

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**33 WHITE HART LANE
HARINGEY
LONDON
N22 5SL**

12235 – 33 WHITE HART LANE

D&A/HERITAGE/PLANNING STATEMENT

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P1	TS	DM	30/06//2026	-

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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 33 White Hart Lane, Haringey, London N22 5SL.

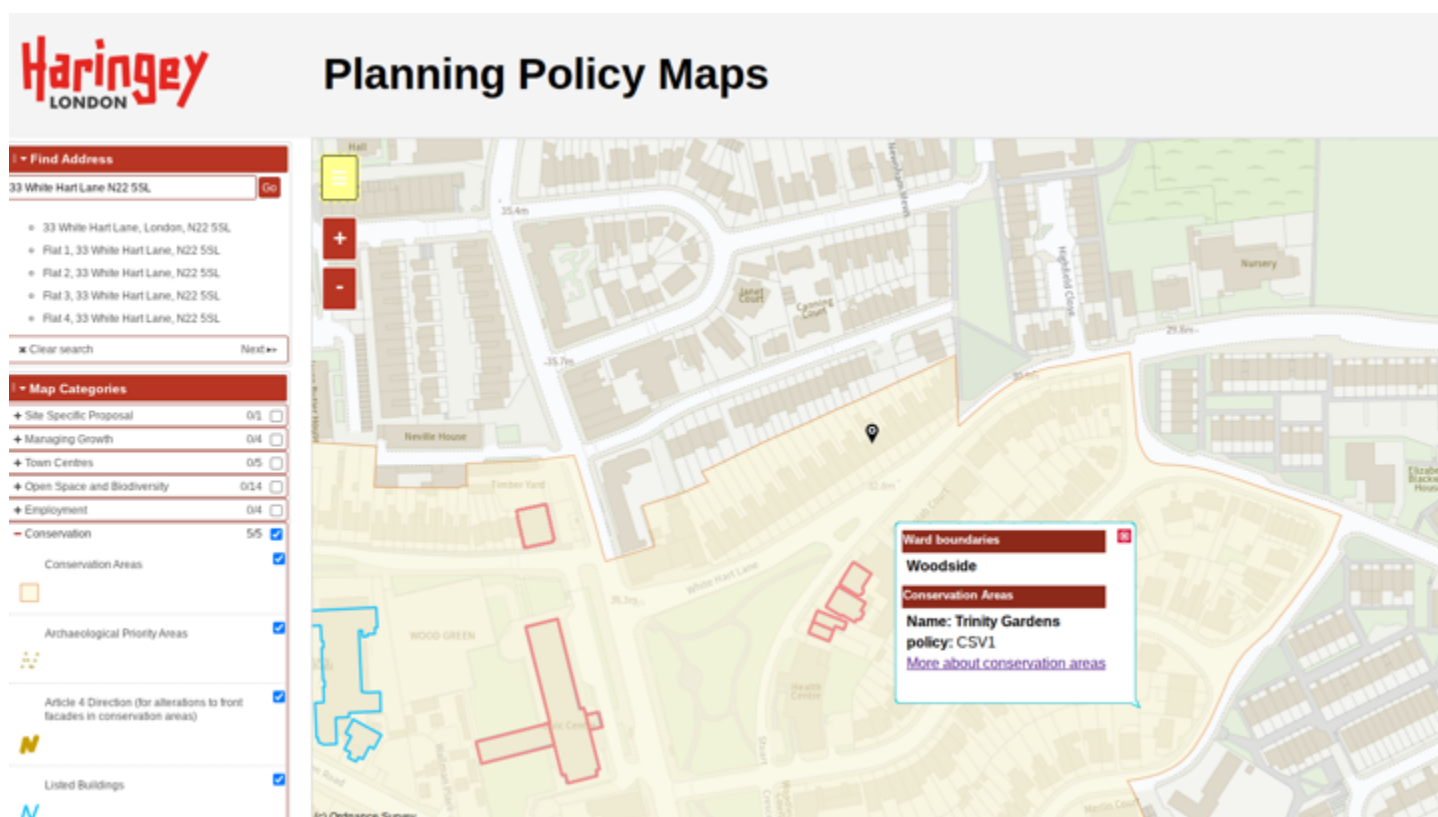
2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 33 White Hart Lane within the administrative boundary of the London Borough of Haringey. The property is situated within the Trinity Gardens Conservation Area and is neither statutorily nor locally listed.

The Trinity Gardens Conservation Area is characterised by predominantly late Victorian and Edwardian residential development displaying consistent architectural detailing, traditional brick façades, vertically proportioned sliding sash windows, projecting bay windows and pitched slate roofs. The significance of the Conservation Area is derived from the quality and consistency of its historic townscape, where the scale, form and architectural detailing of individual buildings collectively contribute to its special character and appearance.

As the site lies within a conservation area, there is a statutory duty to preserve or enhance its character and appearance. The proposed works have therefore been carefully designed to retain the traditional appearance of the front elevations while allowing for appropriate and sensitive improvements to the rear.



