

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**25 FOREST GARDENS
HARINGEY
LONDON
N17 6XA**

Quality Control

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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 25 Forest Gardens, Haringey, London N17 6XA.

2.0 Planning Restrictions

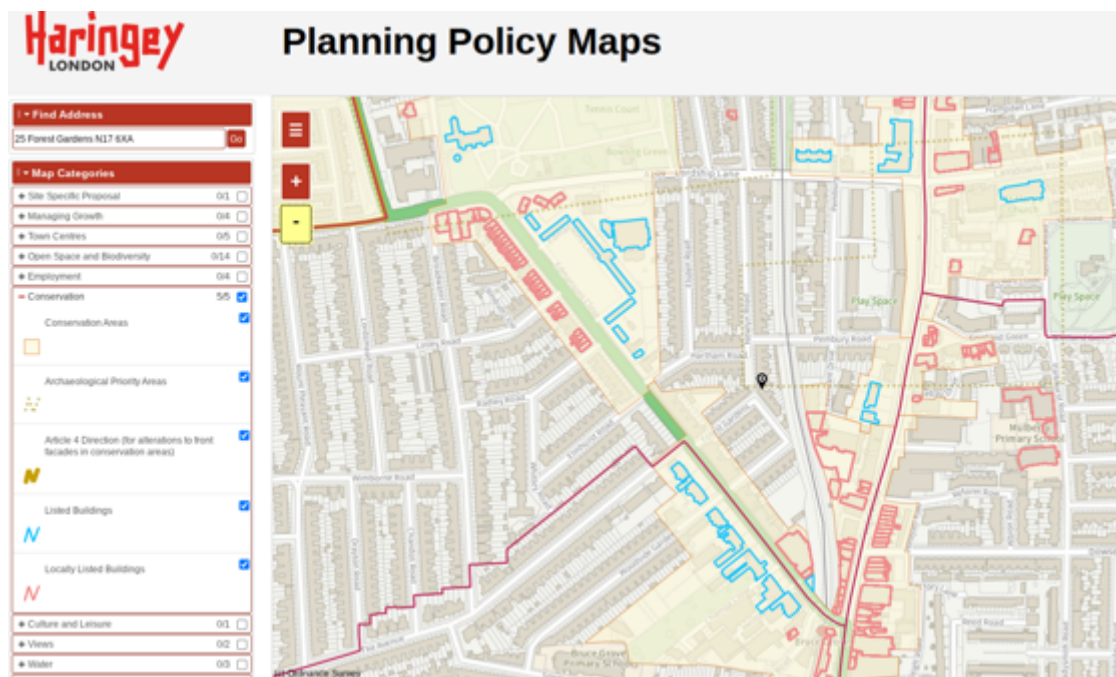
2.1 Conservation and Heritage

The application site is located at 25 Forest Gardens within the administrative boundary of the London Borough of Haringey.

The property is not located within a designated Conservation Area and is not statutorily or locally listed.

The surrounding area is characterised by predominantly residential development comprising late Victorian and Edwardian terraced housing. Whilst the application site itself is not subject to heritage designation, it occupies a position between the Bruce Grove Conservation Area and the Bruce Castle Conservation Area, both of which are recognised for their architectural and historic significance. Many of the surrounding properties retain traditional architectural features including projecting bay windows, decorative brickwork, sliding sash windows and pitched slate roofs, creating a cohesive and recognisable residential townscape.

Although the proposed works relate solely to the replacement of existing windows within the existing openings, careful consideration has been given to the property's setting in relation to the adjacent Conservation Areas. The replacement windows have therefore been designed to respect the established character, proportions and appearance of the building, ensuring that the proposal preserves the wider visual quality of the surrounding streetscape whilst improving the thermal performance and longevity of the property.



London Borough of Haringey's interactive conservation area map

2.2 Listing

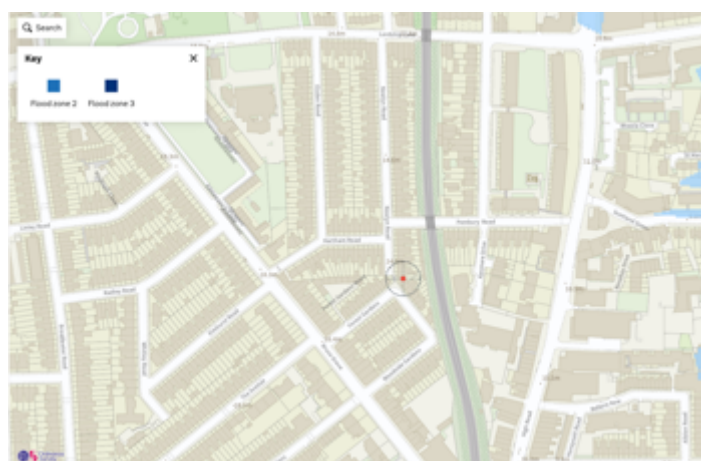
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 25 Forest Gardens within the Tottenham area of the London Borough of Haringey.

