair condition, however does not offer significant heritage value to the rear elevation, so the proposals allow for replacing it to closely match the existing design, and the new windows.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (24A)	Timber	TBC	1-slimline double-glazed panels	None
Front Entrance Door (24B&C)	Timber	TBC	2-slimline double-glazed panels	2 slimline Double-Glazed sidelight
Rear Exit Door	Timber	White	15 slimline double-glazed panels and integral glazing bars to match the windows	N/A

5.0 Heritage Statement

5.1 Heritage Introduction

This section of the report has been prepared by Potter Raper, in support of an application for listed building consent in connection with replacement windows at 24 Park Avenue, London, N22 7EX. The proposed works form part of a comprehensive programme of works that are being carried out on the freeholder's housing stock.

The buildings, hereafter referred to as the Site, is not Grade listed. However, the site lies within the Trinity Gardens Conservation Area located in the London Borough of Harringey.

The site comprises a single unit, converted into 3 self-contained flats (24A-C), across 2 floors, which are within a converted late Victorian semi-detached house. It forms as one of similar houses in the area and is a typical design layout of a late Victorian development. The front elevation has painted masonry, over the original brickwork, with bay windows at ground and first floor and decorative mouldings typical of the Victorian period. The roof is pitched and hipped and finished in interlocking concrete tiles.

All of the windows are timber construction and many of them retain stained-glass panels, reinforcing the Victorian character, which they are all single-glazed. At the rear, there is a mixture of original sash windows and later replacement windows, as seen to the modern dormer extension, which is a later change to the original roof.

All doors to the property are timber. The main front door to Flats 24B & 24C appears original and includes stained-glass panels with a single-glazed fanlight above. There is a further timber gate to the side elevation leading towards 24A, which provides further access via a timber door with a single-glazed upper panel and an unglazed lower panel. Although the rear has been altered, the building still clearly holds characteristics as a Victorian property and we aim to retain this.



Figure 2: The Site viewed from the street

This Heritage Statement has been developed to provide sufficient information to allow the Council to gain an informed understanding of the building, in order to gauge the suitability of the proposals. It is considered that the special interest and significance of the building would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this building.

5.2 Architectural and Historical Appraisal

5.2.1 Historical Development of the Local Area

The Trinity Gardens Conservation Area has a significant historic and architectural interest, presenting the late Victorian expansion of Wood Green in the late 19th century. It developed mainly after the arrival of the railway and improved transport links, which encouraged residential growth and the construction of large terraced properties for the middle classes. Park Avenue was created as part of this planned Victorian expansion, intended as a formal residential route between Bounds Green Road and Alexandra Palace and Park. The street still shows strong architectural consistency, with most buildings dating from the late Victorian period and featuring characteristic materials, proportions, and details that enhance the historic streetscape.

5.3 Assessment of Significance

5.3.1 Site Assessment

Location and Setting

The site at 24 Park Avenue, London, N22 7EX is located within the Trinity Gardens Conservation Area and falls within the Park Avenue sub-area, which is identified as an area of high townscape quality. The surrounding streets are predominantly residential in character and are defined by large late-Victorian houses set within modest front gardens. Park Avenue is noted for its architectural form, generous plot sizes, and strong building design, all of which contribute to a consistent and well-preserved streetscape. The site forms part of a continuous group of historic residential properties that collectively make a positive contribution to the character and appearance of the conservation area.

Architectural Interest and External Features

The site comprises a substantial late-Victorian dwelling that has been converted into three self-contained flats (24A–C) arranged over two storeys with later roof-level alterations. The original building displays key Victorian architectural characteristics, including stock brick elevations with red brick detailing around window and door openings, decorative arched brick lintels, and traditional window proportions. The front elevation retains its historic form, with vertical windows and doors that contribute to the building's architectural interest. To the rear, later additions and alterations are evident. However, the original materials and detailing of the building remain clear. The building's size, design and materials used are consistent with the character of Park Avenue and the wider Trinity Gardens Conservation Area, and it is considered to make a positive contribution to the area's historic environment.

5.3.2 Conservation Areas

The Site lies within the Trinity Gardens Conservation Area situated in the London Borough of Haringey. The following description paints a picture of the conservation area, taken from Haringey's character appraisal of the conservation area.

