

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**148 PHILIP LANE
HARINGEY
LONDON
N15 4JN**

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Quality Control

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P1	TS	DM	10/06/2026	-

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 148 Philip Lane, Haringey, London N15 4JN.

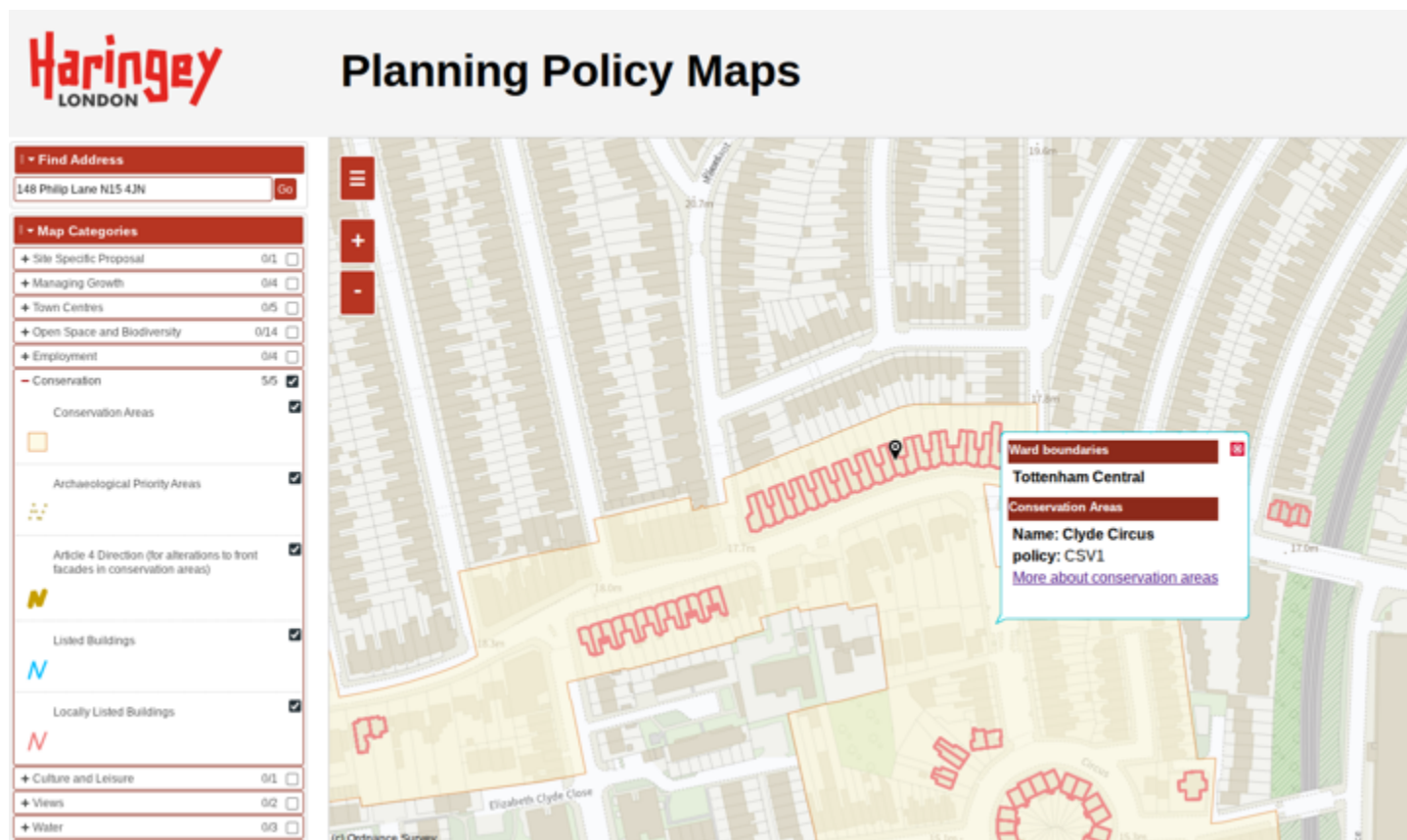
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 148 Philip Lane within the administrative boundary of the London Borough of Haringey. The property is not statutorily listed but forms part of the Locally Listed group of properties identified as Philip Lane Nos. 128–174 (even), designated on 29th March 1973. The property is also situated within the Clyde Circus Conservation Area.

