

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**60 SUMMERHILL ROAD
HARINGEY
LONDON
N15 4HD**

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Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	15/03/2026	-
P2	TS	DM	20/05/2026	Windows added to proposals

1.0 Introduction

Potter Raper are 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 60 Summerhill Road, Haringey, London N15 4HD.

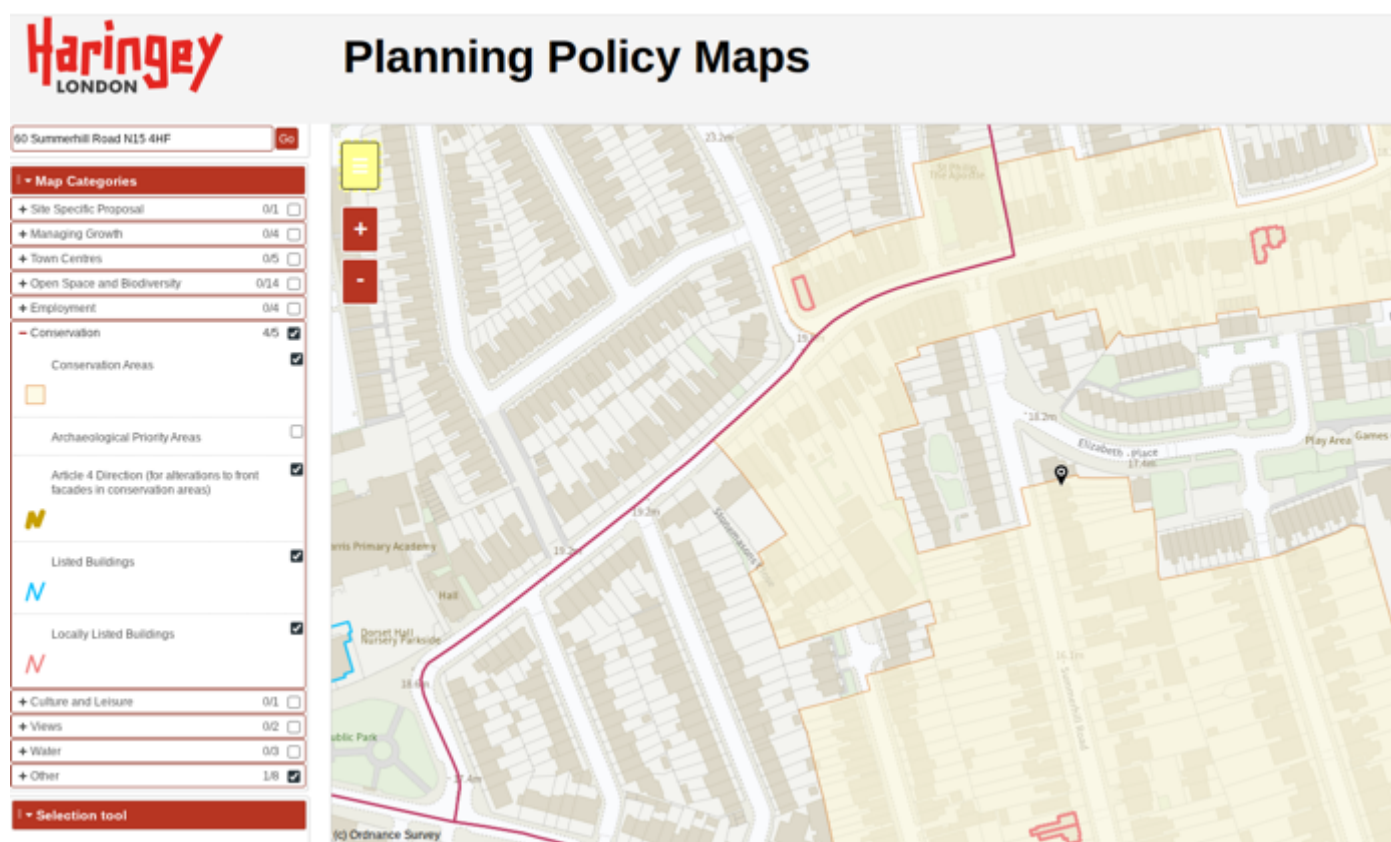
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 60 Summerhill Road within the administrative boundary of the London Borough of Haringey. The property lies within the designated Clyde Circus Conservation Area, although it is not statutorily listed or locally listed.

