

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**126 VARTRY ROAD
HARINGEY
LONDON
N17 6HA**

Quality Control

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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 5

 3.1 Location 5

 3.2 Building Description 7

 3.3 Existing features subject to proposals 8

4.0 Design Proposals 11

 4.1Proposed Windows 11

 4.2Proposed Door Replacement..... 12

5.0Heritage Impact 13

 5.1Heritage Introduction 13

 5.2Heritage Impact 13

6.0Social/Economic benefits 14

7.0Access 14

 7.1Car Parking..... 14

 7. 2Transport 14

8.0Refuse Strategy and Disposal..... 14

 8.1Refuse Strategy 14

 8.2Waste 14

9.0Sustainable Design and Construction Statement..... 15

10.0Planning Fire Safety Statement (PFSS) for London Plan Policy D12 16

11.0Summary 16

12235 – 126 VARTRY ROAD

D&A/HERITAGE/PLANNING STATEMENT

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 126 Vartry Road, Haringey, London N17 6HA.

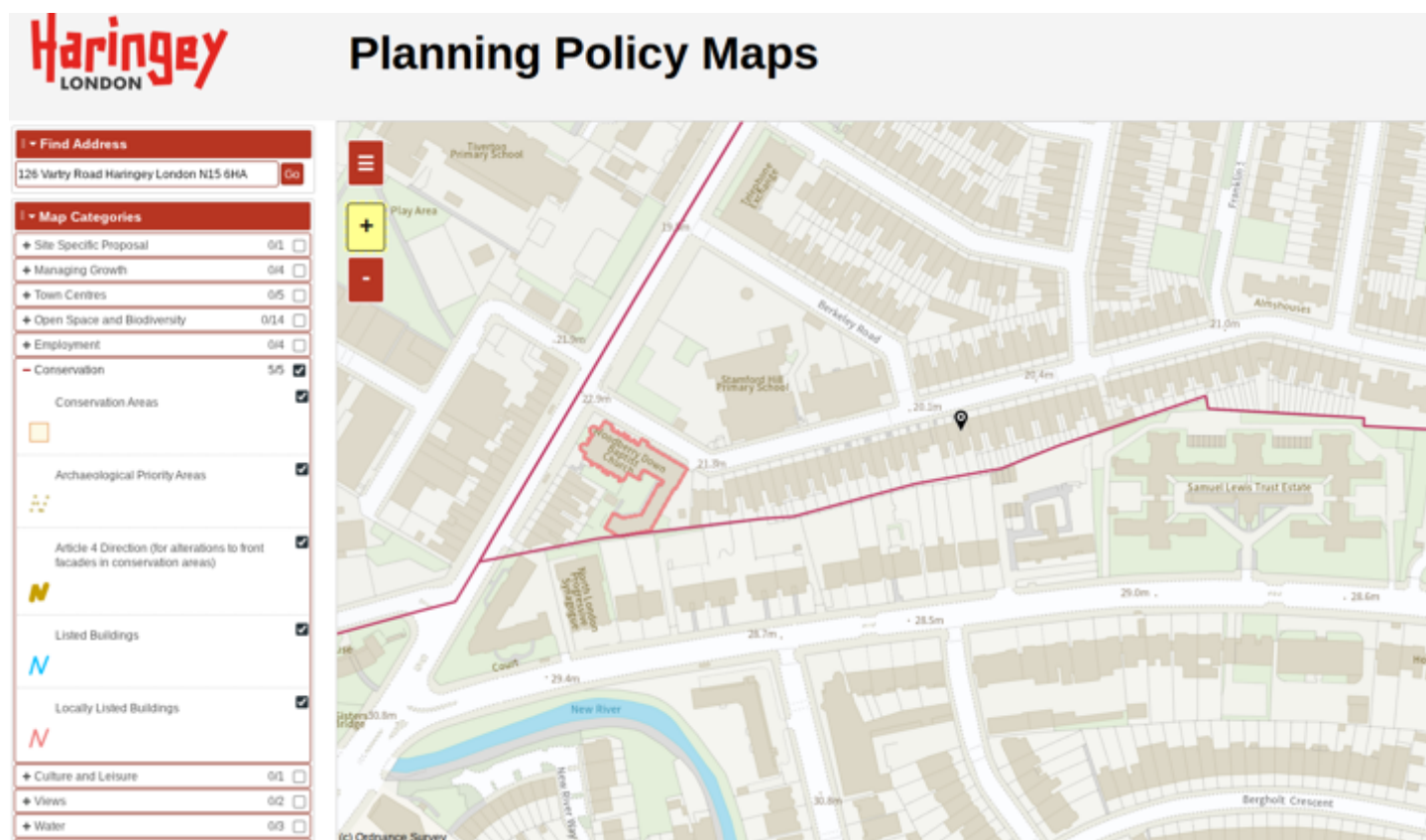
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 126 Vartry 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.

