

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**90 FAIRVIEW ROAD
HARINGEY
LONDON
N15 6TP**

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 90 Fairview Road, Haringey, London N15 6TP.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application property is situated at 90 Fairview 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 Listed nor Locally Listed. Consequently, there are no designated heritage assets or statutory heritage constraints affecting the site.

The surrounding area is characterised by traditional late Victorian and Edwardian terraced housing displaying a consistent residential character. The prevailing streetscape is defined by traditional brick façades, pitched roofs, projecting bay windows and timber sliding sash windows, creating a cohesive and established architectural setting.

The proposed works have been carefully designed to preserve the character and appearance of the property whilst providing improved security, thermal efficiency and long-term durability. As the works are limited in scope and do not alter the scale, form or architectural character of the building, they are not considered to have any adverse impact upon the appearance of the surrounding streetscape.



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 application property is located on Fairview Road within a well-established residential area of the London Borough of Haringey. The surrounding neighbourhood is predominantly characterised by traditional Victorian and Edwardian terraced

12235 – 90 FAIRVIEW ROAD

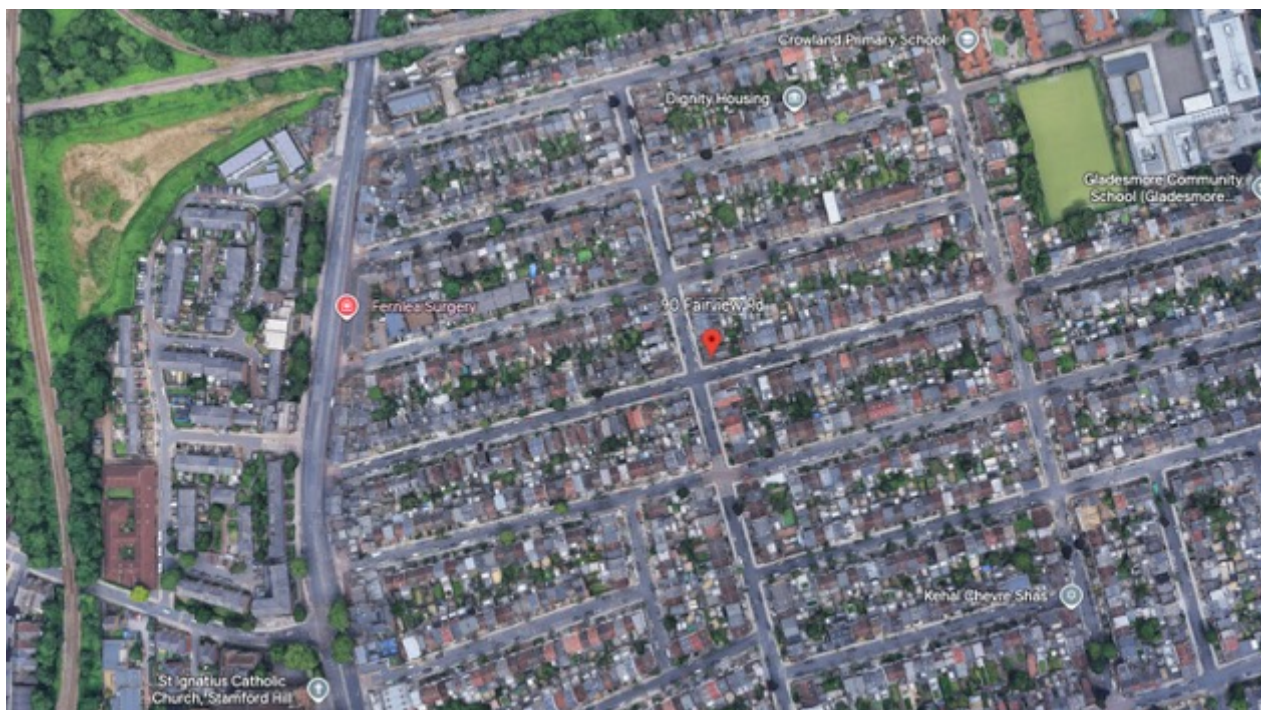
D&A/HERITAGE/PLANNING STATEMENT

housing together with local amenities, schools and community facilities, creating an attractive and sustainable residential environment.

