

**DESIGN AND ACCESS/HERTIAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**1-8 ONYX COURT
PARK ROAD
LONDON
N11 2LQ**

Quality Control

PREPARATION	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	08/07/2026	-
P2	TS	DM	14/08/2026	Main entrance door and flag windows changed to steel

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D&A/HERITAGE/PLANNING STATEMENT

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 to 8 Onyx Court, Park Road, Haringey, London N11 2LQ.

2.0 Planning Restrictions

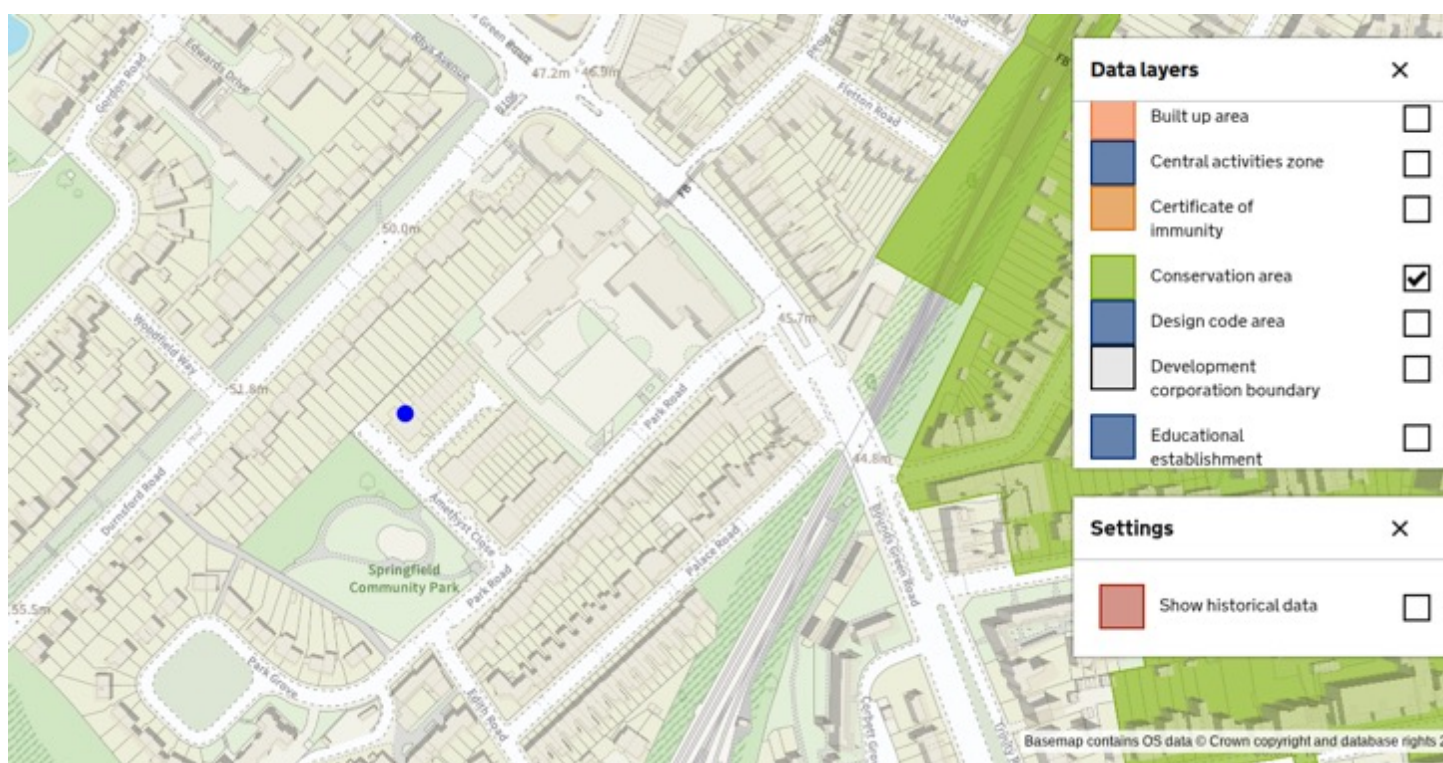
2.1 Conservation and Heritage

The application site is located at 1–8 Onyx Court, Park Road, London N11 2LQ, within the administrative area of the London Borough of Barnet.

The property is not Statutorily Listed, not Locally Listed, and does not lie within a designated Conservation Area. Accordingly, there are no heritage designations affecting the site that would restrict the principle of the proposed alterations.

The proposed works are limited to the replacement of existing windows and communal entrance doors. No alterations are proposed to the scale, form, footprint or overall architectural composition of the building.