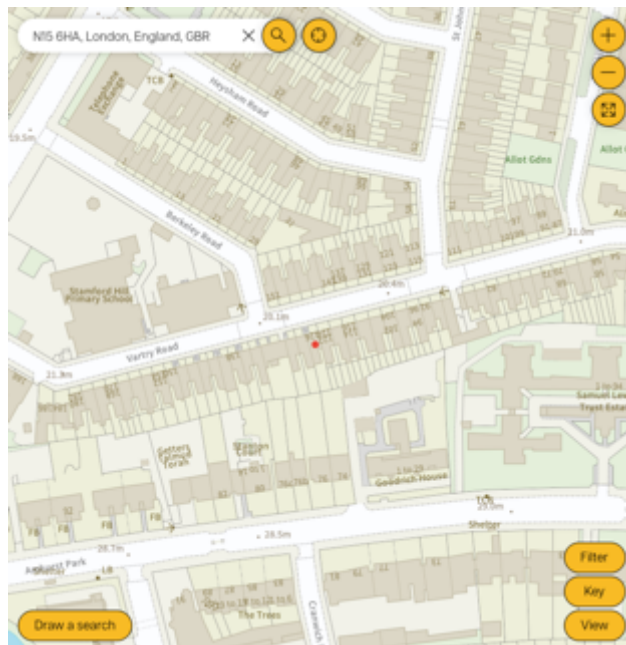
The proposed works have been designed to maintain the appearance and proportions of the existing fenestration whilst improving thermal performance, weather resistance, security and the long-term sustainability of the building.



