

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**98 BROADWATER ROAD
HARINGEY
LONDON
N17 6ET**

Quality Control

PREPARATION

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	09/06/2026	-
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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 98 Broadwater Road, Haringey, London N17 6ET.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 98 Broadwater 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 traditional terraced housing. Properties within the street display consistent architectural features including brick façades, bay windows, timber sash windows and decorative stucco detailing, contributing to a cohesive and recognisable streetscape.

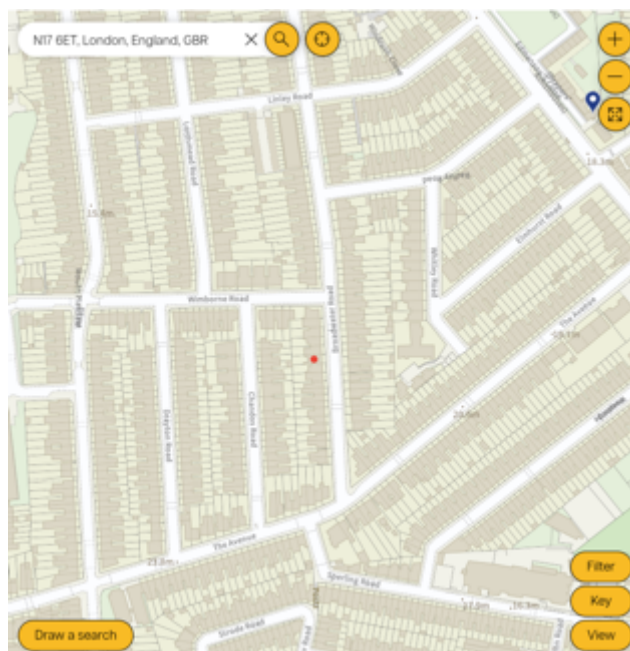
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation area designation, locally listed or statutory listed building status.



London Borough of Haringey's interactive conservation area map

2.2 Listing

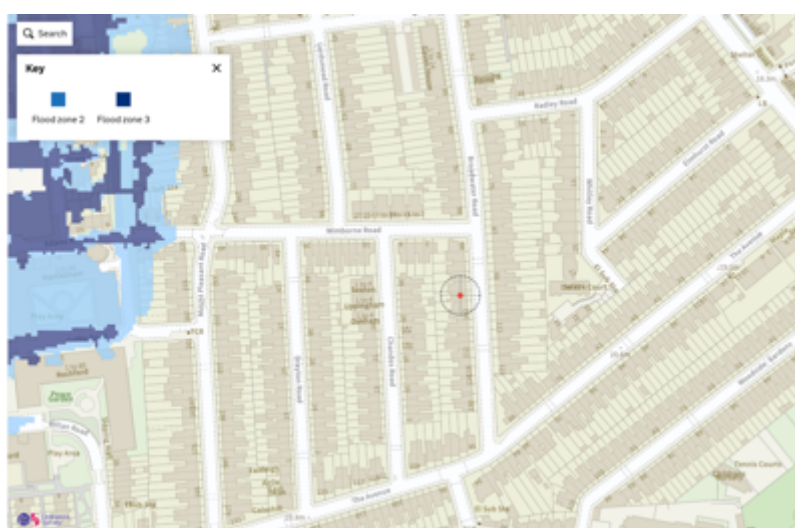
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 at 98 Broadwater Road within a residential area of Tottenham in the London Borough of Haringey. The street forms part of an established terrace of similar properties, contributing to a consistent and well-defined residential environment.

The property benefits from proximity to local amenities along nearby routes such as West Green Road and the High Road, which provide a range of shops, cafés and local services. Nearby open spaces include Downhills Park, offering recreational facilities and green space.

In terms of public transport, the property is well connected. Turnpike Lane Underground Station is located within walking distance, providing access to central London. Bus routes operate along nearby main roads, offering convenient connections to surrounding areas.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two-storey mid-terraced residential building, subdivided into two self-contained apartments (A and B).

The building is constructed in traditional red brickwork and forms part of a continuous terrace of similar properties. The principal elevation features a gabled projection to the front elevation at both ground and first floor levels, projecting from the façade and topped by slate tiles, characteristic of this type of residential architecture.

The main entrance is recessed within the façade and features a traditionally detailed timber door

The front elevation incorporates uPVC double-glazed casement windows to the ground floor and timber single-glazed sliding sash windows to the first floor, with a simple white decorative stucco detailing surrounding the windows and entrance door.

The rear elevation of the property incorporates a mix of timber single-glazed sliding sash and casement windows, with two timber single-glazed rear exit doors.

The property has a small front garden separating the property from the public footpath and also benefits from a private rear garden



Front Elevation (East)



Rear Elevation (West)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front elevation consist of uPVC double-glazed casement windows to the ground floor and timber single-glazed sliding sash windows to the first floor. The rear elevation windows consist of a mix of timber single-glazed sliding sash and casement windows (no images available).

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



Front Ground Floor Windows



Front First Floor Window



Front First Floor Window



Front First Floor Window



Rear Windows View (no images available)

3.3.2___Existing Doors

The existing two rear exit French/Patio doors are of timber construction, comprising two single-glazed fixed panes with mid rails with a single-glazed fixed fanlight.



2No Rear Exit French/Patio Doors

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows	Quantity
Rear Exit French/Patio Doors (ground floor)	Timber	White	Two single-glazed panes with mid rail	Single-glazed fixed fanlight	Two

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):	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

4.2 Proposed Doors

The existing rear elevation exit doors and adjoining fixed fanlights to the property have deteriorated over time and no longer adequately meet the needs of the residents.

The doors and fanlights 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 doors to the property in order to improve the overall condition, performance, comfort and security of the building.

The proposals are that the existing rear exit doors are to be replaced with a uPVC double-glazed doors of like for like style including fanlight arrangement.

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

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows	Quantity
Rear Exit French/Patio Doors (ground floor)	uPVC	TBC	Two double-glazed panes with mid rail	Double-glazed fixed fanlight	Two

5.0 Heritage Impact

5.1 Heritage Introduction

Although 98 Broadwater 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 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 existing windows and rear exit French/Patio doors with new 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 maintains the visual consistency of the terrace 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 off street parking and relies upon on street parking along Broadwater Road and surrounding residential streets. Parking in the area is typically controlled 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.

7.2 Transport

The site benefits from good access to public transport. Turnpike Lane Underground Station provides direct connections to central London and surrounding areas. Additional bus routes operate along nearby West Green Road and the High Road.

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 two 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 windows and doors, these works will improve the security, condition, and thermal performance of the property and has been carefully planned.