[1] Park Avenue was laid out as the formal link between Wood Green and the newly constructed Alexandra Palace and Park to the west opened in 1873, and was lined with street trees in the same way as The Avenue on the north side of the Palace and Park. The first houses were built in 1879 along the east side from Bounds Green Road to Ranelagh Road. They are substantial two storey semi-detached yellow stock brick and red brick dwellings with a third attic storey in prominent gable ends. The other houses are linked semi-detached and terraced and were completed by 1889. They are of similar scale and appearance, but with gabled dormers. The houses in the section of Park Avenue south of the former railway bridge, completed in the 1890s, are included within the adjoining Wood Green Common Conservation Area.

[1] The whole of Park Avenue remains as a largely complete Victorian street of high quality well designed houses with little loss and no major alterations that is an area of architectural quality and historic relevance that make a positive contribution to the conservation area.

[1] *Trinity Gardens Character Appraisal (2008). Available at:*
https://haringey.gov.uk/sites/default/files/trinity_gardens_character_appraisal-2_0.pdf

5.4 Proposals and Assessment of Impact

Due to the nature of the building being in a conservation area, consideration has been given to repairing the existing windows regardless of their condition, however it had been determined that this is not a viable option, so the client is seeking to replace the windows. As detailed in this document, it is clear that the building and area are of local and national importance, and as such it is vital that the proposals maintain the Building and Area's character.

5.4.1 Windows

It has been identified that the windows are beyond repair, and as such this application seeks to obtain full planning permission in order to replace these.

To maintain the character of the buildings and mitigate the impact of the proposals, the client proposed to replace the front windows with like-for-like designs using a slimline double-glazed timber unit, with integral glazing bars. This will maintain and enhance the look of the building, where repairs are no longer viable.

To the rear elevations, it is still appreciated that the windows are a key feature of the building, but they do cause significant issues for residents. Single glazing is a significant compromise for modern living standards and central heating, and the resident experiences issues with heat bills and damp/condensation as a result. To mitigate this, the proposals seek to install 28mm uPVC double-glazed top-hung casement units, which are not visible from the street.

The improvement of the rear elevation windows will make a significant improvement for the residents.

5.4.2 Door

The front entrance doors, being in the public realm holds significant character and therefore will be replaced on a like-for-like basis, mimicking the features and design elements of the existing door. The rear doors are of less significance, and as such, it makes sense to improve the condition and performance of the door in line with the glazing, introducing slimline double glazing with integral glazing bars.

5.5 Heritage Conclusion

Based on the above assessment, it is considered that the proposals will not harm the significance of Park Avenue and its refurbishment will preserve the building's special architectural and historic interest. The proposals would give rise to modest economic and heritage benefits by making the property fit for purpose and improving its capacity to sustain a beneficial use. The refurbishment and, where possible, restoration of the historic fabric is also an integral part of the proposal.

It is our view that the proposals are entirely in keeping with all national and local legislation and policy relating to the historic environment and there are, as such, no heritage reasons why the proposals should not be supported. Accordingly, we invite the Local Planning Authority to treat the proposals favourably and commend the approval of this application for listed building consent.

6.0 Site Constraints

6.1 Car Parking/Transport

There is parking located directly in front of the property; however, permits may apply and availability may be limited. Please seek further confirmation from the client or local council regarding the provision of permits, if required.

The block enjoys a location with many other transport methods such as buses, taxis and the London Underground and Overground stations, including Wood Green and Alexandra Palace.

6.2 Refuse Disposal

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

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

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The application relates to a house converted into 3 flats, across 2-stories. These 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 the buildings would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The application relates to a house converted into 3 flats, across 2-stories, which we are only proposing to replace the windows and rear door. This 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 application relates to a house converted into 3 flats, across 2-stories, which we are only proposing to replace the windows and rear door. The property is 2-stories and 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 application relates to a house converted into 3 flats, across 2-stories, which we are only proposing to replace the windows and rear 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 application relates to a house converted into 3 flats, across 2-stories, which we are only proposing to replace the windows and rear door. This item is not relevant the application.

8.0 Sustainable Design and Construction Statement to address 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. The proposals therefore minimise energy demand within the residential property
- The development proposals are not relevant to any particular design standard, however building control compliance will be obtained by virtue of a FENSA certificate which stipulates the suitable performance standard.
- The proposals aim to reduce the energy consumption of the property and as such align with this policy.
- The proposals utilised recyclable materials (i.e. timber), with encapsulated carbon dioxide as an added benefit.
- The timber used in the manufacture of the windows and doors are proposed to be from an FSC certified source.

9.0 Summary

This application proposes works to improve the condition, energy efficiency, and security of this late Victorian property. The building retains important historic features, particularly to the front elevation, and the proposed works use materials to reflect its original character. The application takes into consideration the existing features and past alterations have been taken into account to ensure the building's character is preserved.