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

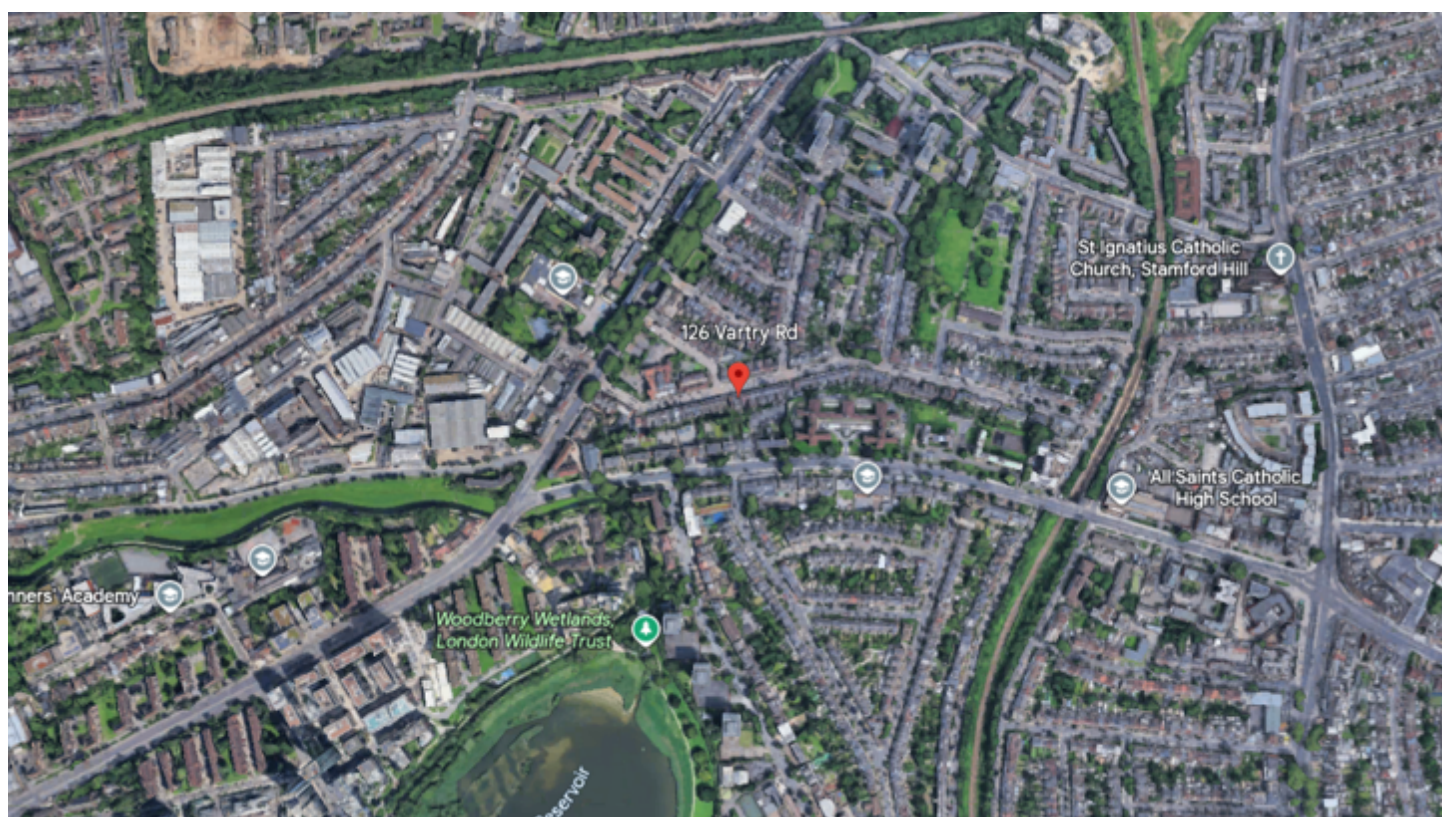
The property is situated at 126 Vartry Road within the Seven Sisters area of the London Borough of Haringey.

12235 – 126 VARTRY ROAD

D&A/HERITAGE/PLANNING STATEMENT

Vartry Road is a well-established residential street characterised by traditional two-storey terraced properties, many of which have been converted into self-contained residential flats whilst retaining their original architectural appearance. The property benefits from close proximity to local amenities along Seven Sisters Road and Stamford Hill, including shops, cafés, schools and community facilities. Public open space is available nearby at Downhills Park, providing recreational facilities and green space for local residents.

The area also benefits from excellent public transport connections, with Seven Sisters Underground and National Rail Station located within convenient walking distance together with numerous local bus services operating along the surrounding road network.



