

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**1, 3 & 5 AVENUE ROAD
HARINGEY
LONDON
N15 5JG**

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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	13/11/2025	-
P2	TS	DM	18/11/2025	Client Feedback
P3	TS	DM	16/06/2026	Proposals changed to include repair of existing windows and secondary glazing installation added
P4	TS	DM	14/08/2026	Proposals changed to include repair of existing doors not replacement and secondary glazing installation removed

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 1, 3 & 5 Avenue Road, including the repair and refurbishment of the existing timber windows, repair and refurbishment of the existing timber entrance and rear doors, replacement of the roof coverings with natural Welsh slate, together with external cyclical repairs and redecoration works.

1.1 Conservation and Heritage

The properties are Grade II listed buildings and are located within the St Anns Conservation Area, according to the London Borough of Haringey's Councils interactive conservation area map and Historic England's Official Listings, as indicated by the markers on the maps below.

The conservation and heritage objective for the buildings is to protect their historic fabric and form, ensuring the retention of original external features and the coherence of the terrace. Any necessary adaptations, such as internal modernisation or service upgrades, will be carried out sensitively, avoiding the unnecessary loss of historic material and ensuring that works are reversible wherever possible.

Listing

1, 3, 5 Avenue Road Haringey, London, N15 5JG forms part of a Grade II listed Model Cottages, formally designated on 10th May 1974 under List Entry Number 1079253 as "Numbers 1 – 5, Avenue Road N15 (East Side) Tottenham Nos 1 to 5 (odd)".

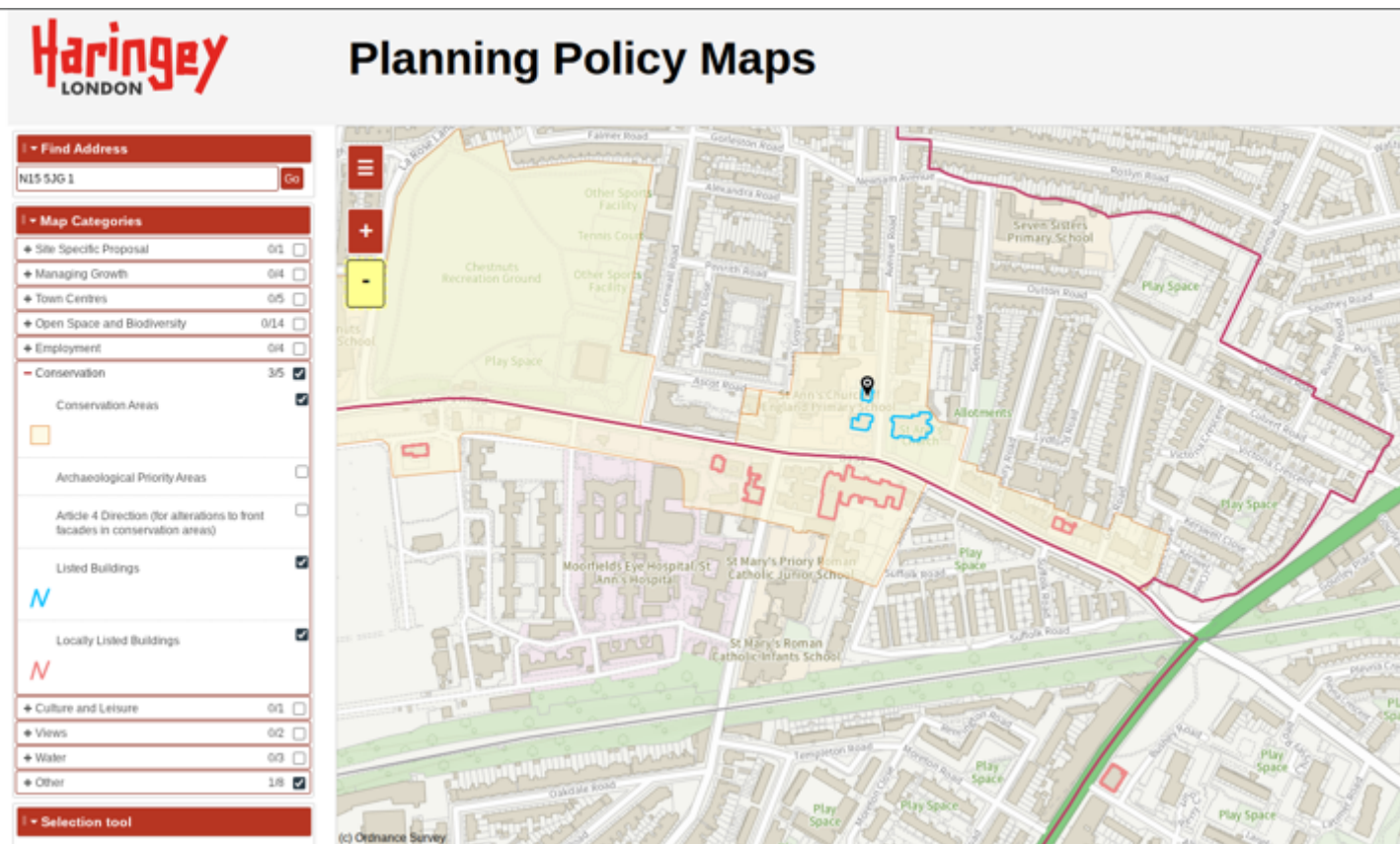
As the properties are Grade II listed, all works that affect its external appearance or internal features of special interest require Listed Building Consent, with the protections extending to St Ann's Church School and Nos 1 to 5 (odd) which form a group with Church of St Ann and its walls, St Ann's Road. Maintenance and repairs will employ appropriate traditional materials and craftsmanship in line with the Planning (Listed Buildings and Conservation Areas) Act 1990.

