

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**4 EASTBOURNE ROAD
HARINGEY
LONDON
N15 6NT**

Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	05/07/2026	-

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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 4 Eastbourne Road, Haringey, London N15 6NT

2.0 Planning Restrictions

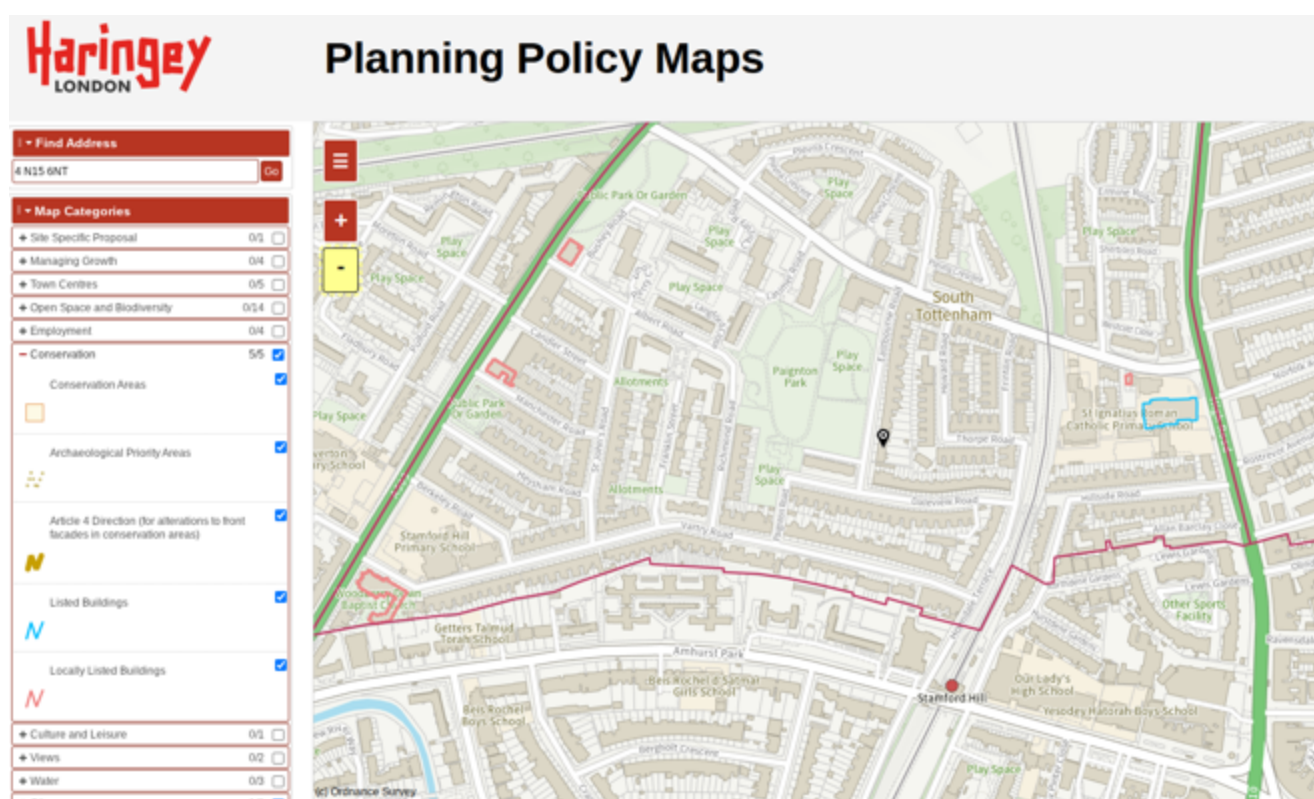
2.1 Conservation and Heritage

The application site is located at 4 Eastbourne 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 of the surrounding properties retain original architectural features including London stock brickwork, decorative stucco detailing, pitched roofs and vertically proportioned timber sash windows, contributing to the established character of the residential streetscape.

