

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**30 RANELAGH ROAD
HARINGEY
LONDON
N17 6XU**

Quality Control

PREPARATION

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	03/06/2026	-
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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	9
4.0 Design Proposals	14
4.1 Proposed Windows	14
4.2 Proposed Door Replacement	15
5.0 Heritage Impact	16
5.1 Heritage Introduction	16
5.2 Heritage Impact	16
6.0 Social/Economic benefits	17
7.0 Access	17
7.1 Car Parking	17
7.2 Transport	17
8.0 Refuse Strategy and Disposal	17
8.1 Refuse Strategy	17
8.2 Waste	17
9.0 Sustainable Design and Construction Statement	18
10.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	19
11.0 Summary	19

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 30 Ranelagh Road, Haringey, London N17 6XU

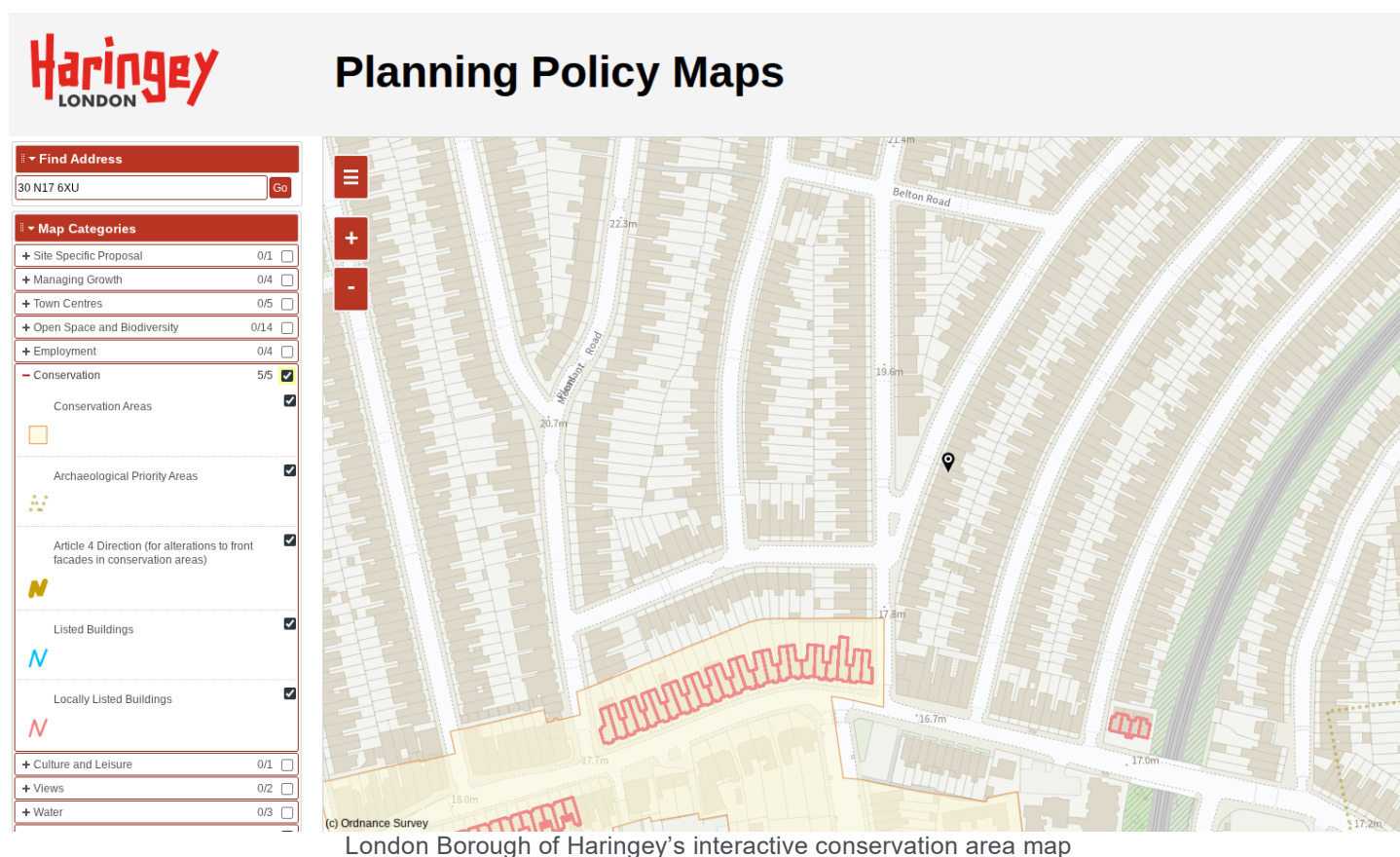
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 30 Ranelagh 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.