The terrace is of special architectural and historic interest, recognised for its coherent design, group value, and contribution to the historic character of Haringey. Typical features of significance are Model Cottages; 1858 legend carved on large stones in south gable. Row of three, each two storeys, two windows. Stock brick with red brick dressings. High pitched slated roof has eaves broken by six tall narrow gables above first floor windows. Sash windows with glazing bars. Gabled porches in centre and on returns have doors in Tudor arches and high relief Tudor portraits in panels above. Included for group value and curiosity value.

No.'s 1, 3, 5 Avenue Road are an integral part of a significant streetscape whose architectural integrity, visual harmony, and material quality will be safeguarded. Any intervention will be minimal, sensitive, and will preserve and improve upon existing architectural features, using high quality, sympathetic materials that respect the scale and appearance of the surrounding terrace. In this context, the upgrades will not only be in keeping with the character of the Grade II Listed Buildings, but will serve as an asset, supporting the ongoing stewardship and visual coherence of No.'s 1, 3, 5 Avenue Road, fully respectful of the statutory protection in place, ensuring the buildings continue to contribute to the historic environment of Haringey.

11085 – 1, 3 & 5 AVENUE ROAD

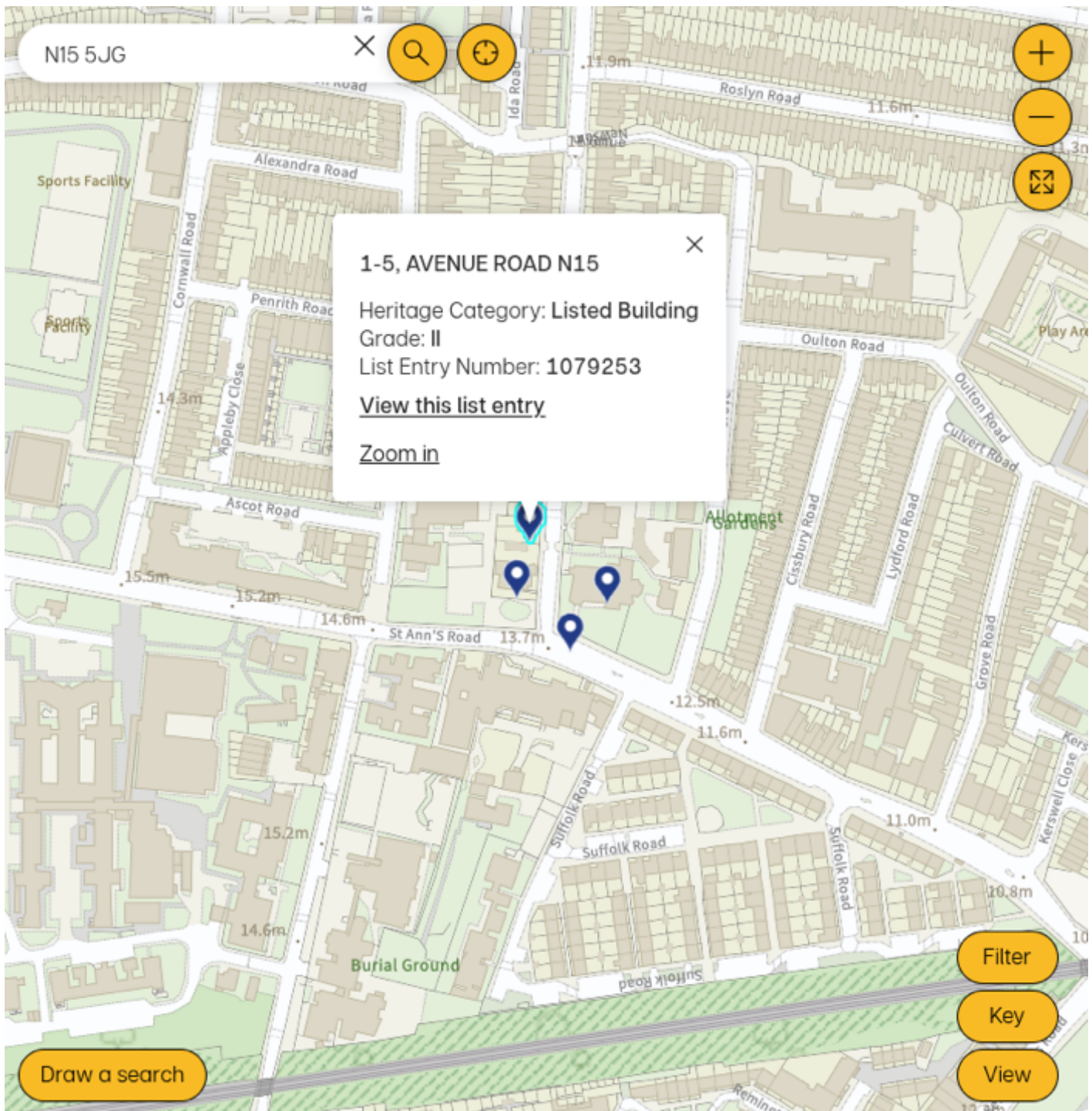
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London Borough of Haringey's Councils Interactive Conservation Area Map