The Clyde Circus Conservation Area is characterised by a cohesive group of late nineteenth and early twentieth century residential properties, predominantly arranged as terraces and semi-detached houses. These buildings are typically constructed in London stock brick and feature traditional architectural elements including sash windows, decorative detailing and slate-covered roofs.

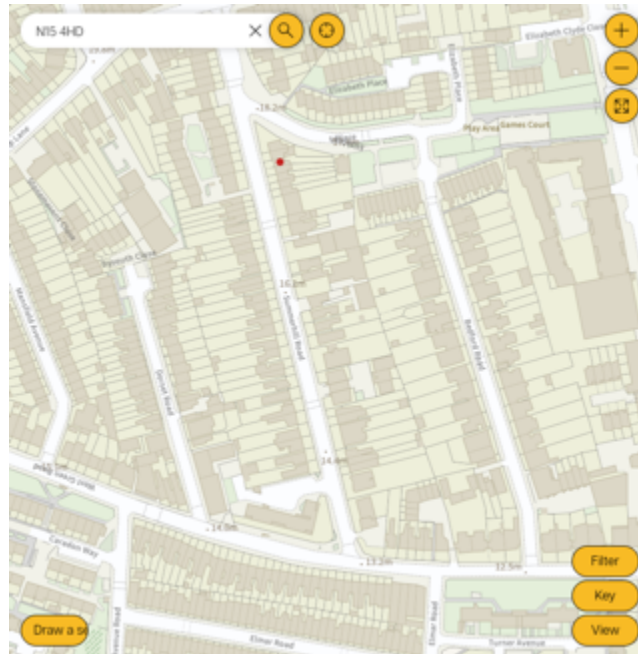
The conservation area is valued for its uniform streetscape, consistent building lines and the retention of original architectural features. Roof forms, materials and chimney stacks are particularly important elements in defining the character and appearance of the area, contributing to the continuity of the roofscape across terraces.



London Borough of Haringey's interactive conservation area map

2.2 Listing

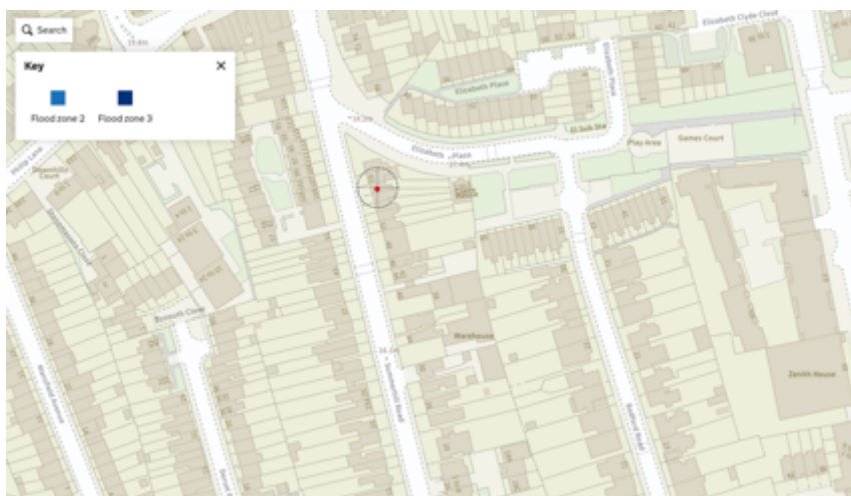
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



Historic England's Interactive 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 at 60 Summerhill Road within the district of Tottenham in the London Borough of Haringey. Summerhill Road forms part of the Clyde Circus area, a predominantly residential neighbourhood characterised by attractive period housing and a well defined urban grain.

The surrounding streets comprise terraces of similar scale and architectural style, contributing to a cohesive and consistent residential environment. Properties are typically set behind small front gardens which provide a transition between the public highway and private dwellings.

The area benefits from proximity to local amenities located along nearby routes such as West Green Road, which provides a range of shops, cafés and local services. The property is also located within walking distance of local open spaces including Downhills Park, which offers recreational facilities and landscaped green space for residents.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid-terraced residential dwelling forming part of a terrace of similar properties along Summerhill Road. The building is typical of late Victorian residential development within the Tottenham area.

The principal elevation is constructed of traditional London stock brick, with a plain white stucco detail surrounding the door. The front elevation incorporates single-glazed timber vertical sliding sash windows and the rear comprises of a mix of single-glazed timber vertical sliding sash and casement windows. The property is set behind a small front garden, providing separation from the public pavement and off-street parking.