The conservation area is characterised by attractive late Victorian and Edwardian residential development, with strong architectural uniformity derived from traditional materials, decorative detailing and consistent building forms. The locally listed status of the terrace recognises its positive contribution to the historic character and appearance of the area.

The proposed works have been carefully designed to preserve these qualities through the installation of new double-glazed timber windows and entrance door to the principal elevation, matching the existing design, proportions and detailing, whilst the replacement of windows and doors to the rear elevation with modern uPVC units will have limited public visibility and will not detract from the significance of the heritage asset.



London Borough of Haringey's interactive conservation area map

2.2 Listing

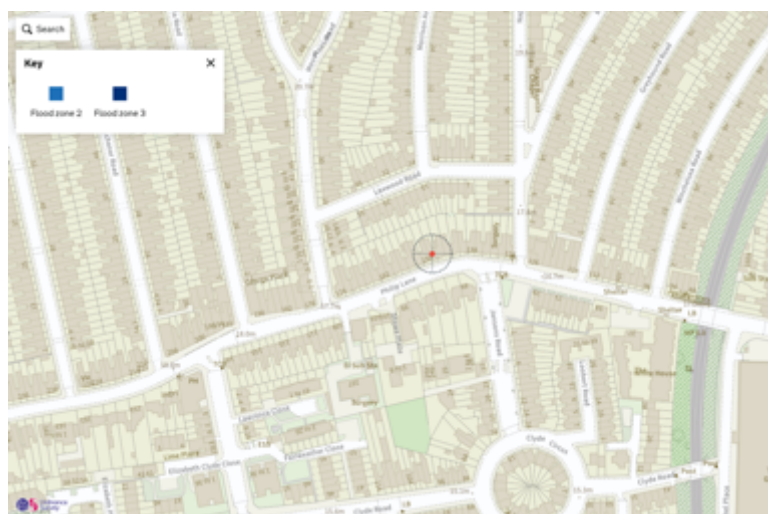
The building is not listed by statute, as indicated by the red marker on the following map, taken from Historic England's Website. The property has been identified as Locally Listed, from Haringey's Register of Local Listed Buildings of Merit List https://haringey.gov.uk/sites/default/files/register_of_local_listed_buildings_of_merit.pdf.



Historic England's Interactive Listings Map

2.3 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 for Planning

3.0 Existing Building

3.1 Location

The property is situated on Philip Lane within the Clyde Circus Conservation Area in the London Borough of Haringey. The surrounding area is predominantly residential and is characterised by well-preserved terraces of late nineteenth and early twentieth century housing, many of which retain their original architectural features.

The property benefits from access to a range of local amenities situated along Philip Lane, West Green Road and High Road Tottenham, including shops, cafés, schools and community facilities. Nearby public open spaces such as Downhills Park and Lordship Recreation Ground provide valuable recreational facilities and contribute to the character of the wider area.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a traditional two-storey terraced dwelling that forms part of a locally listed terrace within the Clyde Circus Conservation Area.

The building is constructed from traditional London stock brick and is covered by a pitched main roof from which projects a prominent two-storey gabled bay to the principal elevation and a two-storey lean-to addition to the rear elevation. This feature contributes significantly to the architectural character of both the building and the wider terrace.

The principal elevation contains timber single-glazed vertically sliding sash windows together with a recessed timber entrance door. The existing entrance door incorporates eight small obscured glazed panes over two medium vertical obscured glazed panes, above six solid timber panels and is surmounted by a fixed obscured glazed fanlight and sidelight arrangement. Decorative white stucco detailing surrounds the windows and entrance, reinforcing the traditional appearance of the façade.

The property is set back from the public footpath by a small front garden enclosed by traditional boundary treatments, providing a transition between the public and private realms.

To the rear elevation, the fenestration comprises a mixture of timber single-glazed sliding sash and casement windows, together with a set of timber patio doors with an opening fanlight and a single timber rear exit door with a flag window arrangement. The property also benefits from a private rear garden.

Overall, the building retains many of the traditional features that contribute to its local architectural significance and to the character and appearance of the Clyde Circus Conservation Area.