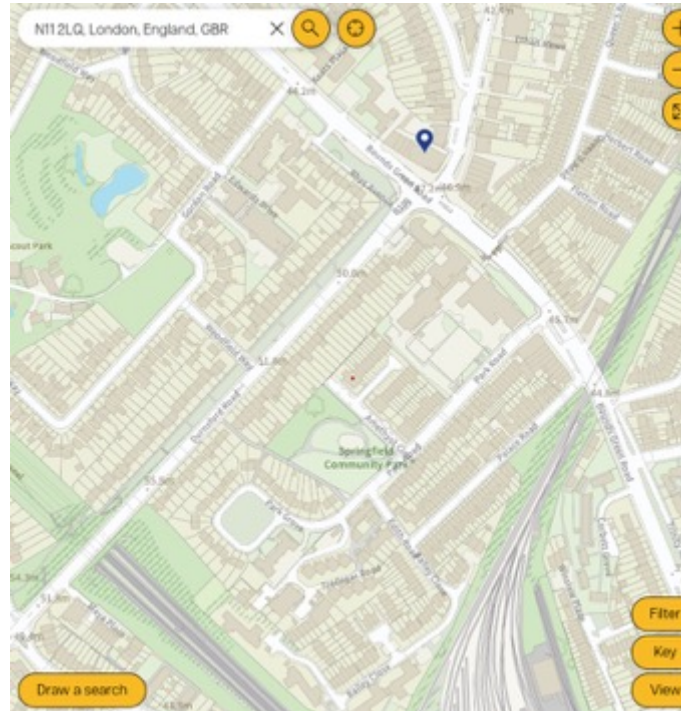
The proposals have been designed to preserve the established appearance of the building while improving its thermal performance, security and durability through the installation of modern, high-quality replacement windows and doors.



Data Planning GOV.UK interactive conservation area map

2.2 Listing

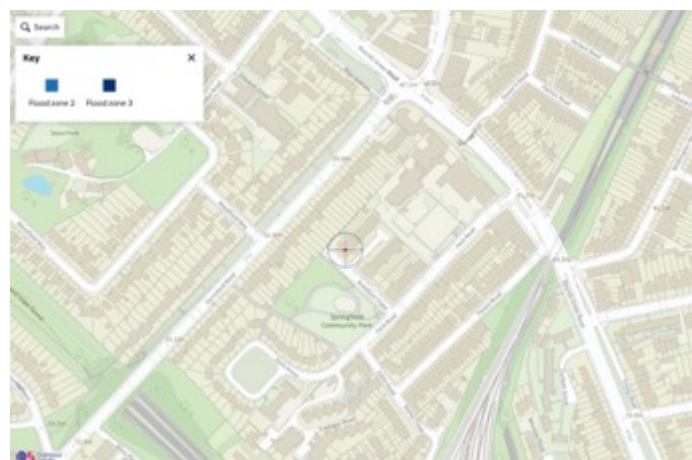
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 site is located at 1–8 Onyx Court, Park Road, London N11 2LQ, within the London Borough of Barnet. The property occupies an established residential position along Park Road, a predominantly residential street characterised by purpose-built apartment buildings and family housing set within mature landscaped surroundings.

The site benefits from a wide range of local amenities within easy walking distance. Retail facilities, cafés, restaurants and convenience shopping are available at both New Southgate and Friern Barnet, with larger shopping and leisure facilities located at North Finchley, Brent Cross and Muswell Hill.

The property is well served by public transport. New Southgate Railway Station is located approximately 700 metres to the south-west of the site, providing regular services into Central London and Hertfordshire. New Southgate railway station

Numerous Transport for London bus services operate within the immediate vicinity along Park Road, Friern Barnet Road and the surrounding road network, providing convenient connections to Arnos Grove, Wood Green, North Finchley, Enfield, Muswell Hill and surrounding districts. Arnos Grove station

The site also benefits from close proximity to a number of local open spaces and recreational facilities, including Friary Park, Bethune Park and New Southgate Recreation Ground, all of which contribute positively to the residential character of the area. Friary Park New Southgate Recreation Ground

Overall, the property occupies a sustainable and accessible location within an established residential neighbourhood, benefiting from excellent access to local services, public transport and community facilities.



Google Earth Satellite Image

3.2 Building Description

The application property comprises Onyx Court, a purpose-built residential apartment block containing eight self-contained flats arranged over four storeys. The building occupies an established residential plot within Park Road and is set back from the public highway behind landscaped communal grounds and pedestrian access pathways.

