

HAMPSTEAD
CHARTERED SURVEYORS
& BUILDING CONSULTANCY

DESIGN AND ACCESS STATEMENT

Flat 10, The Gables, Fortis Green, London N10 3EA

In support of an application for Listed Building Consent — internal refurbishment and services modernisation

Property	Flat 10, The Gables, Fortis Green, London N10 3EA
Listing	Grade II — National Heritage List for England entry 1390723 (listed 11 September 2003)
Conservation area	Fortis Green Conservation Area (designated 1 March 1974)
Local Planning Authority	London Borough of Haringey
Applicant	Mr Peter Mallet
Prepared by	Hampstead Chartered Surveyors & Building Consultancy
Author	Savas Bulduk MRICS
Our reference	26.003
Date	July 2026
Status	ISSUE
To be read with	The Heritage Impact Statement and application drawings 103/A-100-01 to 05.



1.0 The site

- 1.1.1** Flat 10 is one of the flats within The Gables, a Grade II listed Edwardian mansion block of 1907 by W.J. and William Collins in Fortis Green, on the western edge of Muswell Hill, in the London Borough of Haringey. The building lies within the Fortis Green Conservation Area (designated 1 March 1974).
- 1.1.2** The proposed works are wholly internal and are described in detail in the accompanying Heritage Impact Statement, which should be read alongside this Statement and the application drawings.
- 1.1.3** There are no external works proposed and no change to the external appearance of the listed building.

2.0 Planning statement

- 2.1.1** So far as we are aware there is no relevant planning or Listed Building Consent history specific to Flat 10. This should be confirmed against the Haringey planning register and the applicant's solicitor's search prior to submission.
- 2.1.2** A number of Listed Building Consent applications have been determined in respect of other flats within, and the external fabric of, The Gables. These are directly relevant, as they establish the Local Planning Authority's consistent and conservation-led approach to refurbishment within the building:

Reference	Flat / part	Description (summary)	Outcome
HGY/2024/1808	Flat 5	Internal LBC works: reinstate stained glass to entrance door; repair skirtings and cornices; strip out lino/carpet and lay acoustic underlay over existing floorboards with new engineered boards over; repair window frames and renew secondary glazing; remove modern doors and fit new panelled doors of traditional design; renew fanlights; new kitchen; enlarge cupboard for boiler, washing machine and water softener; form shower within cupboard; remove redundant services, rewire and new radiators.	Approved with conditions
HGY/2011/0472	Flat 18	LBC for structural reinforcement, removal of a plaster stud partition, restoration/replacement of cornices to original design, opening of a sealed fireplace for a new boiler with flue lining through the chimney, removal of the timber floor with acoustic insulation and underfloor heating and new solid Douglas fir flooring, and restoration of skirtings and cornices.	Approved with conditions
HGY/2011/0539 & 0540	Flat 18	Replacement of single-glazed windows with conservation-grade double-glazed hardwood units replicating the profile and detail of the existing; restoration of the entrance door and stained glazing.	Approved with conditions
HGY/2023/3027	Flat 4	LBC for replacement windows (carefully detailed sympathetic replacement where retention of original fabric was not viable). Decided 20 December 2023.	Approved with conditions
HGY/2021/2770	The Gables	External decoration and repair, including replacement of missing roof tiles, renewal of defective valleys, flashings and rainwater goods, and timber repairs on a like-for-like basis.	Approved with conditions
HGY/2009/2006	Flat 15	LBC for a new beam and rebuilding of an existing stud partition.	Approved with conditions

Relevant policy

2.2.1 The application falls to be determined having regard to the following principal policy framework:

- **Planning (Listed Buildings and Conservation Areas) Act 1990** — in particular section 16(2) (special regard to the desirability of preserving the listed building and its features of special interest).
- **National Planning Policy Framework (December 2024)** — Chapter 16, Conserving and enhancing the historic environment.
- **The London Plan (2021)** — Policy HC1 (Heritage conservation and growth).
- **Haringey Local Plan: Strategic Policies (2017)** — Policy SP11 (Design) and Policy SP12 (Conservation).
- **Haringey Development Management DPD (2017)** — Policy DM1 (Delivering High Quality Design), Policy DM9 (Management of the Historic Environment) and Policy DM12 (Housing Design and Quality).

2.2.2 A new Haringey Local Plan is in preparation (Regulation 18 draft consulted in late 2025); until it is adopted the 2017 development plan remains the operative policy framework.

2.2.3 The National Planning Policy Framework requires great weight to be given to the conservation of designated heritage assets and any harm to be weighed against the public benefits of a proposal. As set out in the Heritage Impact Statement, the proposals are a repair-led, reversible scheme which preserves — and in several respects enhances — the significance of the listed building, delivering benefits that secure its optimum viable use, improve its condition and sustainability, and support its long-term retention within the Conservation Area.

3.0 Access statement

3.1.1 There is no change to the means of access to, or the circulation within, the flat. The works are internal only and do not alter the communal entrance, stair or shared parts of the building, and do not affect access to the listed building for any user.

3.1.2 Any existing service or loft access retained within the flat is maintained; where a hatch or access panel is renewed, this is carried out within the existing opening.