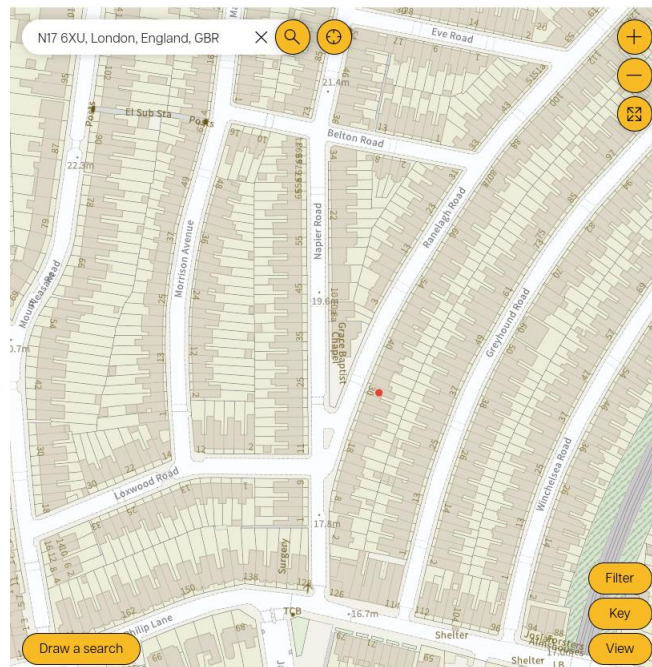
The surrounding area is characterised by traditional residential terraced housing displaying consistent architectural features including projecting bay windows, brick façades, recessed entrances and pitched slate roofs. Whilst the property does not benefit from formal heritage designation, it contributes positively to the established residential character of the street.

The proposed works have been designed to maintain the appearance and proportions of the existing fenestration whilst improving thermal performance, weather resistance, security and the long-term sustainability of the building.



2.2 Listing

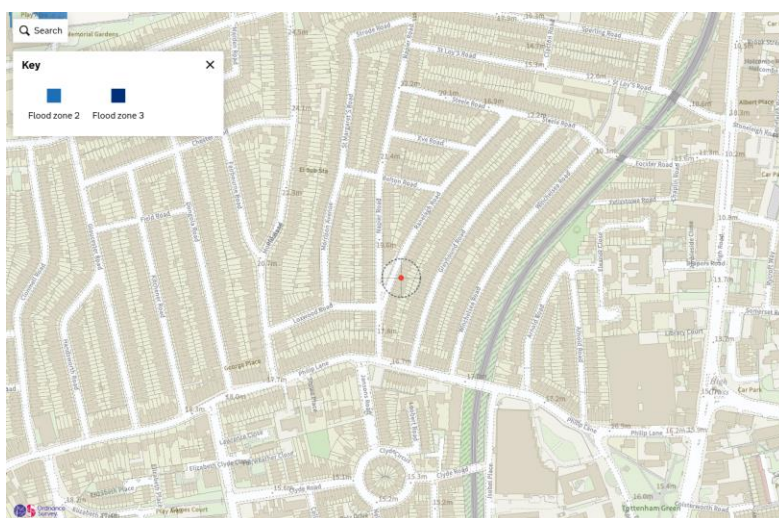
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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