The building is of traditional construction and incorporates timber-framed windows and timber entrance doors throughout. The principal communal entrance is positioned on the front elevation and comprises a timber entrance door with glazed sidelights providing access to the communal hallway. Additional communal entrance and exit doors are located around the building to provide access to communal areas and means of emergency escape.

The existing windows comprise timber casement windows which have deteriorated through age and prolonged exposure to the elements. Similarly, the existing communal entrance doors display signs of weathering and general wear associated with their continued use. Whilst the building remains in a generally sound structural condition, the existing windows and doors have reached the end of their practical service life and no longer provide the level of thermal performance, weather resistance or security expected of modern residential accommodation.



Onyx Court (South West)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows throughout the property consist of timber casement windows, they are in poor condition, and perform very poorly thermally, losing a significant amount of heat.



Front Ground Floor Window



Front Ground Floor Corner Window



Front Third Floor Window



Front Second Floor Window



Side Ground Floor Windows

Rear First Floor window

3.3.2 Existing Doors (with Photos)

The existing front elevation main block entrance door consists of a timber door with six vertical double-glazed panes with a mid-rail and two opening flag windows arrangement. The existing entrance doors to flats 1 & 2 consist of two double-glazed viewing panes over four solid panels with a metal kick plate at the bottom. By virtue of their age and deterioration over many years, the existing doors are in poor condition, and performs very poorly from a thermal capacity, losing a significant amount of heat.



Front Main Entrance Door



Flat One Entrance Door



Flat Two Entrance Door

The doors above are summarised below:

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Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Block Main Entrance Door (ground floor)	Timber	White	Six double-glazed panes with a mid-rail	Two double-glazed opening flag windows arrangement
Side Entrance Door Flat One (ground floor)	Timber	Black	Two double-glazed viewing panes over four solid panels	N/A
Rear Entrance Door Flat Two (ground floor)	Timber	Black	Two double-glazed viewing panes over four solid panels	N/A

4.0 Design Proposals

4.1 Proposed Windows

The existing timber windows of 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 timber windows 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 Doors

The existing front elevation main block entrance door consists of a timber door with six vertical double-glazed panes with a mid-rail and two opening flag windows arrangement. The existing entrance doors to flats 1 & 2 consist of two double-glazed viewing panes over four solid panels with a metal kick plate at the bottom.

The doors 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 the existing doors with a new updated double-glazed steel portcullis door and flag window arrangement to match the existing main block entrance and new double-glazed composite doors to closely match the existing doors to flats one and two, in order to improve the overall condition, performance, comfort and security of the building.

Please see below summary regarding the doors proposed to be installed:

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Block Main Entrance Door (ground floor)	Steel	TBC	Six double-glazed panes with a mid-rail	Two double-glazed opening flag windows arrangement
Side Entrance Door Flat One (ground floor)	Composite	TBC	Two double-glazed viewing panes over four solid panels	N/A
Rear Entrance Door Flat Two (ground floor)	Composite	TBC	Two double-glazed viewing panes over four solid panels	N/A

5.0 Heritage Impact

5.1 Heritage Introduction

Although Onyx Court 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 Barnet. 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 Barnet's broader townscape, which remains largely intact and representative of the borough's historic growth. However, as the building is subdivided into eight self-contained apartments, it does not benefit from permitted development rights.

5.2 Heritage Impact

The property is a purpose-built block of eight apartments, situated outside any conservation area and not forming part of a designated heritage asset. As such, the proposed replacement of existing timber windows with new double-glazed uPVC windows, existing doors which include a new updated main block steel portcullis double-glazed entrance door and new double-glazed composite entrance doors to flats one and two, 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 through the replacement of the existing inefficient timber windows and doors with modern updated 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 application site benefits from existing residents parking and on-street parking provision within Park Road and the surrounding residential streets, which are managed by the London Borough of Barnet through established parking controls where applicable.

The proposals relate solely to the replacement of existing windows and communal entrance doors and do not result in an increase in the number of residential units or occupancy levels. Consequently, the development will not generate additional parking demand or place any additional pressure on the existing highway network.

7.2 Transport

The application site occupies a sustainable residential location with excellent access to public transport and local services.

Bounds Green London Underground Station (Piccadilly Line) and Bowes Park Railway Station are both located within convenient walking distance of the property, providing regular services into Central London and surrounding areas.

The site is also well served by numerous Transport for London bus routes operating along Park Road, Bounds Green Road and the surrounding highway network, providing convenient access to neighbouring town centres and wider public transport connections.

As the proposals comprise replacement works only, there will be no increase in traffic generation or demand on the local 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 windows and doors will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

9.0 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.