

**DESIGN AND ACCESS/HERITAGE
PLANNING STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**FLATS 1 TO 5 LIBRARY COURT
391 HIGH ROAD
HARINGEY
LONDON
N17 6QN**

Contents

1.0 Introduction	4
2.0 Planning Restrictions	4
2.1 Conservation and Heritage	4
2.2 Listing	4
2.3 Flood Risk Assessment	5
3.0 Existing Building	6
3.1 Location	6
3.2 Building Description	7
4.0 Existing features subject to proposals	8
4.1 Existing Windows (with Photos)	8
4.2 Existing Doors (with Photos)	13
5.0 Design Proposals	14
5.1 Proposed Window Replacement	14
5.2 Proposed Door Replacement	15
6.0 Heritage Statement	16
6.1 Heritage Introduction	16
6.2 Assessment of Significance	18
6.3 Proposals and Assessment of Impact	18
6.4 Heritage Conclusion	19
7.0 Site Constraints	19
7.1 Car Parking	19
7.2 Transport	19
8.0 Sustainable Design and Construction Statement	20
9.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12	21
10.0 Refuse Strategy and Disposal	22
10.1 Refuse Strategy	22
10.2 Waste	22
11.0 Summary	22

Quality Control

12235 – FLATS 1 TO 5 LIBRARY COURT

D&A/HERITAGE/PLANNING STATEMENT



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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	13/08/2026	-

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 Flats 1 to 5 Library Court, 391 High Road, Haringey, London N17 6QN.

2.0 Planning Restrictions

2.1 Conservation and Heritage

The application property, Library Court, 391 High Road, London N17 6QN, is located within the THRHC/Tottenham Green Conservation Area and forms part of the locally listed heritage asset comprising Nos. 389 and 391 High Road, formerly Tottenham Library, which was included on Haringey's Local Heritage List in 1997. The building is therefore considered to make a positive contribution to the historic character and appearance of the surrounding conservation area.

The former Tottenham Library is an important surviving historic building within the High Road, reflecting the civic and social development of Tottenham and contributing to the established townscape. Historic local sources describe the building as an example of late Victorian architecture which added grandeur to the High Road; following the construction of a replacement library, the building was converted to residential flats in approximately 1990 and became known as Library Court.



London Borough of Haringey's interactive conservation area map

2.2 Listing

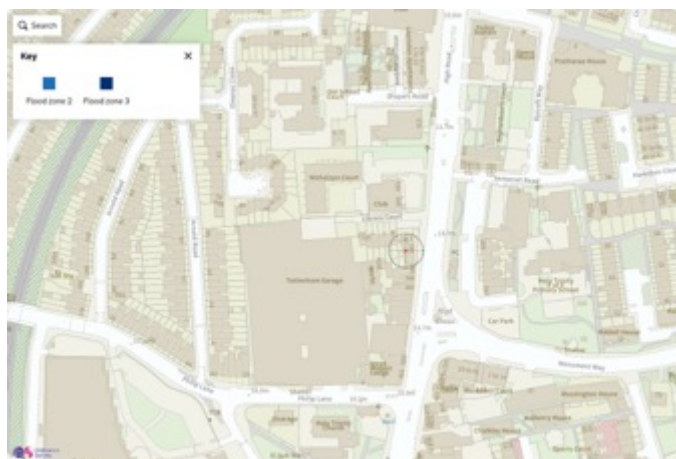
The building is not listed by statute, as indicated by the red marker on the following map, taken from Historic England's Website. The property has been identified as Locally Listed, from Haringey's Register of Local Listed Buildings of Merit List https://haringey.gov.uk/sites/default/files/register_of_local_listed_buildings_of_merit.pdf.



Historic England's Interactive Listings 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 for Planning

3.0 Existing Building

3.1 Location

The application property is situated at 391 High Road, within the established Tottenham Green area of the London Borough of Haringey. The property occupies a prominent position along the High Road within a mixed urban environment characterised by historic civic, commercial and residential buildings, and forms part of the historic townscape associated with Tottenham's development along the High Road. The building's former use as Tottenham Library contributes to the area's historic and community identity.