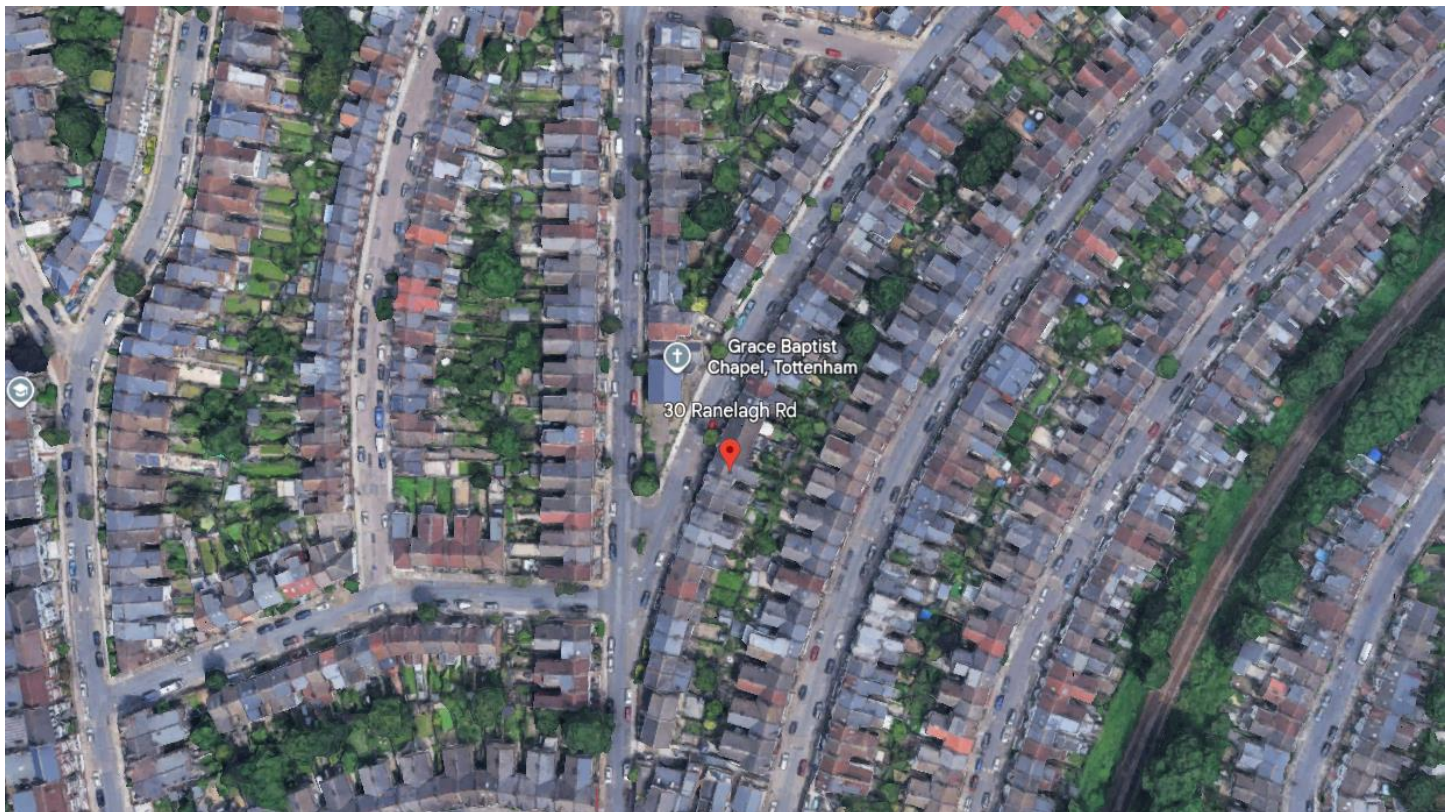
3.0 Existing Building

3.1 Location

The property is situated on Ranelagh Road within a predominantly residential area of Tottenham in the London Borough of Haringey. The surrounding streets comprise largely traditional late Victorian and Edwardian terraced housing, creating a cohesive residential environment.

