

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**53 STEELE ROAD
HARINGEY
LONDON
N17 6YJ**

Quality Control

PREPARATION	
Prepared by:	Toby Smith Architectural Technician
QA	
Reviewed by:	David Mugliston Associate Director

REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	06/07/2026	-

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
3.3.1Existing Windows (with Photos)	8
3.3.1Existing Door (with Photos)	10
4.0Design Proposals.....	11
4.1Proposed Windows.....	11
4.2Proposed Door.....	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

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 53 Steele Road, Haringey, London N17 6YJ.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application site is located at 53 Steele Road within the administrative boundary of the London Borough of Haringey.

The property is not located within a designated Conservation Area and is neither statutorily nor locally listed.

The surrounding area is characterised by predominantly late Victorian and Edwardian residential development comprising traditional terraced housing of a consistent scale, form and appearance. Many neighbouring properties retain characteristic architectural features including London stock brickwork, bay windows and pitched roofs, contributing positively to the established residential character of the street.

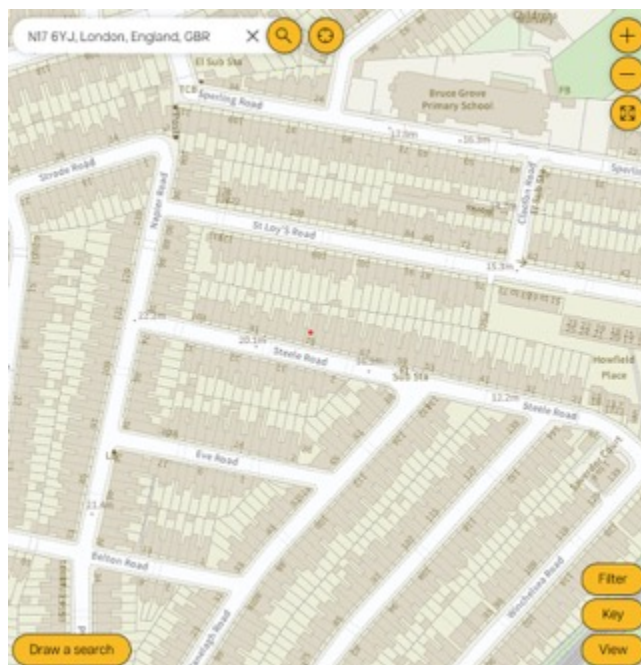
As the site is not subject to heritage constraints, the proposed replacement windows have been designed to preserve the character and appearance of the property whilst improving thermal performance, energy efficiency and the long-term sustainability of the building.



London Borough of Haringey's interactive conservation area map

2.2 Listing

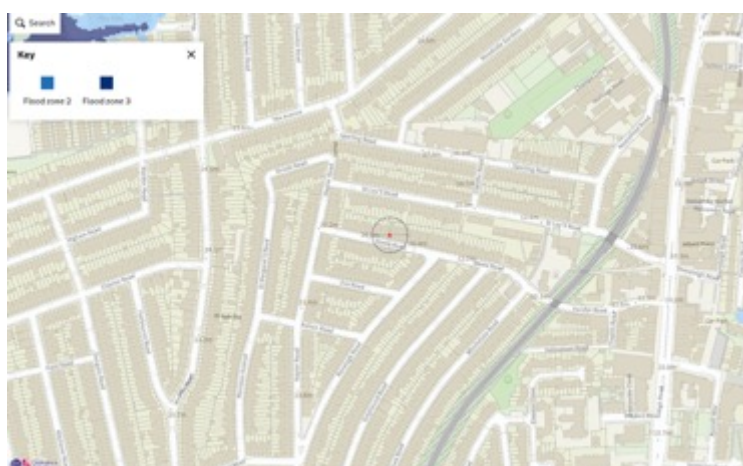
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 53 Steele Road, within the Tottenham area of the London Borough of Haringey.