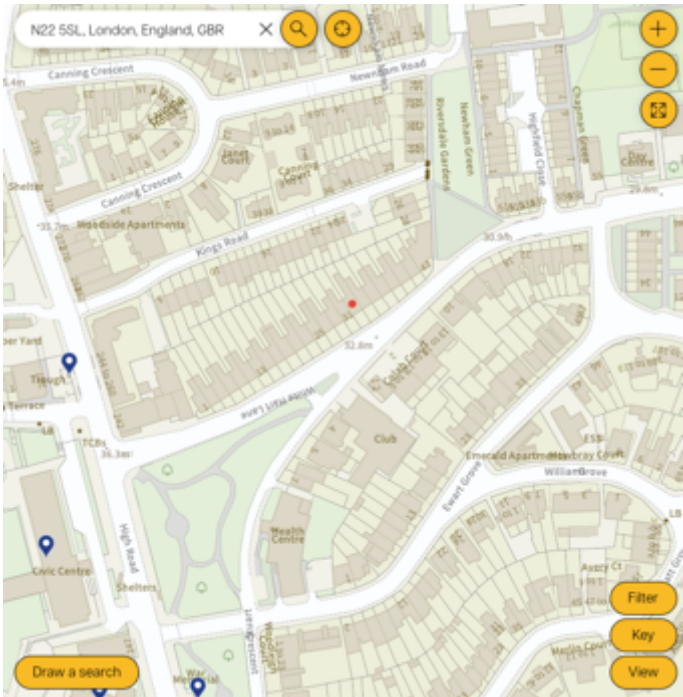
London Borough of Haringey's interactive conservation area map

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:

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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 33 White Hart Lane within the Tottenham area of the London Borough of Haringey.

White Hart Lane is a well-established residential street comprising traditional terraced housing together with a number of converted residential buildings. The property benefits from convenient access to local amenities including shops, cafés, schools and community facilities located along White Hart Lane and nearby Tottenham High Road. Bruce Castle Park is located within easy walking distance, providing recreational facilities and open green space for local residents.

The area benefits from good public transport accessibility, with White Hart Lane Station, Bruce Grove Station and numerous local bus routes providing convenient connections throughout Haringey and Central London.



Google Earth Satellite Image

3.2 Building Description

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

The building is constructed in traditional brickwork beneath a pitched roof finished with natural slate tiles. To the rear, the property incorporates a two storey lean-to addition beneath a pitched roof also finished with natural slate tiles.

The principal elevation incorporates a projecting ground floor bay window topped with a flat roof finished with a GRP-style roof covering. The existing front elevation windows comprise traditional timber single-glazed vertical sliding sash windows, which contribute significantly to the architectural character of the building and the wider Conservation Area.

To the rear elevations, the property contains a mixture of timber single-glazed sliding sash, centre-pivot and casement windows together with a double-glazed uPVC rear exit door located to the side of the rear elevation.

The property is set behind a small enclosed front garden bounded by low walls and a pedestrian gate, providing separation from the public footpath. The property also benefits from a private enclosed rear garden for the use of the residents.

Overall, the building retains its traditional proportions and architectural character and makes a positive contribution to the significance and appearance of the Trinity Gardens Conservation Area.

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Front Elevation (South East)



Rear Side Elevation (South West)



Rear End Elevation (North West)

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, centre pivot and 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 Bay Floor Window



Front First Floor Window



Front First Floor Window



Front Second Floor Window



Front Second Floor Window



Rear Ground Floor Window



Rear First Floor Window



Rear Second Floor Window



Rear Side Ground Floor Window



Rear Side First Floor Window



Rear Side First Floor Window



Rear Side First Floor Window



Rear End Ground Floor Window



Rear End First Floor Window

5.0 Design Proposals

5.1 Proposed Window Replacements

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 updated double-glazed slimline timber windows to the front elevation and new double-glazed uPVC windows to the rear elevation, in order to improve the overall condition, performance, comfort and security of the building.

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:

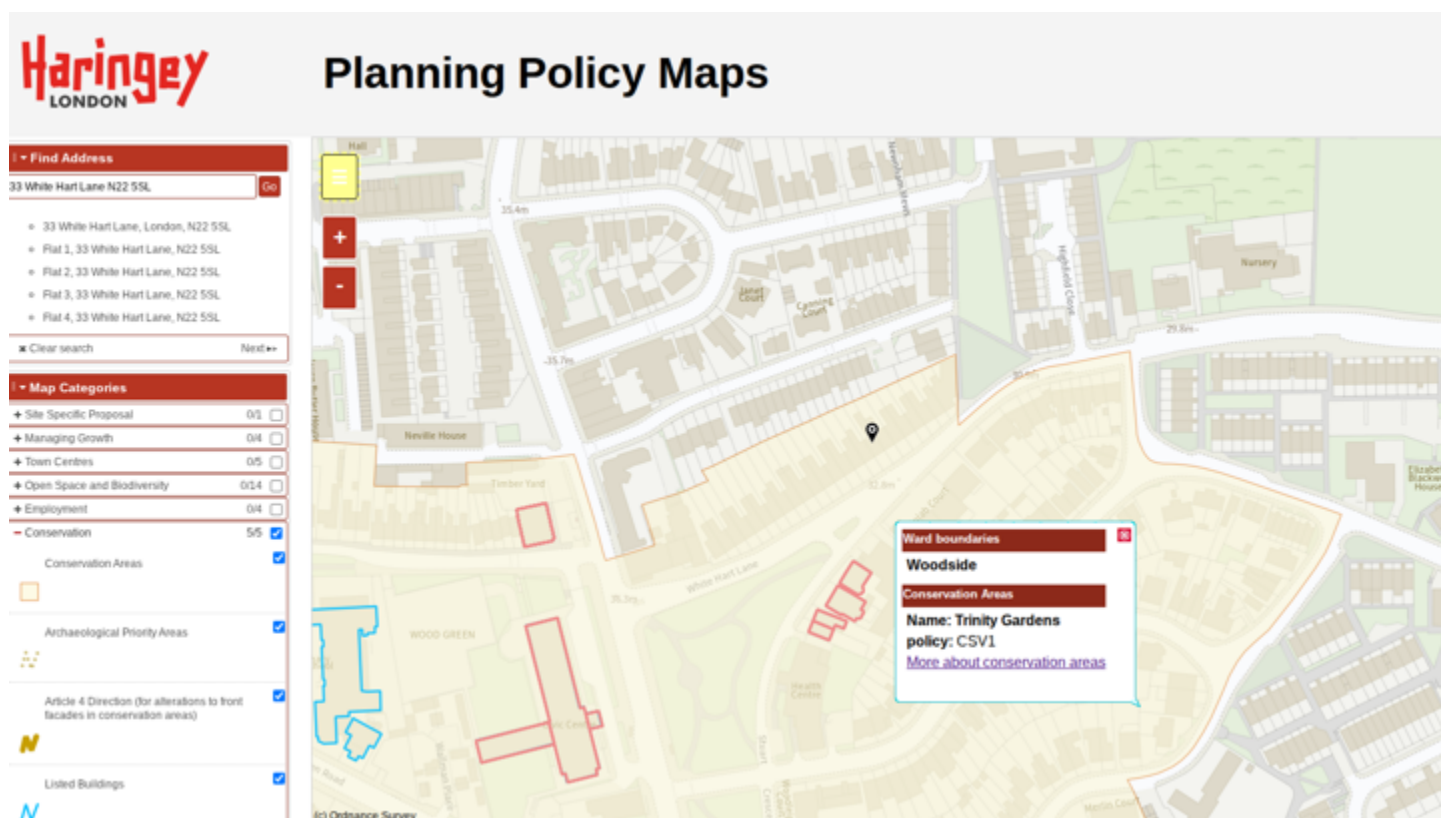
Proposed Windows Details	
Frame Material (Front):	Timber
Glazing Thickness (Front):	14mm (maximum)
Frame Material (Rear/Side):	uPVC
Glazing Thickness (Rear/Side):	28mm (maximum)
Glazing Bars (Front):	Integral
Glazing Bars (Rear/Side):	Removed
Ironmongery finish:	As client's requirements
Frame depth:	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

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 windows as described above at 33 White Hart Lane, Haringey, London, N22 5SL. 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 Trinity Gardens 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 Trinity Gardens Conservation Area, but will serve as an asset, supporting the ongoing stewardship and visual coherence of 33 White Hart Lane, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of White Hart Lane, Haringey, London, N22 5SL.

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 Trinity Gardens 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 White Hart Lane within the Trinity Gardens 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 properties demonstrate architectural characteristics typical of late nineteenth century suburban housing. The front elevations incorporate traditional timber sash windows, which adds depth and visual interest to the façades contributing to its historic appearance.

The roofscape forms an important element of the building's character, with pitched, hipped and gable roof forms 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 timber 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 and doors will have been carefully recorded and measured to ensure that the new updated double-glazed windows match the original dimensions and proportions where necessary.

As such, the proposed works are considered to be sympathetic to the host building and its setting within White Hart 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

Based on the above assessment, the proposed works relate primarily to the replacement of the existing windows. The proposals aim to maintain the existing profile and overall appearance of the buildings while ensuring the continued weatherproofing and longevity of the structure, the proposals are considered to preserve the character and appearance of the building and the wider Trinity Gardens Conservation Area.

7.0 Site Constraints

7.1 Car Parking

The property does not benefit from dedicated off-street parking and relies upon existing on-street parking provision available along White Hart Lane and surrounding residential streets.

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



Google Earth Street View, White Hart Lane, Haringey, London, N22 5SL.

7.2 Transport

The property benefits from good public transport accessibility.

Nearby transport connections include White Hart Lane Station, Bruce Grove Station and numerous bus routes operating along White Hart Lane and Tottenham High Road, providing convenient access throughout Haringey 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 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 three 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 three storeys, which we are only proposing to replace the windows. 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 three storeys, which we are only proposing to replace the windows. 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 three storeys, which we are only proposing to replace the windows. 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 three storeys, which we are only proposing to replace the windows. 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 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 Trinity Gardens Conservation Area has been considered carefully with the proposals put forward, as detailed throughout this document.