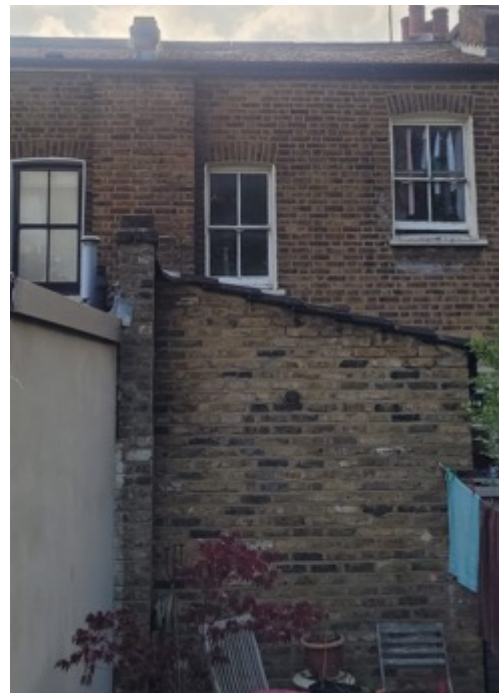
The roof structure consists of a pitched roof from and is finished with natural slate tiles, which aligns with adjoining properties and contributes to the uniform appearance of the terrace.

The building also incorporates chimney stacks, which form part of the roofscape and contribute to the architectural character of the property and surrounding terrace and can be seen from the ground level.

Overall, the building retains key features typical of Victorian terraced housing, including brick construction, sash windows and a traditional slate roof, all of which contribute positively to the character of the conservation area.



Front Elevation (West)



Rear Elevation (East)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to the front elevation consist of timber single-glazed sliding sash windows. The existing windows to the rear elevation consist of a mix of timber single-glazed sliding sash windows and timber single-glazed casement windows.

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 Window



Front First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear First Floor Window



Rear First Floor Window



Rear Side Ground Floor Window

4.2 Existing Roof (with Photos)

The existing roof structure consists of a pitched roof form and has been finished with natural slate tiles, which aligns with adjoining properties. The roof is visible from ground level. By virtue of the age and deterioration over many years, the existing roof is in poor condition and is at risk of significant water ingress.



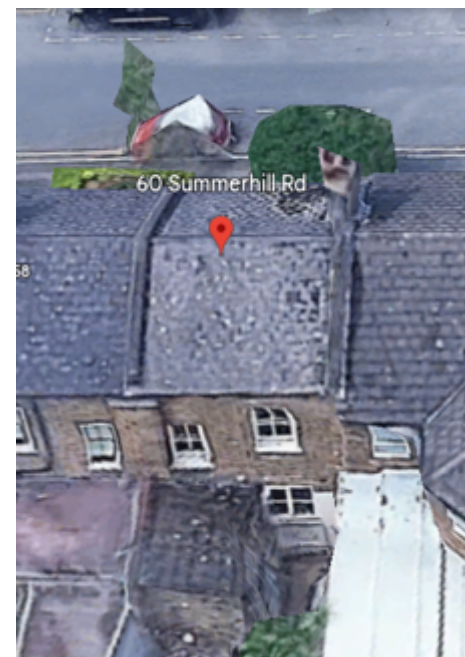
Roof On Plan



Roof Front Elevation (West)



Roof Side Elevation (South)



Roof Rear Elevation (East)

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 existing windows to the front elevation will be removed and replaced with new updated slimline double glazed timber windows to best match the existing timber windows. The existing windows to the rear elevation will be removed and replaced with new double glazed uPVC casement windows.

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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):	Timber (slimline)
Glazing Thickness (Front):	14mm (maximum)
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (maximum)
Glazing Bars (Front):	Integral
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
Spacer bars:	As manufactured
Stained Glass:	Changed to plain glass where present

5.2 Proposed Roof Replacement

Due to the condition of the existing roof, the client plans to replace the roof covering at the property. The proposed works relate primarily to the replacement of the existing natural slate roof covering with a natural Welsh slate tile, together with any necessary remedial repairs to the chimney, soffits and rainwater goods where required. The proposal aims to maintain the existing roof profile and overall appearance of the building while ensuring the continued weatherproofing and longevity of the structure.