11085 – 1, 3 & 5 AVENUE ROAD

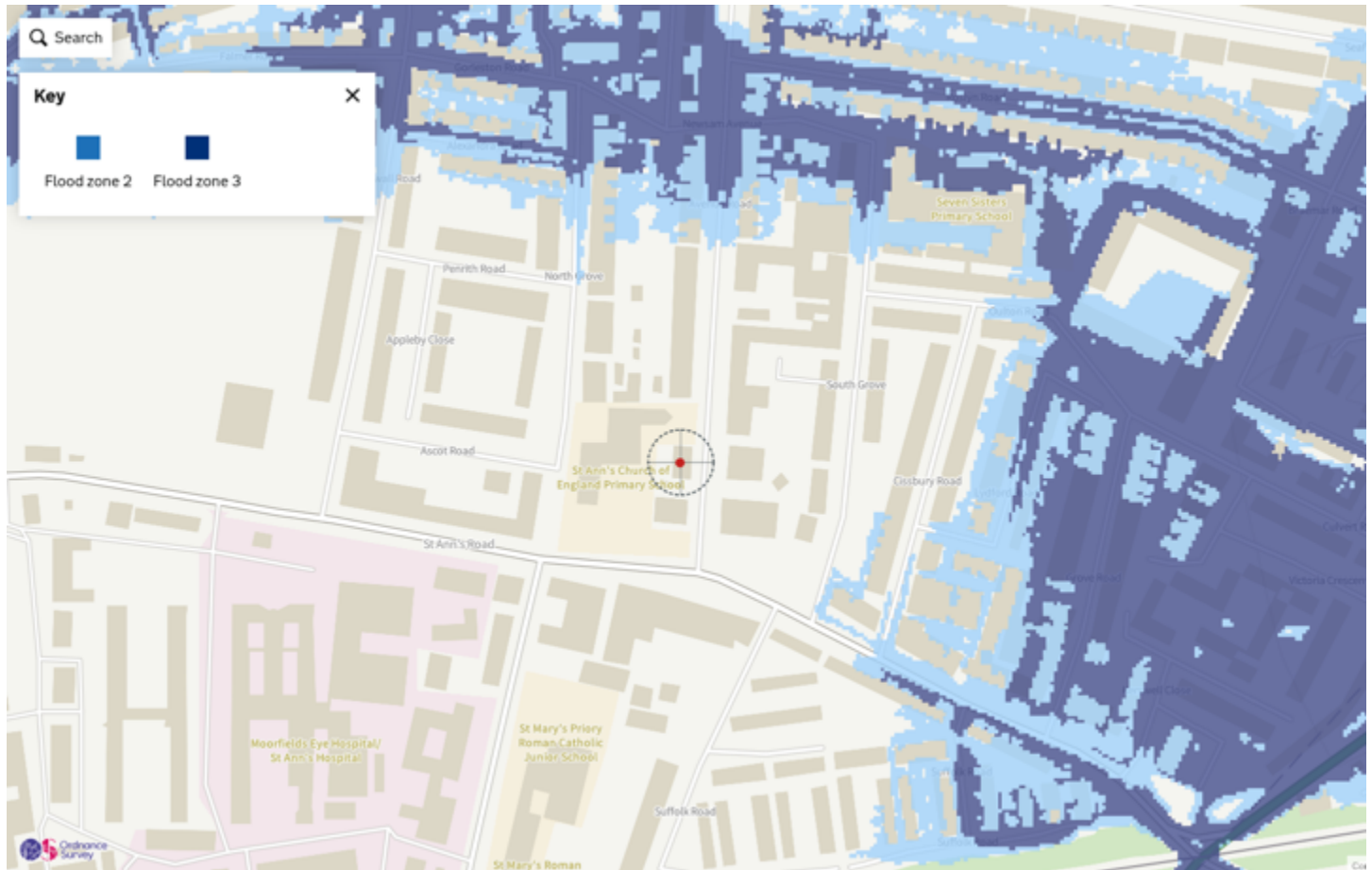
D&A/HERITAGE/PLANNING STATEMENT



Historic England's Interactive Listings Map

1.2 Flood Risk Assessment

The properties have been identified as being located in flood zone 1, as indicated by the marker. 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 for Planning

2.0 Existing Building

2.1 Location

As indicated by the red marker in the satellite image below, Nos. 1,3 & 5 Avenue Road are situated on the east side of Avenue Road within the St Ann's area of Tottenham, part of the London Borough of Haringey. The terrace sits close to St Ann's Church, St Ann's Hospital, and the St Ann's Conservation Area core. The locality is predominantly residential, with a mixture of period housing and later infill development, bounded by St Ann's Road to the west and Haringey Green Lanes to the east.

Nearby public amenities include Chestnuts Park, Seven Sisters Underground Station, and West Green Road Local Centre, all within easy walking distance. The terrace forms a prominent feature within the streetscape due to its decorative gables and matching roofline, which define the character of the immediate surroundings.



Google Earth Satellite Image

2.2 Building Description