Google Earth Satellite Image

3.2 Building Description

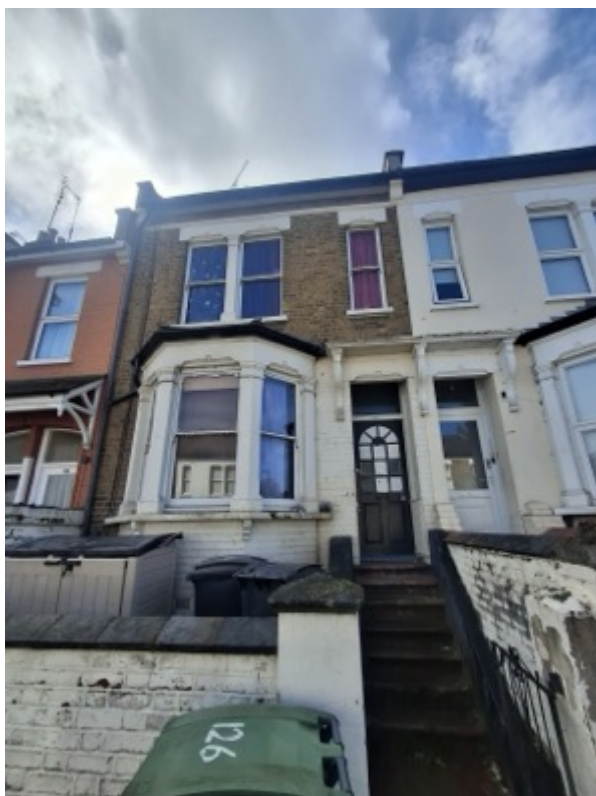
The application property comprises a traditional two-storey mid-terraced dwelling which has been converted into two self-contained residential apartments.

The principal elevation incorporates a projecting ground floor bay window topped with a hipped tiled roof. The principal roof is pitched, whilst to the rear the property incorporates a two-storey lean-to addition. Both roof structures are finished with Redland 49 concrete roof tiles.

The building is constructed in traditional brickwork and retains decorative white stucco detailing surrounding the principal windows and front entrance doorway, contributing to the architectural character of the front elevation.

The existing front elevation windows comprise traditional timber single-glazed sliding sash windows. To the rear elevation, the property contains a mixture of timber single-glazed sliding sash and timber casement windows.

The property is set behind a small enclosed front garden with steps leading to the front entrance and also benefits from a private enclosed rear garden. Overall, the building retains its traditional proportions and architectural form, contributing positively to the character of the surrounding residential streetscape.



Front Elevation (North)



Rear Elevation (South)

3.3 Existing features subject to proposals

3.3.1 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 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 Windows



Front First Floor Window



Rear End Ground Floor Window



Rear End First Floor Window

3.3.2 Existing Door (with Photos)

The existing rear exit timber door consists of a single-glazed pane over a solid panel, with a side hung timber single-glazed flag window.

By virtue of its age and deterioration over many years, the existing timber door is in poor condition, and performs very poorly thermally, losing a significant amount of heat.



Rear Exit Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	Timber	Brown	One single-glazed pane over a solid panel	Single-glazed side hung flag window

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows throughout the property have deteriorated over time and no longer adequately meet the needs of the residents. The timber 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 with new double-glazed uPVC windows in order to improve the overall condition, performance, comfort and security of the building.

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):	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

4.2 Proposed Door Replacement

The existing rear exit door to the property has deteriorated over time and no longer adequately meet the needs of the residents. The door is in poor overall condition and is 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 timber rear exit door to the property with a new updated double-glazed uPVC door in order to improve the overall condition, performance, comfort and security of the building.

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

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (ground floor)	uPVC	TBC	One double-glazed pane over a solid panel	Double-glazed flag window

5.0 Heritage Impact

5.1 Heritage Introduction

Although 126 Vartry 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, 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 of similar and other variable styles, forming a precedent on the road for this design style.

As such, the proposed replacement of existing timber windows and rear exit timber door with new double-glazed uPVC windows and uPVC door, 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 on on-street parking provision along Vartry Road and surrounding residential streets. Parking within the area is managed through the London Borough of Haringey's Controlled Parking Zone arrangements.

As the proposal relates solely to the replacement of existing windows, with no alteration to the use or occupancy of the building, there will be no increase in parking demand.

7.2 Transport

The property benefits from excellent public transport accessibility within the Seven Sisters area.

The nearest Underground station is Seven Sisters Station, providing services on the Victoria Line together with National Rail connections. Stamford Hill Station is also located nearby, providing London Overground services, whilst numerous bus routes operate along Seven Sisters Road and Stamford Hill, providing convenient access to surrounding areas and Central London.

As the proposal is limited to the replacement of existing windows, there will be no additional transport demand or impact upon the local highway 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 door 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 door. 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 door. 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 door. This item is not relevant the application.

11.0 Summary

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