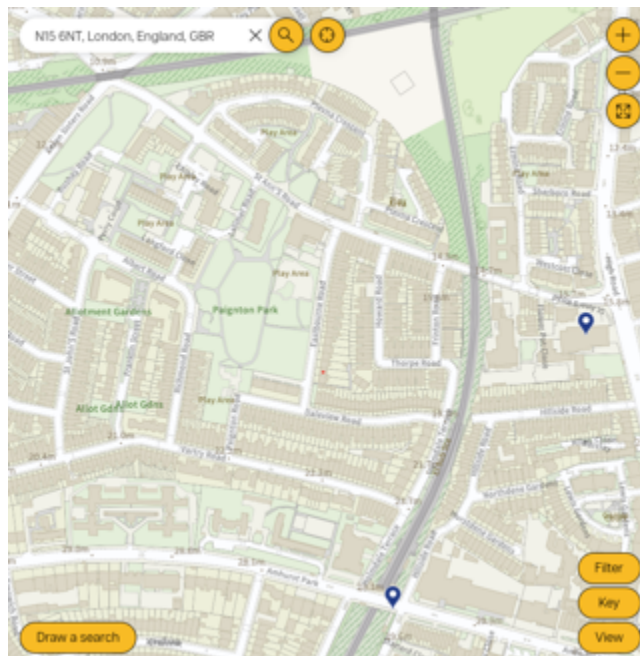
As the site is not subject to heritage constraints, the proposed replacement windows and entrance door have been designed to preserve the character and appearance of the property whilst improving thermal performance, energy efficiency and long-term durability.



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 4 Eastbourne Road, within the Tottenham area of the London Borough of Haringey.