The property benefits from immediate access to a wide range of local amenities along the High Road, including shops, cafés, restaurants, convenience stores and other day-to-day services. The wider Tottenham town centre provides an extensive range of retail and commercial facilities, while local community and leisure provision includes Tottenham Green, the Tottenham Green Pools and Fitness facilities and other community services in the surrounding area. Local schools are also located within convenient walking distance, including Holy Trinity CofE Primary School, Welbourne Primary School and Bruce Grove Primary School.

The area is well served by public open space and recreational facilities, including Tottenham Green and Down Lane Recreation Ground, which provides sports and recreational opportunities within the wider neighbourhood. The location also benefits from its proximity to the established commercial and civic facilities of Tottenham High Road.

The property benefits from excellent public transport accessibility. Bruce Grove Railway Station is approximately 400–500 metres from the property, while Tottenham Hale and Seven Sisters stations are also within convenient travelling distance. Seven Sisters provides access to the London Underground Piccadilly Line and London Overground, while Tottenham Hale provides Underground and National Rail connections. Numerous bus services operate directly along the High Road, with bus stops located immediately close to the application property.



Google Earth Satellite Image

3.2 Building Description

The application property comprises the former Tottenham Library, a historic two-storey building which has subsequently been converted to provide five self-contained residential apartments known as Library Court. Local historical sources identify the building as an example of late Victorian architecture which contributed to the civic character and grandeur of Tottenham High Road. The building was converted to residential use following the construction of a replacement library and is now recognised as part of the locally listed Former Tottenham Library heritage asset comprising Nos. 389 and 391 High Road.

The building is of traditional construction and is characterised by a hipped and pitched slate-tiled roof, with two prominent gable roof extensions projecting from the principal elevation. These gabled elements incorporate faceted bay-type windows which are surmounted by decorative lead-lined roof coverings, together with stucco detailing to the outward-facing gable elevations. The combination of the pitched roofscape, gabled projections, faceted bays and decorative detailing provide the building with a distinctive architectural character and contribute significantly to its presence within the High Road streetscape.

The principal elevation incorporates traditional timber sliding sash windows at first-floor level, together with larger arched timber casement windows at ground-floor level. These windows form an important component of the building's historic appearance and reflect its former civic use. To the rear, the fenestration is of a simpler character and comprises a mixture of timber casement windows and arched French doors and a single rear exit door.

Access to the principal entrance is provided by a combination of a sloped wheelchair access route and steps, leading to the main double entrance doors, which are surmounted by an arched fixed fanlight, with a set of French doors to the gable end and a separate ground floor exit door is located to the rear. The property also benefits from small areas of landscaped garden space associated with the residential accommodation.



Front Elevation (East)



Rear Elevation (West)

4.0 Existing features subject to proposals

4.1 Existing Windows (with Photos)

The existing windows to the subject property to the front and side elevations consist of timber single-glazed sliding sash and timber single-glazed arched casement windows with glazing bars. The existing rear elevation windows consist of single-glazed timber casement windows.

By virtue of their age and condition, the existing windows are in poor condition, and perform poorly thermally, losing a significant amount of heat due to their age.