Front Elevation (South)



Rear Side Elevation (East)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to the subject property to the front elevation consist of timber single-glazed sliding sash windows and the existing rear elevation timber windows 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 Bay Window



Front Ground Floor Bay Side Window



Front First Floor Bay Window



Front First Floor Window



Rear First Floor Window



Rear Side Ground Floor Window



Rear Side Ground Floor Windows



Rear Side First Floor Window



Rear Side First Floor Window



Rear End First Floor Window

4.2 Existing Doors (with Photos)

The existing main entrance door incorporates eight small obscured single-glazed panes over two medium vertical obscured glazed panes, above six solid timber panels and is surmounted by a fixed obscured glazed fanlight and sidelight arrangement.

The existing rear exit patio door is of timber construction, comprising two doors consisting of a single-glazed pane over a solid panel with an opening fanlight.

The existing rear end exit door is a single timber rear exit door with an opening flag window arrangement.



Main Entrance Door



Rear Patio Exit Door



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Rear End Exit Door

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Main Entrance Door (ground floor)	Timber	Green	Eight small obscured single-glazed panes over two medium vertical obscured glazed panes, above six solid timber panels	Single-glazed fixed fanlight with sidelight arrangement
Rear Exit Door (ground floor)	Timber	White	Patio doors with one single-glazed pane over a solid panel	Single-glazed opening fanlight
Rear End Exit Door (ground floor)	Timber	White	One single-glazed pane over a solid panel	Single-glazed opening side hung next to an opening side hung with opening fanlight 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 to best match existing. The rear elevation existing timber windows are to be removed and replaced with new high-quality double-glazed uPVC casement windows.

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 front elevation main entrance door and rear elevation exit doors to the property have deteriorated over time and no longer adequately meet the needs of the residents. The doors and adjoining window arrangements 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 main entrance door be removed and replaced with a new updated double-glazed timber door to best match existing. The existing rear timber exit doors and adjoining window arrangements to the rear elevation be removed and replaced with new high-quality double-glazed uPVC doors and adjoining windows arrangements.