Nos. 1, 3 & 5 Avenue Road comprises a block of three attached two-storey houses, built circa 1858 as 'Model Cottages'. The properties have pitched and gabled slate roofs and shared brick chimneys. The front elevation is constructed in stock brick with red-brick dressings and includes six narrow gables that punctuate the eaves above the first floor windows.

Architectural features include timber sash windows with glazing bars, Apex/Tudor-arched timber entrance doors, and decorative relief portrait panels over the porches. Rear elevations are more modest, featuring timber sash and casement windows and timber single glazed rear doors with solid tongue and groove lower panels.

Each dwelling has a small enclosed front garden and private rear garden area. The overall architectural style and detailing remain consistent across the group, forming a unified and highly distinctive terrace.



Nos. 1, 3 & 5 Avenue Road Front Elevation (East)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to all elevations consist of timber single glazed sash with Georgian bars.



Front Elevation Ground Floor Window (East)



Front Elevation First Floor Window (East)



Rear Elevation Ground Floor Window (West)



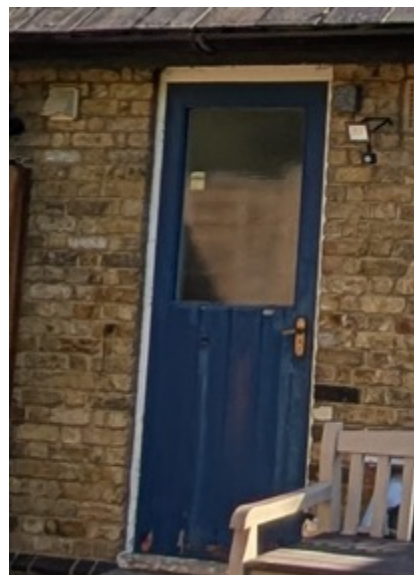
Rear Elevation First Floor Window (West)

3.3.2 Existing Doors (with Photos)

The existing three main entrances to the cottages consist of timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel. The existing rear exit doors to the three cottages consist of timber with a single glazed pane over a solid tongue and groove panel.