Front Ground Floor Window



Front Ground Floor Window



Front Ground Floor Window



Front First Floor Bay Window



Front First Floor Bay Window



Front First Floor Window



Front First Floor Window



Side Ground Floor Window



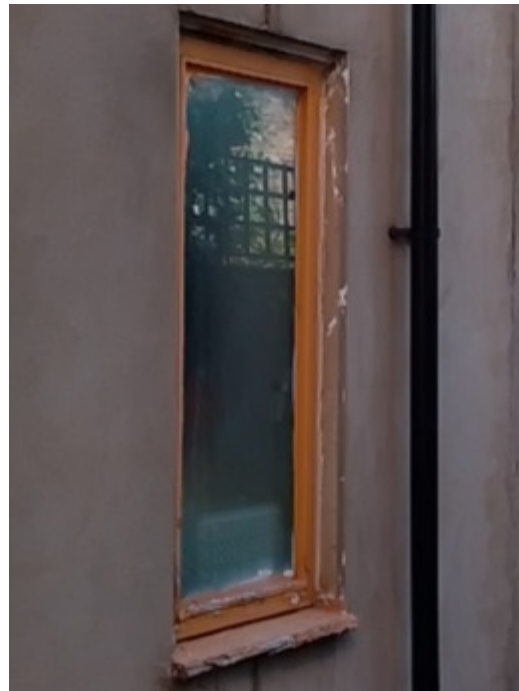
Side First Floor Window



Rear Side Ground Floor Window



Rear Side First Floor Window



Rear Ground Floor Window



Rear Ground Floor Window



Rear Ground Floor Window



Rear First Floor Window



Rear First Floor Window



Rear First Floor Window



Rear First Floor Window

4.2 Existing Doors (with Photos)

The existing side elevation French doors consist of single-glazed panes with glazing bars with an arched fixed fanlight. The existing rear exit door consists of a single-glazed pane over a solid panel with the same sidelight arrangement.

By virtue of their age and condition, the existing doors are in poor condition, and perform poorly thermally, losing a significant amount of heat due to their age.



Side French Doors



Rear Exit Door

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Side Exit French Doors (ground floor)	Timber	White	Single-glazed panes with glazing bars	Single-glazed fixed fanlight
Rear Exit Door (ground floor)	Timber	White	One single-glazed pane over a solid panel	One single-glazed pane over a solid panel sidelight

5.0 Design Proposals

5.1 Proposed Window Replacement

The existing timber windows throughout 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 windows throughout the property in order to improve the overall condition, performance, comfort and security of the building.

The proposals are that the existing timber windows to the front and side elevations be removed and replaced with new high-quality double-glazed slimline timber vertical sliding sash and casement windows to best match existing. The rear elevation existing timber windows are to be removed and replaced with new high-quality double-glazed uPVC casement windows.

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

Proposed Windows Details	
Frame Material (Front/Side):	Timber
Glazing Thickness (Front/Side):	14mm (Maximum)
Frame Material (Rear):	uPVC
Glazing Thickness (Rear):	28mm (Maximum)
Glazing Bars (Front):	Integral
Glazing Bars (Rear):	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
Stained Glass:	Remove

5.2 Proposed Door Replacement

The existing side elevation timber French doors and rear elevation timber exit door to the property have deteriorated over time and no longer adequately meet the needs of the residents. The doors and adjoining window arrangements 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 main entrance door to the property in order to improve the overall condition, performance, comfort and security of the building.

The proposals are that the existing French timber doors be removed and replaced with a new updated double-glazed timber French doors, to best match the existing. The existing rear exit door will be removed and replaced with new high-quality double-glazed uPVC door.

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

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Side Exit French Doors (ground floor)	Timber	White	Double-glazed panes with glazing bars	Double-glazed fixed fanlight
Rear Exit Door (ground floor)	uPVC	TBC	One double-glazed obscured pane over a solid panel	One double-glazed pane over a solid panel sidelight

6.0 Heritage Statement

6.1 Heritage Introduction

This report has been prepared by Potter Raper, in support of an application within the Tower Gardens Conservation Area in connection with replacement of the windows as described above at Flats 1 to 5 Library Court, 391 High Road, Haringey, London N17 6QN. The proposed works form part of a comprehensive programme of works that are being carried out.

The property, hereafter referred to as the site. The site is locally listed and within the THRHC/Tottenham Green Conservation Area (shown again below).



Haringey's Councils Interactive Conservation Area Map

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 THRHC/Tottenham Green Conservation Area and the local listing, but will serve as an asset, supporting the ongoing stewardship and visual coherence of Flats 1 to 5 Library Court, fully respectful of and ensuring the building continues to contribute to the historic environment of Haringey.