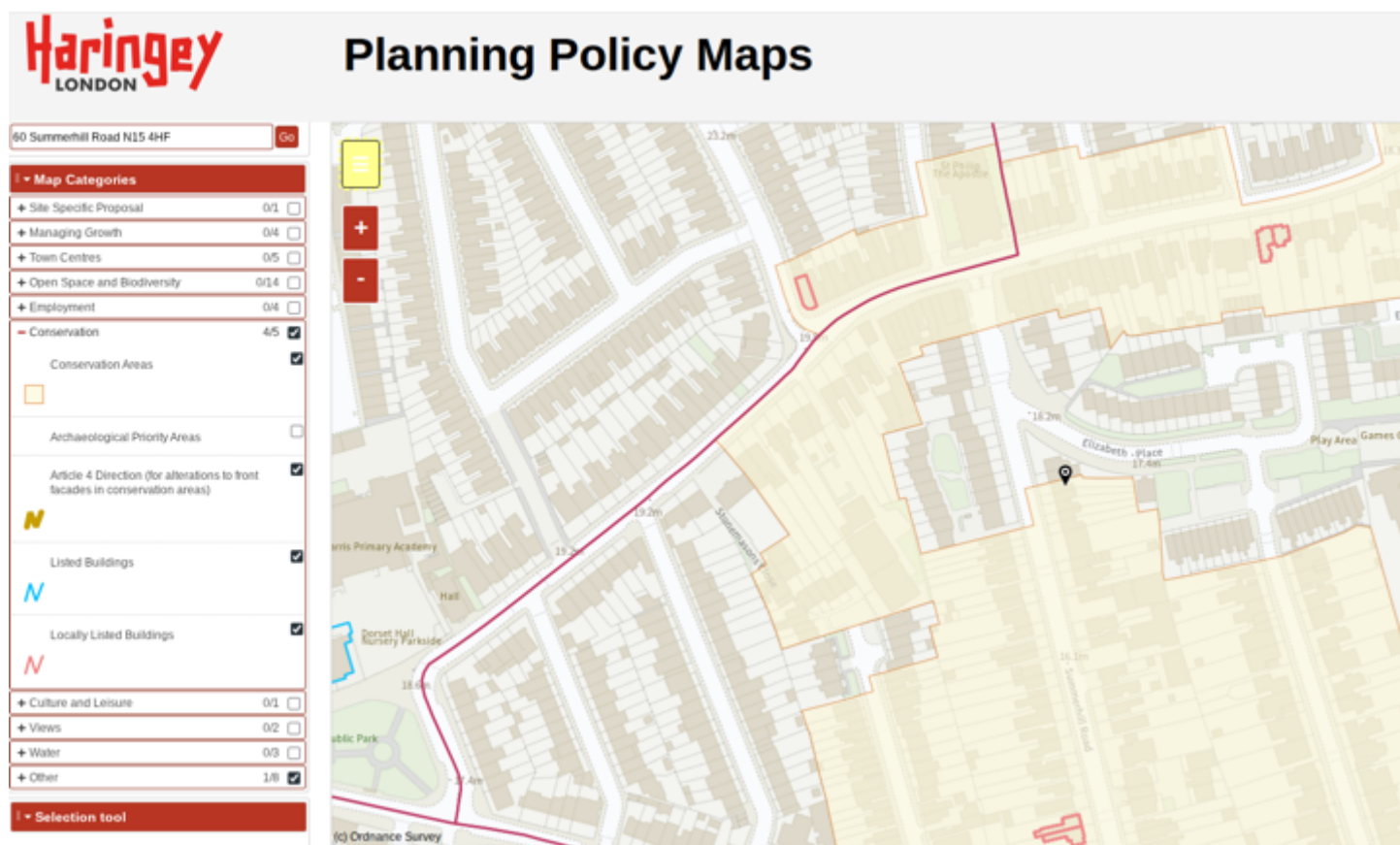
The aim is to balance the conservation areas historic importance with the need to improve durability, thermal performance, and long-term weatherproofing, while preserving the original roof form and detailing. The existing roof is deteriorating, with slipped and damaged slates and evidence of water ingress, posing a risk to the structure and internal fabric. The replacement works will safeguard the building's integrity, retain its contribution to the wider Clyde Circus Conservation Area and ensure the roof continues to complement the buildings original character.

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within the Clyde Circus Conservation Area in connection with replacement of the roof with new roof covering as described above at 60 Summerhill Road, Haringey, London, N15 4HD. 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, but will serve as an asset, supporting the ongoing stewardship and visual coherence of 60 Summerhill Road, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Summerhill Road, Haringey, London, N15 4HD.