Main Entrance Door (East)



Rear Exit Door (West)

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
No.1/1a Main Entrance Door (ground floor)	Timber	Blue	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	N/A
No. 2 Main Entrance Door (ground floor)	Timber	Black	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	N/A
No.3 Main Entrance Door (ground floor)	Timber	White	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	N/A
No.1/1a Rear Exit Door (ground floor)	Timber	Blue	Timber with a single glazed pane over a solid tongue and groove panel	N/A
No. 2 Rear Exit Door (ground floor)	Timber	Black	Timber with a single glazed pane over a solid tongue and groove panel	N/A
No. 3 Rear Exit Door (ground floor)	Timber	Black	Timber with a single glazed pane over a solid tongue and groove panel	N/A

3.3.3 Existing External Repairs/Decorations

In addition to the repair of the existing windows and doors, the proposed works include a programme of external cyclical repairs and redecorations to preserve the historic fabric of the Grade II Listed buildings. These works include localised repairs to masonry and mortar where required, preparation and redecoration of previously painted external elements, together with roof renewal works described below.

The external painted architectural elements of Nos. 1, 3 & 5 Avenue Road, including the timber windows, entrance doors, fascias, bargeboards, soffits, rainwater goods and other previously painted joinery, are currently finished in painted coatings which have deteriorated over time through weathering and general ageing.

Localised deterioration is also evident to areas of brickwork, mortar joints and associated external fabric consistent with buildings of this age. The cyclical maintenance programme therefore includes external repair works where required together with the preparation and redecoration of all previously painted external elements in order to preserve the condition, appearance and longevity of the Grade II Listed buildings.

3.3.4 Existing Roofs (with Photos)

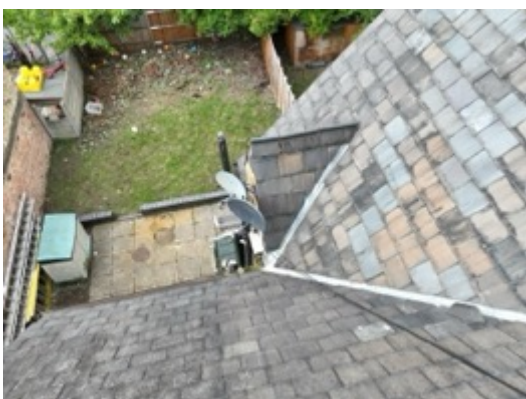
The existing roof coverings of the three cottages comprise steeply pitched natural slate, characterised by eaves that are punctuated with six tall, narrow gables positioned above the first-floor windows.



Existing Roof Plan View



Existing Roof Plan View



Existing Roof Valley



Existing Roof Gables



Existing Roof Chimney's



Existing Rear Lean-to Roof

4.0 Design Proposals

4.1 Proposed Windows

The existing timber single-glazed windows are proposed to be retained in situ and repaired as necessary, recognising their contribution to the architectural and historic character of the building. The scope of works will include the careful refurbishment of the existing window frames and sashes, overhaul or replacement of ironmongery and associated operational components where required, together with any localised repairs to the surrounding masonry and window reveals arising from the works.

This sensitive approach allows the original historic fabric to be preserved whilst delivering improvements in energy efficiency, reducing heat loss and condensation, and extending the long-term serviceable life of the existing windows.

4.2 Proposed Door Repair/Refurbishment

The main entrance doors and rear exit doors are to be repaired and refurbished as part of this application as indicated below, as shown on drawings submitted.

Proposed Doors:	Material	Colour	Door Glazing	Repair/Refurbish
No.1/1a Main Entrance Door (ground floor)	Timber	Blue	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	Yes
No. 2 Main Entrance Door (ground floor)	Timber	Black	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	Yes
No.3 Main Entrance Door (ground floor)	Timber	White	Timber Apex/Tudor arched door with two single glazed panes over a solid tongue and groove panel	Yes
No.1/1a Rear Exit Door (ground floor)	Timber	Blue	Timber with a single glazed pane over a solid tongue and groove panel	Yes
No. 2 Rear Exit Door (ground floor)	Timber	Black	Timber with a single glazed pane over a solid tongue and groove panel	Yes
No. 3 Rear Exit Door (ground floor)	Timber	Black	Timber with a single glazed pane over a solid tongue and groove panel	Yes

4.3 Proposed Roof Replacement

Due to the condition of the existing natural slate roof tiles, the client plans to replace them with new natural Welsh slate tile across all three properties. This is a sensitive proposal for Grade II listed buildings and their heritage significance, which will be carefully considered throughout the works. The existing roof tiles will be removed and replaced with new high-quality natural Welsh slate tiles, selected to compliment the appearance, texture and design, in order to maintain the visual character of the building and the terrace.

