

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**11 ST. LOY'S ROAD
HARINGEY
LONDON
N17 6UB**

Quality Control

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QA	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	25/06/2026	-
P2	TS	DM	01/07/2026	Proposed door style changed

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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 11 At. Loy's Road, Haringey, London N17 6UB.

2.0 Planning Restrictions

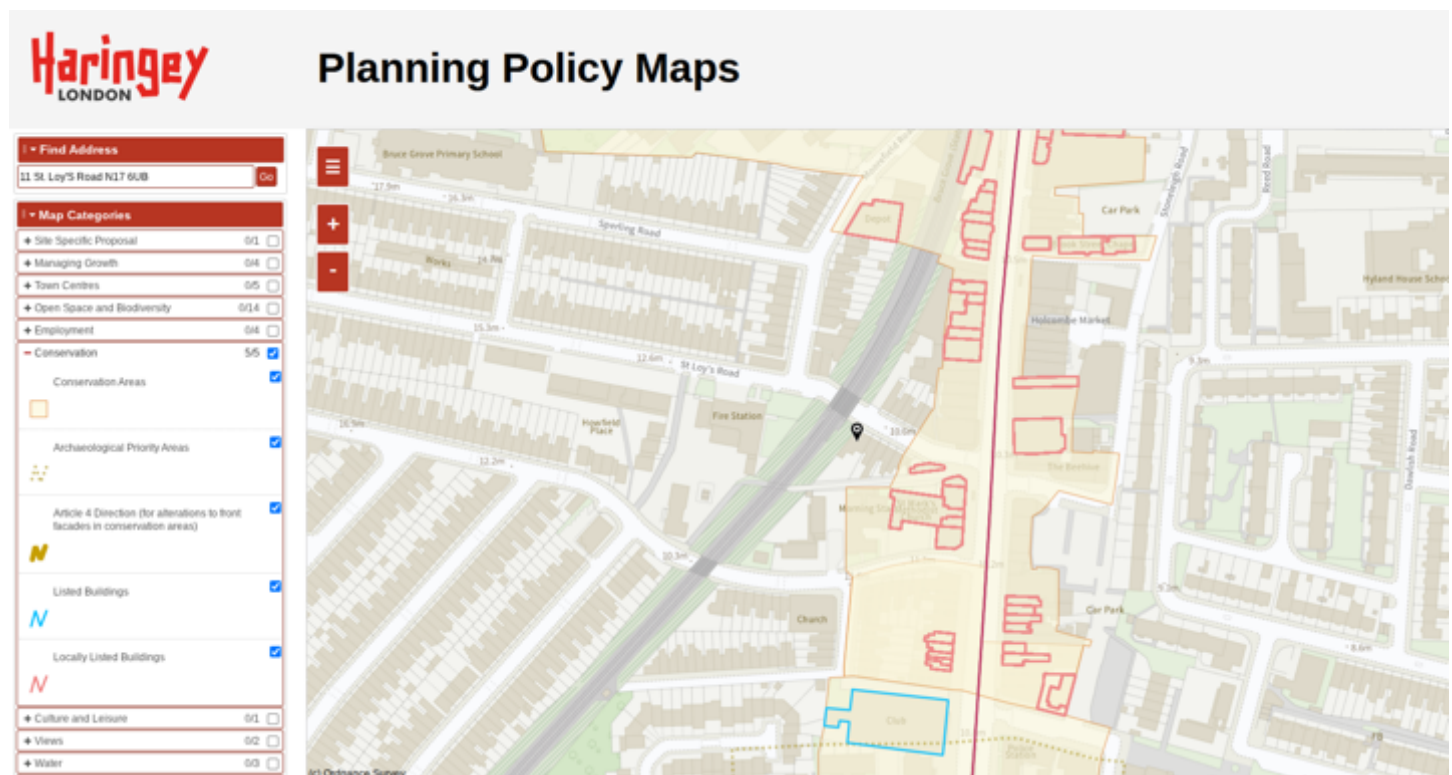
2.1 Conservation and Heritage

The application site is located at 11 St. Loy's Road 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 consisting largely of late Victorian and Edwardian terraced housing. Whilst the area does not benefit from formal heritage designation, many properties retain traditional architectural features including projecting bay windows, decorative stucco detailing, sliding sash windows and pitched tiled roofs, contributing to a consistent and recognisable residential streetscape.

As the site is not subject to heritage constraints, the proposed works have been designed to maintain the character and appearance of the property and surrounding area.