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

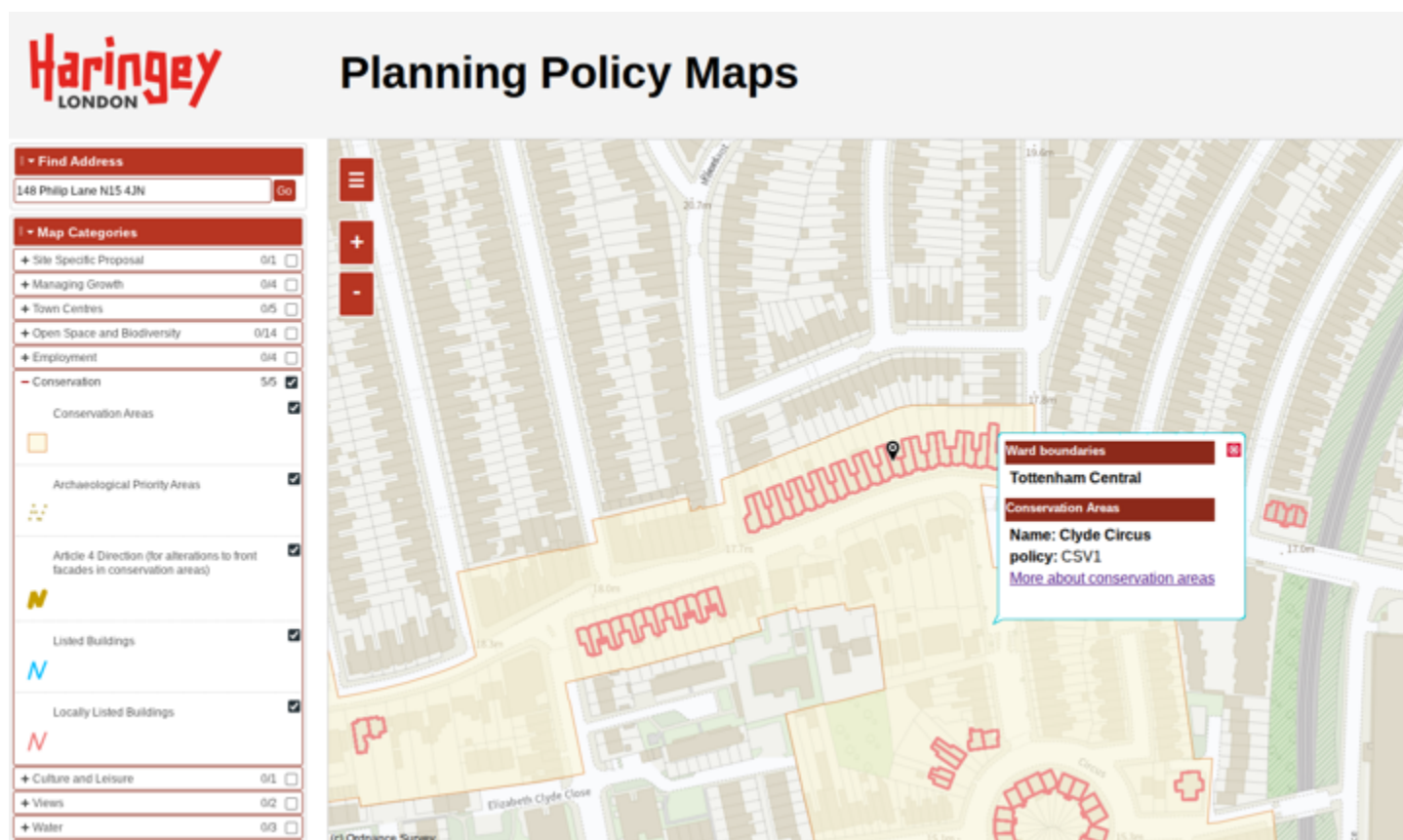
Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Main Entrance Door (ground floor)	Timber	TBC	Eight small obscured double-glazed panes over two medium vertical obscured glazed panes, above six solid timber panels	Double-glazed fixed fanlight with sidelight arrangement
Rear Exit Door (ground floor)	uPVC	TBC	Patio doors with one single-glazed pane over a solid panel	Double-glazed opening fanlight
Rear End Exit Door (ground floor)	uPVC	TBC	Double-glazed pane over a solid panel	Double-glazed opening side hung next to an opening side hung with opening fanlight 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 148 Philip Lane, Haringey, London N15 4JN. 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 Clyde Circus Conservation Area (shown again below)



Haringey's Councils Interactive Conservation Area Map

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 Clyde Circus Conservation Area and the local listing, but will serve as an asset, supporting the ongoing stewardship and visual coherence of 148 Philip Lane, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Philip Lane, Haringey, London N15 4JN.

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 Clyde Circus Conservation Area and Local Listing significance of the property 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 Clyde Circus Conservation Area. The consistent building line, front gardens, traditional materials and shared architectural features create a cohesive and recognisable streetscape.

The arched entrance arrangement and main entrance door are notable features of the terrace and contribute to the visual identity and character of the surrounding townscape.

Whilst the property is not statutorily listed, it is Locally Listed and forms part of the Clyde Circus 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 projected gable original bay 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 reflects 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 doors with adjoining window arrangements be removed and replaced.

The timber windows and main entrance door to the front elevation be removed and replaced with new high-quality double glazed slimline timber vertical sliding windows and like for like double-glazed timber door to best match the existing

The rear elevation windows and rear exit doors with adjoining window arrangements are proposed to be replaced with new high quality updated double glazed uPVC casement windows and doors.

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 it's setting within Philip Lane. 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 Clyde Circus Conservation Area and Local Listing. The retention of timber windows and timber main entrance door 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 its Local Listing and the wider Clyde Circus 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 Philip Lane 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, Philip Lane, Haringey, London, N15 4JN.

7.2 Transport

The property benefits from good access to public transport facilities, with nearby Underground and National Rail connections available within the Tottenham area. Frequent bus services operate along Philip Lane, 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 adverse 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 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 mid-terrace house, 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 mid-terrace house, 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 mid-terrace house, consisting of two storeys, which we are only proposing to replace the windows and doors. 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 doors 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 property and neighbouring properties. The Clyde Circus Conservation Area and Local Listing has been considered carefully with the proposals put forward, as detailed throughout this document.