The aim is to balance the buildings historic importance with the need to improve durability, thermal performance, and long-term weather proofing, while preserving the original roof designs and detailing. The existing tiles are deteriorating and pose a risk to the structure and durability of the properties. The replacement works will safeguard the building's integrity, retain its contribution to the conservation area, and ensure the roof tiles continue to complement the character of the listed terrace.

4.4 Proposed External Repairs/Redecorations

External cyclical repairs and redecoration works are proposed as part of the wider refurbishment programme. The works will comprise localised repairs to existing external building fabric where required prior to redecoration, including repairs to timber joinery, rainwater goods, masonry and other external architectural features where deterioration has occurred.

All previously painted surfaces will be prepared and redecorated on a like-for-like basis using appropriate breathable paint systems and colours to match the existing appearance. Defective sealants and minor areas of deteriorated pointing will be repaired where necessary, together with localised making good associated with the proposed works.

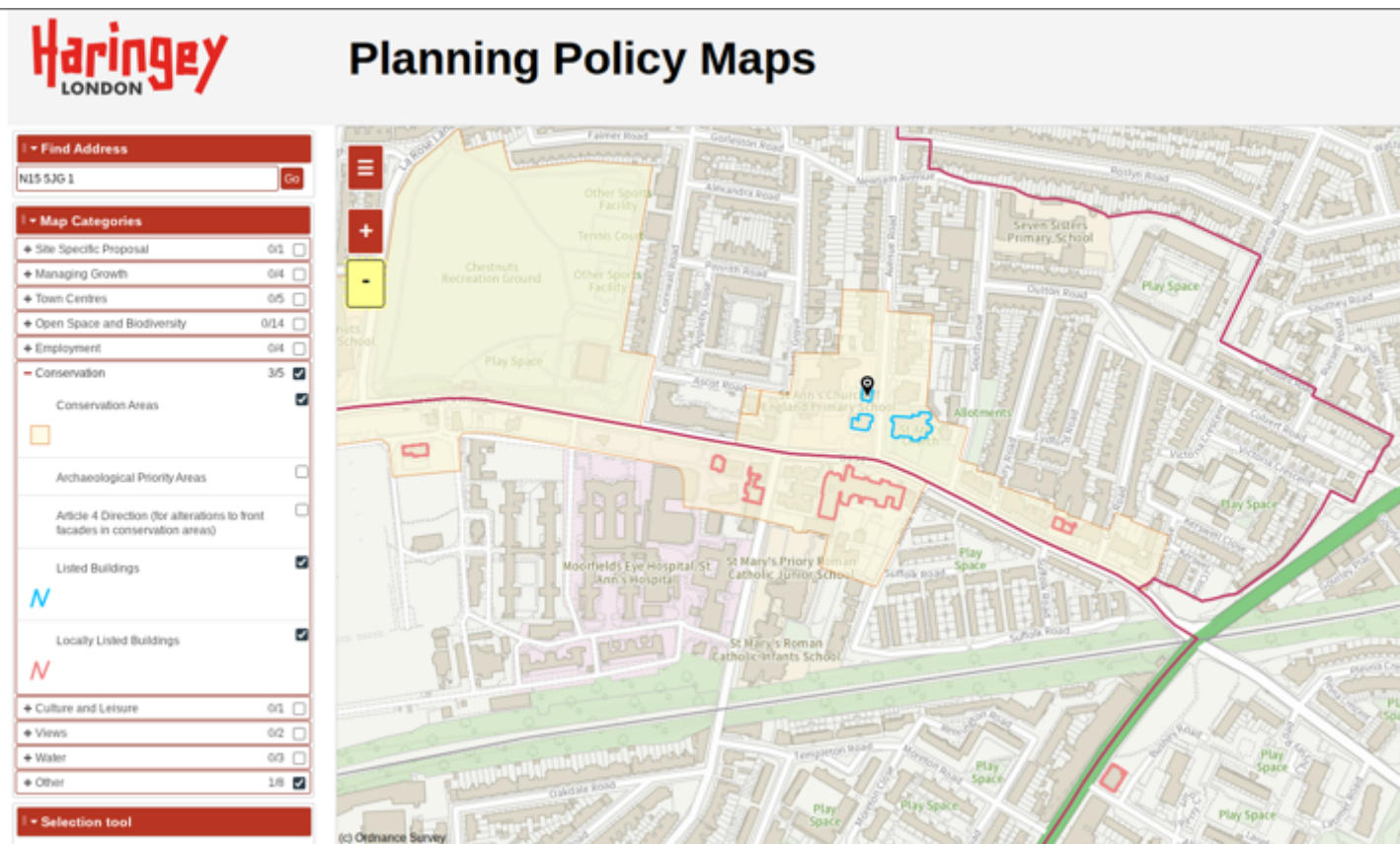
These works represent routine maintenance intended to preserve the historic fabric, improve durability and extend the service life of the building, whilst maintaining the existing architectural appearance and heritage significance of the Grade II listed terrace.