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 significance of the it 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 site occupies a residential position along Summerhill Road within the Clyde Circus Conservation Area. The surrounding streetscape is defined by similarly scaled residential properties set within modest plots and arranged along consistent building lines. Front gardens and traditional boundary treatments contribute to the character of the street and provide a transition between the public realm and private residential buildings.

The conservation area maintains a strong sense of historic residential character, with architectural features such as sash windows, bay projections, decorative brickwork and slate roofs forming key elements of its visual identity.

Architectural Interest and External Features

The property demonstrates architectural characteristics typical of late nineteenth century suburban housing. The front elevation incorporates traditional timber sash windows, which adds depth and visual interest to the façade contributing to its historic appearance.

The roofscape forms an important element of the building's character, with a pitched roof form finished in natural slate tiles and the presence of chimney stacks adding to the architectural composition.

6.3 Proposals and Assessment of Impact

It is proposed that all existing deteriorated windows be removed and replaced. The existing windows to the front elevation will be removed and replaced with new updated slimline double glazed timber windows to match the existing windows. The existing windows to the rear elevation will be removed and replaced with new double-glazed uPVC casement windows.

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.

The existing windows will have been carefully recorded and measured to ensure that the new updated double-glazed slimline timber windows and double-glazed uPVC windows match the original dimensions and proportions where necessary.

It is proposed that the existing deteriorated slate tile roof covering be removed and replaced with new high quality natural Welsh slate tiles, along with the repair and/or replacement of associated leadwork and flashings. The replacement covering will be carefully selected to compliment the appearance, texture, and coursing of the original roof, preserving the valleyed roof and associated leadwork and flashings.

This proposal seeks to enhance the building's weatherproofing, durability, and overall performance while preserving its architectural and historic character. The use of high quality natural Welsh slate tiles provides a practical solution that balances heritage conservation with modern performance standards, including improved longevity and reduced maintenance.

All existing roof features, including the eaves, soffits, and parapet, will be carefully recorded, protected, and reinstated where necessary to ensure the original proportions and detailing are maintained. As such, the proposed works will result in a balanced appearance in terms of visual character and roof form and are considered to be sympathetic to the building and its setting within Summerhill Road. The proposed alterations are therefore deemed to have a minimal impact on the heritage value of the property and Conservation Area, while providing clear functional and environmental benefits.

6.4 Heritage Conclusion

Based on the above assessment, the proposed works comprise the replacement of the existing windows together with the replacement of the existing natural slate roof covering using natural Welsh slate tiles to match the existing

appearance. Additional associated remedial works are proposed where necessary, including repairs to chimneys, soffits and rainwater goods in order to ensure the continued integrity, weatherproofing and longevity of the building.

The proposals have been designed to maintain the existing roof profile, architectural detailing, fenestration arrangement and overall appearance of the property whilst improving the long-term condition and performance of the building fabric. The works are therefore considered to preserve the character and appearance of both the host building and the wider Clyde Circus Conservation Area.

7.0 Site Constraints

7.1 Car Parking

60 Summerhill Road does not have off street parking but has the added benefit of on street parking provision along Summerhill Road and surrounding residential streets. Parking within the area is typically managed through Controlled Parking Zones administered by the London Borough of Haringey.

As the proposed works relate solely to roof replacement and associated repairs and do not alter the number or use of residential units, the development will not result in any additional parking demand.



Google Earth Street View, Summerhill Road, Haringey, N15 4HD.

7.2 Transport

The property benefits from access to a range of public transport connections within the Tottenham area. The nearest Underground station is Turnpike Lane Underground Station, which provides services on the Piccadilly line with direct connections to central London. Additional rail services are available from Seven Sisters station, which provides access to the Victoria line and National Rail services.

Frequent bus routes operate along nearby West Green Road, providing convenient connections to surrounding areas.

As the proposal relates solely to roof replacement and repair works, it will not generate additional transport movements or impact the local highway 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 terraced 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 terraced house, consisting of two storeys, which we are only proposing to replace the windows and roof. 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 terraced house, consisting of two storeys, which we are only proposing to replace the windows and roof. 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 terraced house, consisting of two storeys, which we are only proposing to replace the windows and roof. 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 terraced house, consisting of two storeys, which we are only proposing to replace the windows and roof. 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 roof 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 housing property and neighbouring properties. The Clyde Circus Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.