The property benefits from convenient access to a wide range of local amenities. Nearby shopping facilities, cafés, restaurants and everyday services are located along West Green Road, Philip Lane and Seven Sisters Road, whilst a wider range of retail, leisure and commercial facilities can be found at Wood Green Town Centre and Tottenham Hale. The area is also served by local primary and secondary schools, healthcare facilities and community services. Nearby public open spaces include Downhills Park, Lordship Recreation Ground and Chestnuts Park, providing recreational and sporting facilities for local residents.

The site benefits from excellent public transport accessibility. Seven Sisters Underground and London Overground Station, Turnpike Lane Underground Station and Bruce Grove Railway Station are all located within convenient travelling distance, providing regular Underground, Overground and National Rail services to Central London and surrounding destinations. Numerous Transport for London bus routes also operate throughout the area, offering convenient connections across Haringey and neighbouring London boroughs.

Overall, the application site occupies a sustainable urban location with excellent access to public transport, local amenities and community infrastructure.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a traditional end of terrace two-storey residential building which has been converted to provide two self-contained apartments.

The building is constructed of traditional brickwork beneath a pitched and hipped roof and is characteristic of the late Victorian residential development found throughout the surrounding area. The principal elevation is distinguished by a ground floor projecting bay window surmounted by a hipped roof, forming a prominent architectural feature and contributing to the rhythm and character of the terrace.

To the rear, the property incorporates a two-storey lean-to addition beneath a pitched roof aligned with the adjoining property, reflecting the established pattern of development within the terrace.

The existing fenestration comprises traditional timber single-glazed vertical sliding sash windows to the principal elevation, with a mixture of timber sliding sash and timber casement windows to the rear elevations. The principal entrance is currently served by a timber entrance door, which has deteriorated over time and is the subject of this application for replacement. The property is set back from Fairview Road behind a small enclosed front garden and benefits from a private rear garden, providing external amenity space for the residents.



Front Elevation (South West)

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 six single-glazed obscured panes over three solid panels, 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

The door above is summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Blue	Six single-glazed obscured panes over three solid 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 windows proposed to be installed:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Composite	TBC	One double glazed obscured arched pane over four solid panels	Double glazed fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 90 Fairview 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 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 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 proposed works will provide a number of social and economic benefits. 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 application property does not benefit from dedicated off-street parking and relies upon existing on-street parking provision available along Fairview Road and the surrounding residential streets. Parking within the area is managed by the London Borough of Haringey through existing controlled parking arrangements.

The proposed development relates solely to the replacement of the existing principal entrance door and will not result in any increase in the size, use or occupancy of the property. Consequently, the proposals will not generate additional parking demand or have any adverse impact upon the existing parking provision within the surrounding area.

7.2 Transport

The application site occupies a sustainable residential location with excellent access to public transport and local services. The property is conveniently located within easy reach of Seven Sisters Underground and London Overground Station, Turnpike Lane Underground Station and Bruce Grove Railway Station, providing Underground, London Overground and National Rail services to Central London and surrounding destinations.

The surrounding area is also well served by numerous Transport for London bus routes operating along West Green Road, Philip Lane and Seven Sisters Road, providing frequent services throughout Haringey and neighbouring London boroughs.

As the proposals comprise only the replacement of the existing principal entrance door, there will be no increase in vehicle movements, trip generation or demand on the local transport network. Accordingly, the development is not expected to have any adverse impact upon the operation of the surrounding highway or public transport infrastructure.

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 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 end of terrace house, subdivided into two 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 two 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 two 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 two 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

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.