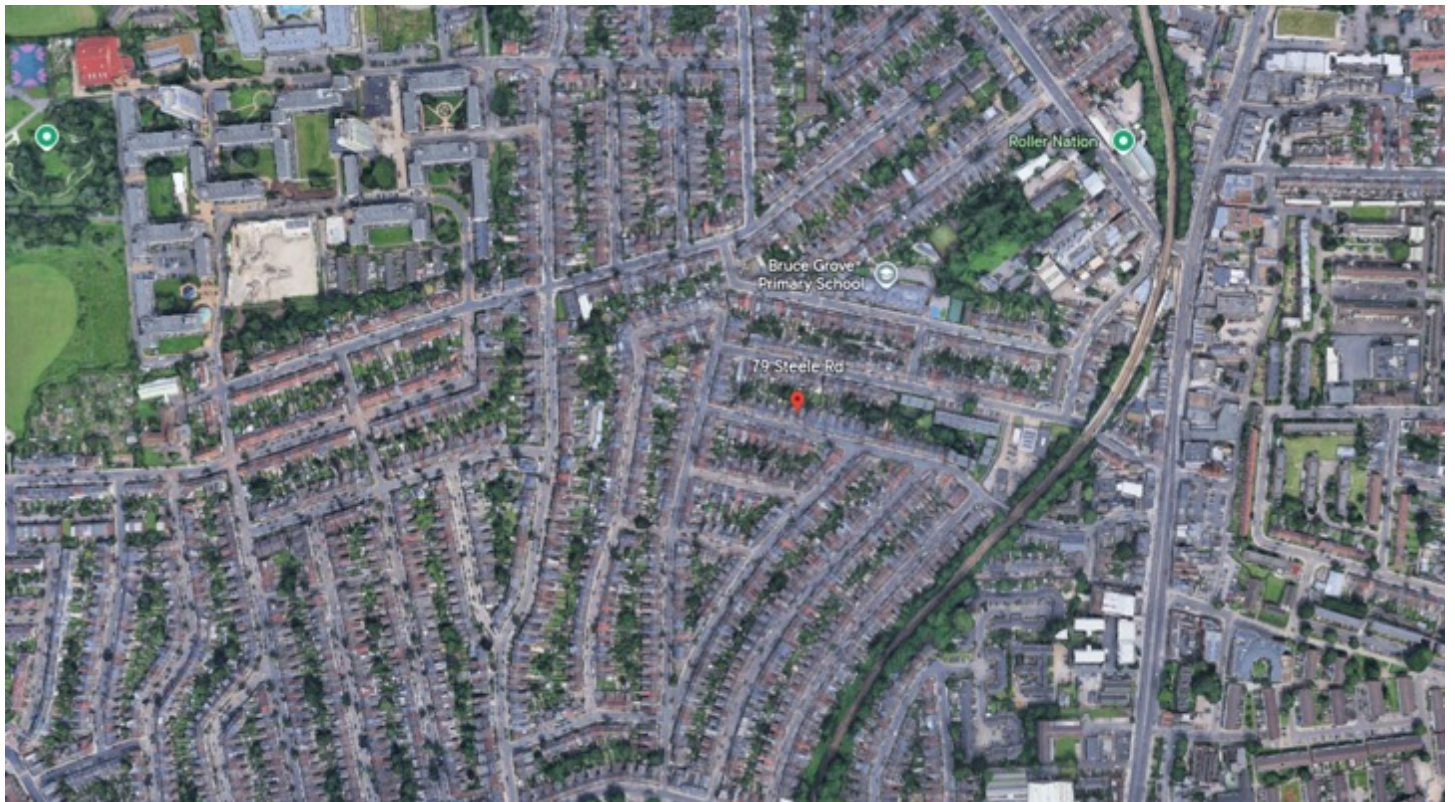
12235 – 53 STEELE ROAD

D&A/HERITAGE/PLANNING STATEMENT

Steele Road is a well-established residential street comprising predominantly late Victorian and Edwardian terraced houses of similar scale and architectural character. Properties are generally set behind small front gardens enclosed by low boundary walls, providing a consistent transition between the public highway and private residential dwellings.