The property benefits from proximity to local amenities located along nearby West Green Road and High Road Tottenham, which provide a range of shops, cafés, restaurants and community facilities. Nearby open spaces include Downhills Park and Lordship Recreation Ground, offering recreational facilities and open green space for residents.

The site benefits from good public transport accessibility with Seven Sisters station and Turnpike Lane Underground Station located nearby. Additional bus services operate along West Green Road and High Road Tottenham providing connections throughout North London.



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 natural slate tiles. To the front elevation, the property incorporates projecting bay windows at both ground and first floor levels, topped by a low-pitched hipped roof finished with tiles which projects from and integrates into the main roof structure.

The existing windows to the front elevation comprise traditional timber single-glazed sliding sash windows. The principal entrance is recessed within the front elevation and incorporates a traditional timber entrance door.

To the rear elevation, the property includes a two-storey lean-to addition adjoining the neighbouring property. This projection is finished with a pitched slate tiled roof and incorporates a ground floor bay window and rear exit door arrangement.

The existing rear fenestration comprises a mixture of timber single-glazed sliding sash and casement windows. In addition, the property contains two further timber single-glazed rear exit doors serving 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 which provides external amenity space for occupants.

Overall, the building retains many traditional architectural features characteristic of the surrounding residential area, including its brick construction, bay window projections, slate roof coverings and traditional window arrangements.



Front Elevation (North West)



Rear Side Elevation (South)



Rear End Elevation (South East)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front elevation comprise a ground and first floor canted bay with timber single-glazed sliding sash windows and to the first floor a timber single-glazed sliding sash window. The rear elevation consists of a mixture of timber single-glazed sliding sash and casement windows.

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



Front Ground Floor Bay Window



Front First Floor Bay Window



Front First Floor Window



Rear First Floor Window



Rear Side First Floor Window



Rear Side First Floor Window



Rear End Ground Floor Window



Rear End Ground Floor Window



Rear End First Floor Window

3.3.2 Existing Door (with Photos)

The existing rear exit timber patio doors consist of a single-glazed pane over a solid panel to each door with a fixed single-glazed fanlight over. The existing rear side timber exit door consists of a single-glazed pane over a solid panel, with an opening fanlight and side hung opening flag window. The existing rear end exit door is of timber construction, comprising one single-glazed pane over a solid panel, with two single-glazed sliding sash side window arrangement.



Rear Exit Door



Rear Side Exit Door



Rear end Exit Door

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
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12235 – 30 RANELAGH ROAD

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Rear Exit Patio Doors (ground floor)	Timber	White	One single-glazed pane over a solid panel per door	Single-glazed fixed fanlight
Rear Side Exit Door (ground floor)	Timber	White	One single-glazed pane over a solid panel	Single-glazed opening fanlight and side hung opening flag window
Rear End Exit Door (ground floor)	Timber	White	One single-glazed pane over a solid panel	Two single-glazed sliding sash side windows

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 exit doors to the property have deteriorated over time and no longer adequately meet the needs of the residents. The doors 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 rear exit doors 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 doors and adjoining window arrangements to the rear elevations be removed and replaced with new high-quality double glazed uPVC doors and side window arrangements.

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

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Patio Doors (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel per door	Double-glazed fixed fanlight
Rear Side Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	Double-glazed opening fanlight and side hung opening flag window
Rear End Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	Two double-glazed casement side windows

5.0 Heritage Impact

5.1 Heritage Introduction

Although 30 Ranelagh 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 semi-detached 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 single glazed timber windows and rear exit doors with new updated double-glazed uPVC windows and doors 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 Ranelagh 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. Nearby stations include Seven Sisters station and Turnpike Lane Underground Station, providing regular services to Central London and the wider transport network.

Numerous bus routes operate along nearby West Green Road and High Road Tottenham, whilst the surrounding area also benefits from established pedestrian and cycling routes.

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 and doors 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 doors. 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 doors. 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 doors. 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 doors. This item is not relevant the application.

11.0 Summary

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