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Forest Gardens is a well-established residential street characterised by traditional two-storey terraced properties of similar scale and architectural appearance. The property benefits from convenient access to local amenities including shops, cafés, schools and community facilities located along Bruce Grove and Tottenham High Road. Public open space is available nearby at Bruce Castle Park and Lordship Recreation Ground, providing recreational facilities and green space for local residents.

The area benefits from good public transport accessibility, with nearby bus routes and rail services from Bruce Grove Station together with Underground connections available from Tottenham Hale and Seven Sisters stations, providing convenient access throughout Haringey and Central London.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a traditional double fronted, two storey mid-terraced dwelling constructed in traditional brickwork which has been divided into two self-contained residential apartments.

The principal elevation incorporates two projecting ground floor bay windows, each topped with a hipped roof finished in natural slate tiles. The principal roof is pitched and finished with natural slate tiles, reflecting the traditional architectural character of the terrace.

The existing principal entrance door is of traditional timber construction, with two vertical single-glazed panes over two solid panels with a fanlight and provides a shared access serving both apartments.

The front elevation contains predominantly traditional timber single-glazed sliding sash windows, with the exception of two first floor windows which have previously been replaced with double-glazed uPVC casement windows.

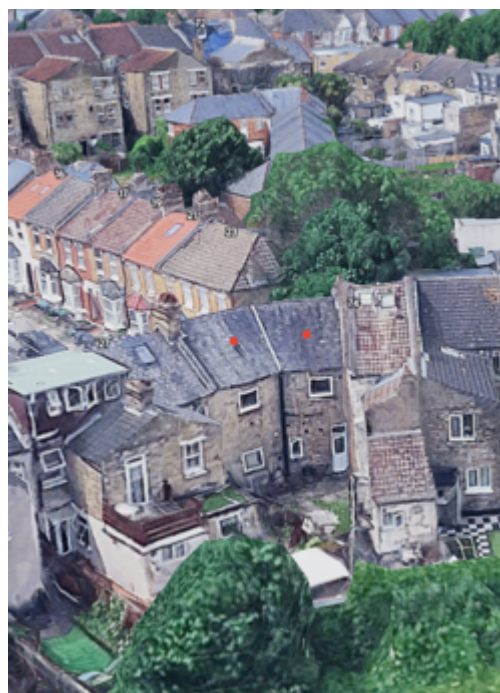
To the rear elevation, the property contains a mixture of timber single-glazed centre-pivot windows and casements, together with a traditional timber rear exit door incorporating a glazed fanlight.

The property is set behind a small enclosed front garden separating the dwelling from the public footpath and also benefits from a private enclosed rear garden.

Overall, the building retains its traditional proportions and architectural character, contributing positively to the appearance of the surrounding residential streetscape.



Front Elevation (South West)



Rear Elevation (North East)

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 and two uPVC double-glazed casements to the first floor. The existing windows to the rear elevation consist of a mix of timber single-glazed centre pivot 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 Ground Floor Window



Front Ground Floor Bay Window



Front First Floor Window



Front First Floor Window



Front First Floor Window



Front First Floor Window



Front First Floor Window



Rear Windows (no images available)

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 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 timber 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):	Removed
Glazing Bars (Rear/Side):	N/A
Ironmongery finish:	As Client's requirements
Frame depth:	To match existing
Obscure glazing:	Yes – only where existing
Toughened Glass:	As required by building regulations

5.0 Heritage Impact

5.1 Heritage Introduction

Although 25 Forest Gardens is not a listed building, 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-terraced 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 glazed windows of similar and other variable styles, forming a precedent on the road for this design style.

As such, the proposed replacement of existing single-glazed timber windows with new double-glazed uPVC windows and 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 upon existing on-street parking provision available along Forest Gardens and surrounding residential streets.

As the proposal relates solely to the replacement of existing windows and the shared entrance door, 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 good public transport accessibility.

Nearby transport connections include Bruce Grove Station providing London Overground services, together with Seven Sisters and Tottenham Hale stations providing Underground and National Rail services. Numerous local bus routes also operate along Bruce Grove and Tottenham High Road, providing convenient access throughout Haringey and Central London.

As the proposal is limited to the replacement of existing windows and the shared entrance door, 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 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. 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. 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. 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. This item is not relevant the application.

11.0 Summary

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