The property is conveniently located close to local amenities along West Green Road and Philip Lane, together with nearby schools, community facilities and local shopping provision. Residents also benefit from nearby public open spaces, including Downhills Park and Lordship Recreation Ground.

The area benefits from good public transport accessibility, with regular bus services operating nearby and Underground and National Rail services available from Seven Sisters and Turnpike Lane stations, providing convenient connections throughout Haringey and Central London.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a traditional two-storey mid-terraced dwelling constructed in London stock brickwork which has been converted into two self-contained residential apartments, identified as Flats A and B.

The principal elevation incorporates a ground floor bay window projecting from the main building together with a recessed shared timber entrance door.

The principal roof is of pitched form and is finished with Redland 49 concrete roof tiles. To the rear, the property benefits from a two-storey lean-to addition incorporating a pitched roof, also finished with Redland 49 concrete roof tiles, reflecting the materials and form of the main roof.

The existing windows to the principal elevation comprise timber single-glazed vertical sliding sash windows. To the rear elevations, there is a mixture of timber single-glazed sliding sash, casement and double-glazed uPVC windows, together with two rear exit doors.

The property is set behind a small enclosed front garden bounded by low boundary walls, providing separation from the public footpath and neighbouring properties. To the rear, the property benefits from a private enclosed rear garden serving the residential accommodation. Flat B has access to the rear garden via a metal staircase leading down to the garden.

Overall, the building retains its traditional proportions and architectural form, making a positive contribution to the established residential character of Steele Road.



Front Elevation (South)



Rear Side Elevation (East)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to the front elevation consists of timber single-glazed sliding sash windows. The existing windows to the rear elevation consist of a mix of uPVC double-glazed windows and timber single-glazed sliding sash and casement windows (no rear elevation images available). 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 Window



Front First Floor Window



Rear & Rear Side Ground Floor Windows



Rear First Floor window



Rear Side First Floor Window

3.3.2 Existing Door (with Photos)

The existing rear end elevation, first floor exit door, features a timber door with two single-glazed panes with a mid rail and a timber single-glazed flag window arrangement.

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



Rear End First Floor Exit Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Rear Exit Door (first floor)	Timber	White	Two single-glazed panes with a mid rail	Single-glazed opening flag window arrangement

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows to the front and rear elevations of 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 timber windows 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):	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

4.2 Proposed Door

The existing first floor, rear exit timber door and flag window arrangement 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 main entrance door to the property with new high-quality double-glazed uPVC door and flag window arrangement, 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 (first floor)	uPVC	TBC	One double-glazed pane over a solid panel	Double-glazed opening flag window arrangement

5.0 Heritage Impact

5.1 Heritage Introduction

Although 53 Steele Road 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-terrace dwelling subdivided into two self-contained apartments, situated outside any conservation area and not forming part of a designated heritage asset. As such, the proposed replacement of existing timber windows with new double-glazed uPVC windows and timber rear exit door with a new double-glazed 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 maintains the visual consistency of the terrace while improving energy efficiency and functionality.

6.0 Social/Economic benefits

The proposed works will provide a number of social and economic benefits through the replacement of the existing inefficient single-glazed windows with modern double-glazed units. The improvements will enhance the thermal performance of the property, contributing to improved energy efficiency, reduced heat loss and lower carbon emissions, whilst providing a more comfortable internal environment for the occupants. The use of durable, high-quality replacement materials will also reduce future maintenance requirements, extend the serviceable life of the building and support its long-term sustainability without altering its established residential use or character.

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 Steele Road 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.

7.2 Transport

The property benefits from good public transport accessibility.

Regular bus services operate along nearby West Green Road and Philip Lane, whilst Underground and National Rail services are available from Seven Sisters and Turnpike Lane stations, providing convenient connections throughout Haringey and Central London.

As the proposal relates solely to the replacement of existing first-floor windows serving Flat B, 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 door. 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

For the reasons set out within this statement, it is respectfully considered that the proposals represent an appropriate and proportionate form of development which will preserve the character and appearance of the property whilst delivering significant improvements to its condition, energy efficiency and long-term sustainability. The application is therefore recommended for approval.