5.0 Heritage Statement

5.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within a Grade II Listed Building in connection with the repair of the existing timber windows, repair and refurbishment of the existing timber entrance and rear doors, replacement of the roof coverings with natural Welsh slate, together with external cyclical repairs and redecoration works installed as described above at 1, 3 & 5 Avenue Road, Haringey, London, N15 5JG. The proposed works form part of a comprehensive programme of works that are being carried out.

The properties, hereafter referred to as the site. The site is within The St Anns Conservation Area (shown again below)



London Borough of Haringey's Councils Interactive Conservation Area Map

The site is located within a designated conservation area, according to the London Borough of Haringey's Councils Interactive Conservation Area Map, as indicated by the marker on the image above. However, 1, 3, 5 Avenue Road Haringey, London, N15 5JG forms part of a Grade II listed Model Cottages, formally designated on 10th May 1974 under List Entry Number 1079253 as “Numbers 1 – 5, Avenue Road N15 (East Side) Tottenham Nos 1 to 5 (odd)”.

The site is an integral part of a significant streetscape whose architectural integrity, visual harmony, and material quality will be safeguarded. Any intervention will be minimal, sensitive, and preserve and improve upon existing architectural features, using high quality, sympathetic materials that respect the scale and appearance of the surrounding terraces. In this context, the upgrades will not only be in keeping with the character of the Grade II Listed Building, but will serve as an asset, supporting the ongoing stewardship and visual coherence of No's 1, 3, 5 Avenue Road, fully respectful of the statutory protection in place, ensuring the buildings continue to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Avenue Road, Haringey, London.

This Heritage Statement has been developed to provide sufficient information to allow the council to gain an informed understanding of the site in order to gauge the suitability of the proposals. It is considered that the special interest and Grade II Listed significance of the Site would not be harmed and that the alterations proposed would further reveal and reinforce the significance of this site and prolong the life of the building elements requiring maintenance.

5.2 Assessment of Significance

Location and Setting

The application site forms part of a Grade II listed terrace of three Model Cottages, formally designated on 10th May 1974 under List Entry Number 1079253 as “Numbers 1 – 5, Avenue Road N15 (East Side) Tottenham Nos 1 to 5 (odd)”. The Site is situated within the London Borough of Haringey, occupying a prominent position. The properties lie within the St Anns Conservation Area and form part of a terrace of three cottages that define the character of this road. The terrace is notable for its cohesive roofline, brick façades, and architectural rhythm, with No’s. 1, 3, 5 Avenue Road contributing positively to the streetscape and the wider heritage significance of the area.

Architectural Interest and External Features

The site forms part of a terrace of notable architectural and historic interest, exemplifying the distinctive character of the *Model Cottages* built in 1858, as recorded by the carved date stone on the south gable. The row comprises three two storey dwellings constructed in stock brick with red brick dressings, unified by a high pitched natural Welsh slate roof with eaves broken by six tall, narrow gables above the first floor windows. Featuring timber sash windows with glazing bars and gabled porches positioned centrally and on the return elevations, incorporating Tudor arched doors and high relief portrait panels above. The ornate detailing, fine craftsmanship, and carefully composed façade rhythm contribute significantly to the terrace’s architectural merit, while the distinctive gable arrangement and ornamentation establish a strong sense of local distinctiveness, reinforcing the group value of the terrace within the St Ann’s Conservation Area and making a meaningful contribution to its special historic and aesthetic character.

5.3 Proposals and Assessment of Impact

It is proposed that the existing original timber windows will be retained in situ and carefully repaired and refurbished to preserve the architectural and historic character of the cottages. The works will include the overhaul of the existing timber frames and sashes, together with the repair or replacement of ironmongery, sash cords and other operational components where necessary. Any associated localised repairs to the surrounding masonry, window reveals and internal finishes arising from the works will also be undertaken as required.

This sensitive approach will reduce heat loss, condensation and draughts without altering the external appearance of the listed terrace.