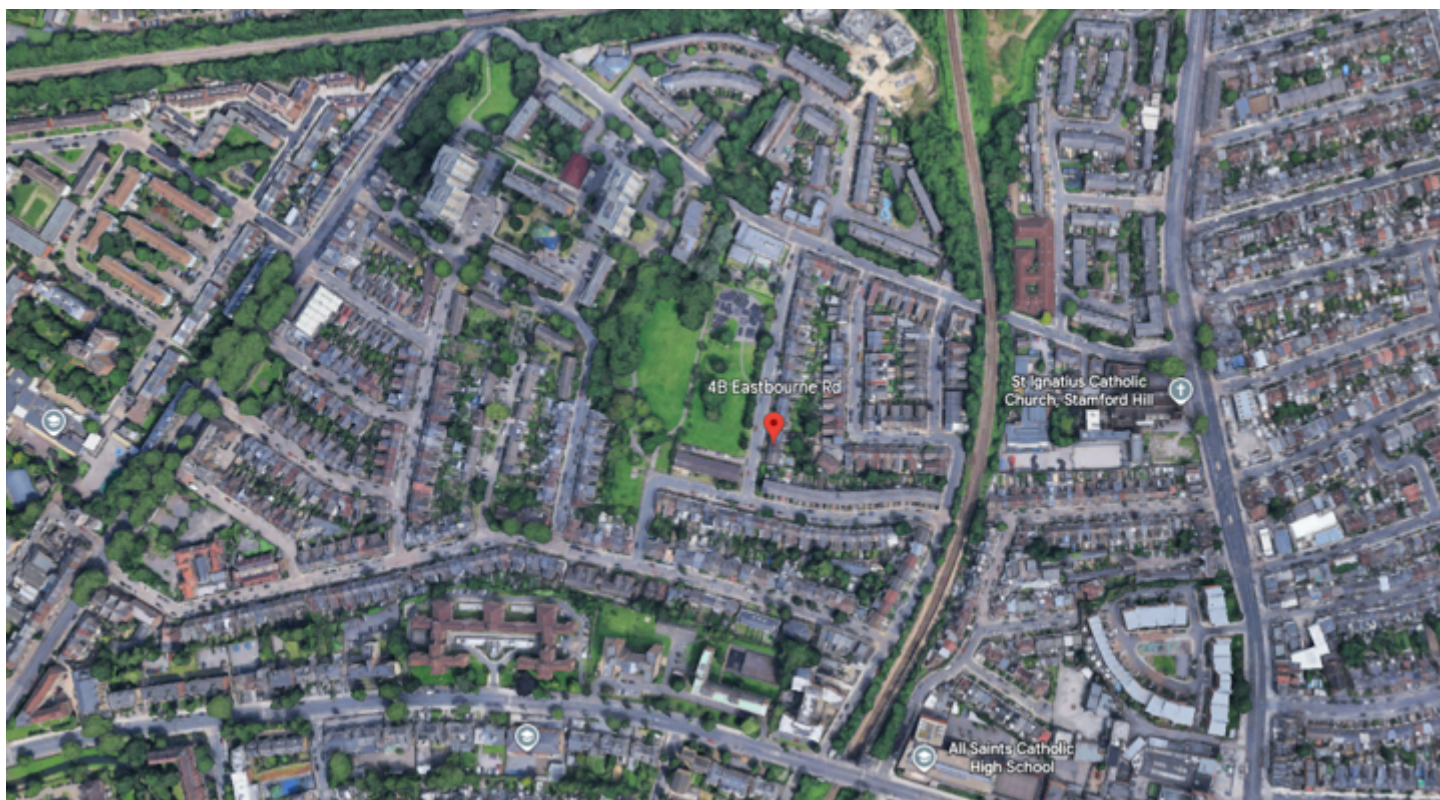
12235 – 4 EASTBOURNE ROAD

D&A/HERITAGE/PLANNING STATEMENT

Eastbourne Road is a well-established residential street characterised predominantly by traditional late Victorian and Edwardian terraced housing. The surrounding area benefits from a strong residential character, with properties set behind small front gardens enclosed by low boundary walls, creating a consistent transition between the public highway and private dwellings.

The property is conveniently located within easy walking distance of local shops, schools and community facilities along West Green Road and nearby Philip Lane. Local open spaces, including Downhills Park and Lordship Recreation Ground, provide recreational facilities for local residents.

The area benefits from good public transport accessibility, with regular bus services operating along nearby principal routes and Underground services available from Turnpike Lane and Seven Sisters 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, double-fronted dwelling constructed in London stock brickwork which has been converted into two self-contained residential apartments.

To the front of the property is a small, enclosed garden bounded by low boundary walls, providing separation between the dwelling and the public footpath whilst maintaining the established character of the street.

The principal elevation is enhanced by decorative painted stucco detailing surrounding the window and door openings, together with a decorative moulded cornice beneath the eaves, providing architectural interest characteristic of the period.

The principal roof is of pitched form and is finished with traditional roof tiles, whilst the property retains its original symmetrical double-fronted appearance.

The existing principal elevation contains a traditional bay window to the ground floor and there are timber single-glazed vertical sliding sash windows together with a recessed timber main entrance door serving both residential apartments.

To the rear elevation, the existing windows comprise a mixture of timber single-glazed casement windows, and the property benefits from a private enclosed rear garden.

Overall, the building retains its traditional proportions and architectural character, making a positive contribution to the surrounding residential streetscape.



Front Elevation (West)



Rear Elevation (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. The existing windows to the rear elevation consist of a mixture of timber 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 First Floor Window



Front First Floor Window



Front First Floor Window



Rear Ground Floor Window



Rear Ground Floor Windows



Rear First Floor Window



Rear First Floor Window



Rear First Floor Window

3.3.2 Existing Door (with Photos)

The existing main entrance timber single-glazed obscured glass door consists of two vertical panes, over one solid panel.

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.



Front Main Entrance Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Main Entrance Door (ground floor)	Timber	Black	Two single-glazed panes over a solid panel	Single-glazed fixed fanlight

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):	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 Replacement

The existing timber front main entrance door to the property has deteriorated over time and no longer adequately meet the needs of the residents. The timber 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 main entrance door to the property with a new updated double-glazed composite 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
Front Main Entrance Door (ground floor)	Composite	TBC	One double-glazed pane over two solid panels	Double-glazed fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 4 Eastbourne 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-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 glazing windows and composite doors 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 and main entrance timber door with new double-glazed uPVC windows and composite 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 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 on-street parking available along Eastbourne and neighbouring 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 the existing windows and front entrance door, no increase in occupancy or change of use is proposed. Consequently, there will be no increase in parking demand and the proposal will have no impact upon existing parking provision.

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 services are available from Turnpike Lane and Seven Sisters stations, providing convenient access throughout Haringey and Central London.

As the proposal is limited to the replacement of existing windows and the principal 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 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.