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

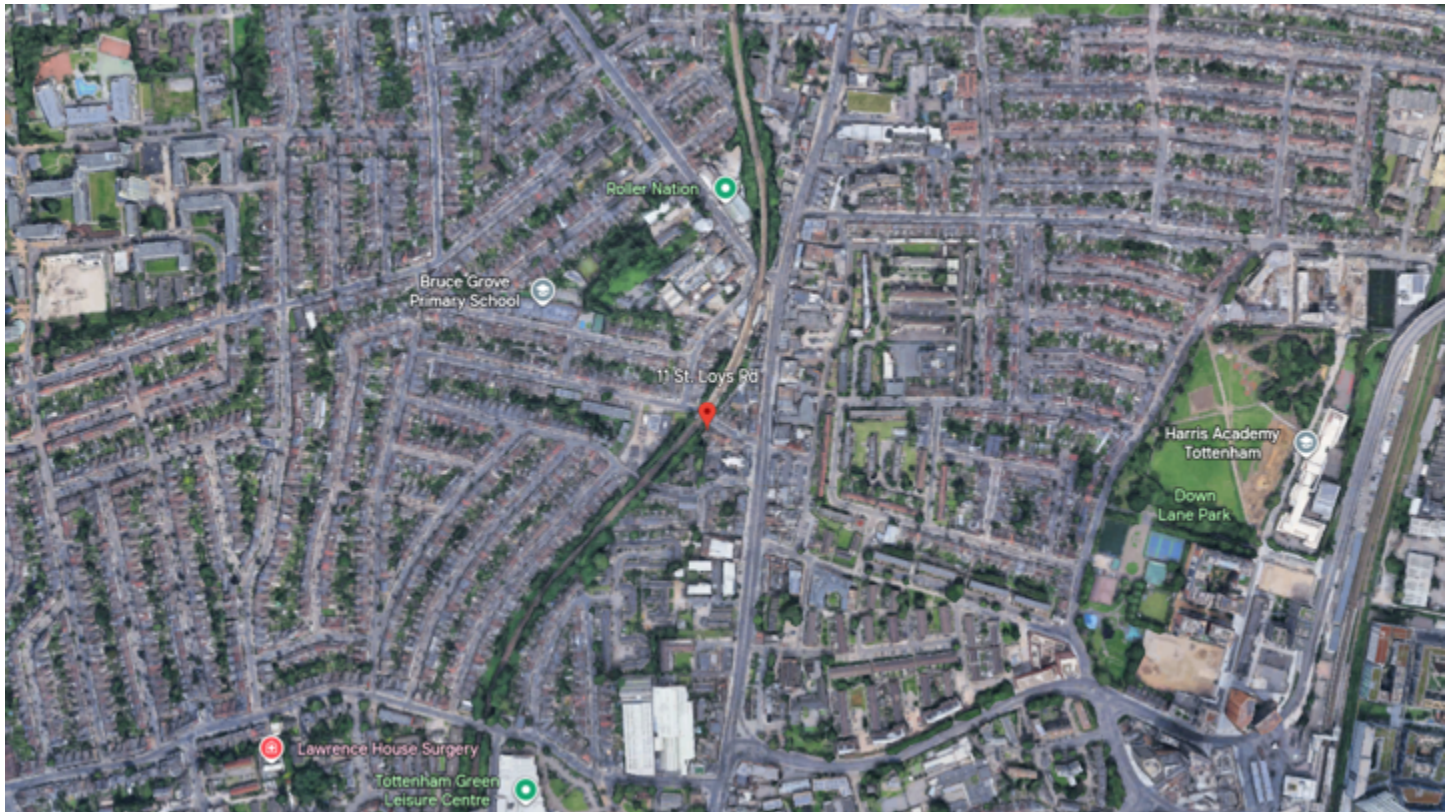
The property is situated at 11 St. Loy's Road within the Tottenham area of the London Borough of Haringey.

12235 – 11 ST. LOY'S ROAD

D&A/HERITAGE/PLANNING STATEMENT

St. Loy's Road is a well-established residential street characterised by traditional terraced housing of a similar scale and appearance. The property benefits from close proximity to local amenities including shops, cafés, schools and community facilities located along West Green Road and Tottenham High Road. Public open space is available nearby at Downhills 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 Underground and National Rail services providing convenient connections throughout Haringey and Central London.



Google Earth Satellite Image

3.2 Building Description

The application property comprises an end-of-terrace, double-fronted, two-storey dwelling which has been converted into three self-contained residential apartments.

The principal elevation is constructed in traditional brickwork and incorporates a projecting ground floor bay window topped with a hipped tiled roof. The front elevation also contains two sets of traditional timber vertical sliding sash windows positioned within decorative white stucco surrounds which extend around both the window openings and principal entrance doorway.

The existing main entrance door comprises a traditional timber entrance door incorporating four solid timber panels beneath a fixed single-glazed fanlight.

The principal roof is formed as a pitched roof which rises to a central flat section before descending towards the rear elevation in a mansard-style arrangement. The roof is finished with Redland 49 concrete roof tiles.

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

The property benefits from a small enclosed front garden and a private rear garden. Access to the upper floor apartment is also provided via an external staircase located within the rear garden.



Front Elevation (North East)

3.3 Existing features subject to proposals

3.3.2 Existing Door (with Photos)

The existing main entrance is recessed within the façade and features a timber door with no glazing, with a single-glazed fixed fanlight.

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.



Front Elevation Main Entrance Door



Front Elevation Main Entrance Door

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Black	No glazing four solid timber panels	Single glazed obscured fixed fanlight

4.0 Design Proposals

4.1 Proposed Door

The existing main entrance timber 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 main entrance door to the property with new high-quality double-glazed composite door and fixed fanlight, 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 Entrance Door (ground floor)	Composite	TBC	Two double-glazed obscured panes over four solid panels	Double glazed fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 11 St. Loy's 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 an end of terrace dwelling subdivided into three 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 main entrance door, with a new updated double-glazed composite door with fixed fanlight over 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 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 St. Loy's Road and surrounding residential streets.

As the proposal relates solely to the replacement of the existing entrance door, with no alteration to the use or occupancy of the property, there will be no increase in parking demand and no impact upon existing parking arrangements.

7.2 Transport

The property benefits from good public transport accessibility. Nearby transport connections include Turnpike Lane Underground Station and Seven Sisters Station, together with numerous local bus routes operating along West Green Road and Tottenham High Road.

As the proposal is limited to the replacement of the existing 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 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 end of terrace house, subdivided into three 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 end of terrace house, subdivided into three self-contained apartments, consisting of two storeys, which we are only proposing to replace the 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 end of terrace house, subdivided into three self-contained apartments, consisting of two storeys, which we are only proposing to replace the 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 end of terrace house, subdivided into three self-contained apartments, consisting of two storeys, which we are only proposing to replace the 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 end of terrace house, subdivided into three self-contained apartments, consisting of two storeys, which we are only proposing to replace the door. This item is not relevant the application.

11.0 Summary

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