It is proposed that the existing deteriorated entrance and exit doors will be retained in situ and carefully repaired and refurbished to preserve the architectural and historic character of the cottages. The works will include the overhaul of the existing timber frames and glazing, together with the repair or replacement of ironmongery, sash cords and other operational components where necessary. Any associated localised repairs to the surrounding masonry, window reveals and internal finishes arising from the works will also be undertaken as required.

It is also proposed that the existing slate roof tiles be carefully removed and replaced with new high-quality natural Welsh slate tiles selected to complement the appearance, texture and material qualities of the original roof covering. The proposed repairs and refurbishment works have been developed to preserve the unified architectural character of the terrace as recognised within the statutory listing.

It is also proposed to undertake external cyclical repairs and redecoration works to the existing building fabric. These works comprise routine maintenance only and include localised repairs to timber joinery, masonry, rainwater goods and other external architectural features prior to redecoration using like-for-like materials, finishes and colours. The proposals will preserve the architectural integrity and historic significance of the Grade II listed buildings whilst ensuring their continued long-term maintenance.

The proposals seek to enhance the building's weatherproofing, durability, security and overall performance whilst preserving its special architectural and historic interest. The retention and repair and refurbish of the original windows, and doors and the replacement of the roof covering with natural Welsh slate, provide a balanced solution that respects the significance of the heritage asset while delivering improved longevity, energy efficiency and reduced maintenance requirements.

All existing historic features, including handles, letterboxes, locks and other surviving architectural details, will be carefully recorded, protected and reinstated where necessary to ensure that the original proportions and detailing are maintained. As such, the proposed works are considered to preserve the visual character and form of the listed buildings and their setting within the terrace, resulting in minimal impact upon their heritage significance whilst providing clear functional and environmental benefits.

5.4 Heritage Conclusion

Based on the above assessment, it is considered that the proposals have fully acknowledged the architectural and historic significance of Nos. 1, 3 & 5 Avenue Road. The repair and refurbishment of the existing windows and doors, replacement of the roof coverings with natural Welsh slate, together with the proposed external cyclical repairs and redecoration works, have been carefully designed to preserve the historic character of the listed buildings. The proposals represent routine conservation-led maintenance which will safeguard the long-term condition of the buildings while resulting in no harm to their heritage significance.

6.0 Site Constraints

6.1 Car Parking

There is no off street parking provision at the properties. Parking in the area is managed through on street Controlled Parking Zones (CPZs). The site's close proximity to local amenities and transport services reduces the need for private vehicle use.



Google Earth Street View, Avenue Road, Haringey.

6.2 Transport

The site benefits from excellent access to public transport. Seven Sisters Underground and Overground stations are within walking distance, offering connections via the Victoria Line and London Overground network. Local bus routes along St Ann's Road and West Green Road provide frequent services to central and north London destinations. The area also supports sustainable travel, with pedestrian-friendly streets and designated cycle routes nearby.

7.0 Refuse Strategy and Disposal

7.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

7.2 Waste

All refuse which arises from the proposed works will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

8.0 Sustainable Design and Construction Statement

Policy S1: Delivering Sustainable Design

The proposals included within this application are not relevant as the proposals relate to the roof only.

Policy S2: Sustainable Design and Construction

Not relevant to the application.

Policy S3: Sustainable Design Standards

Not relevant to the application.

Policy S4: Minimising greenhouse gas emissions

Not relevant to the application.

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.

9.0 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 properties are a block of three attached two-storey houses, 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 properties are a block of three attached two-storey houses, which we are only proposing to repair the windows and doors and replace the roofs. 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 properties are a block of three attached two-storey houses, which we are only proposing to repair the windows and doors and replace the roofs. The properties are two storeys and 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 properties are a block of three attached two-storey houses, which we are only proposing to repair the windows and doors and replace the roofs. The existing means of escape and evacuation strategy will remain the same. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information on access and equipment for firefighting (criteria 6).

The subject properties are a block of three attached two-storey houses, which we are only proposing to repair the windows and doors and replace the roofs. This item is not relevant the application.

10.0 Summary

This application includes the repair of the existing timber windows and doors, roof replacement works together with a programme of external cyclical repairs and redecorations designed to preserve the historic fabric, improve the condition and prolong the life of the Grade II Listed buildings. By retaining and repairing significant historic features wherever practicable and employing sympathetic materials and detailing throughout, the works will protect the long-term integrity of the buildings and are considered to result in a minimal and acceptable impact upon their heritage significance and setting.