Google Maps 'Street View' of Library Court, 391 High Road, Haringey, London N17 6QN

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 THRHC/Tottenham Green Conservation Area and Local Listing significance of the property 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.

6.2 Assessment of Significance

Location and Setting

The property occupies a prominent position on the western side of Tottenham High Road, within the HRHC/Tottenham Green Conservation Area. The conservation area is notable for its mixture of historic buildings and institutional architecture arranged around Tottenham Green and along the High Road, with the open green providing an important sense of space within the otherwise dense urban environment.

The former library contributes to this setting through its distinctive architectural form and civic scale. Its position within the established High Road frontage, together with its relationship to surrounding historic buildings, means that the principal elevation is an important contributor to the public character and appearance of the conservation area.

The building's historic relationship with the surrounding civic and community buildings further reinforces its townscape value.

Architectural Interest and External Features

The building possesses a distinctive architectural composition which contributes to its local heritage significance. Of particular importance are the hipped and pitched slate roof forms, the two projecting gable roof extensions, the faceted bay-type windows and their decorative lead-lined roof elements, together with the stucco detailing associated with the gabled elevations.

The traditional fenestration is also an important component of the building's architectural character. The principal elevation incorporates timber sliding sash windows at first-floor level and larger arched timber casement windows at ground-floor level, creating a strong vertical and horizontal rhythm across the elevation. The decorative detailing surrounding the windows and gabled elements reinforces the civic and architectural character of the former library.

6.3 Proposals and Assessment of Impact

It is proposed that all existing deteriorated timber windows and existing side and rear elevation doors with adjoining window arrangements be removed and replaced.

The timber windows and French doors to the front and side elevation be removed and replaced with new high-quality double-glazed slimline timber vertical sliding and casements windows and French Doors to best match the existing.

The rear elevation windows and rear exit door are proposed to be replaced with new high-quality double-glazed uPVC casement windows and doors.

This proposal seeks to enhance the buildings' thermal efficiency and overall comfort while preserving its architectural character. The use of double glazing ensures that the appearance is retained without compromising on modern performance standards.

As such, the proposed works are considered to be sympathetic to the host building and its setting within Library Court. The proposed alterations are therefore deemed to have a negligible impact on the heritage value of the property, while offering clear environmental and functional benefits.

6.4 Heritage Conclusion

The proposals have been carefully designed to preserve the architectural character of the property and maintain its positive contribution to the HRHC/Tottenham Green Conservation Area and Local Listing. The retention of timber windows and door to the principal elevations ensures that the established appearance of the wider streetscape is preserved, whilst the rear elevation improvements will enhance thermal performance, energy efficiency and residential amenity.

The proposed development is therefore considered to preserve the character and appearance of both the host property and its Local Listing and the wider HRHC/Tottenham Green Conservation Area.

7.0 Site Constraints

7.1 Car Parking

The property does not benefit from dedicated off-street parking for all residents and relies upon on street parking provision within the surrounding residential streets and public parking facilities are also available within the wider locality, including Somerset Road Car Park and Stoneleigh Road Car Park A. which is typical of this area. Parking is generally managed through Controlled Parking Zones operated by the London Borough of Haringey.

As the proposed works relate solely to the removal and replacement of the timber windows and doors, the development will not result in any increase in parking demand.



Google Earth Street View, Library Court, 391 High Road, Haringey, London N17 6QN.

7.2 Transport

The property benefits from good access to public transport facilities, with rail and Underground connections. Bruce Grove Railway Station is located within convenient walking distance and provides services along the London Overground Weaver line, whilst Seven Sisters Station provides access to the London Underground Victoria Line and London Overground services. Tottenham Hale Station is also accessible within the wider locality, providing Underground and National Rail connections.

The surrounding area also benefits from established pedestrian and cycling routes. The proposed works will not generate additional trips and will therefore have no adverse impact on the local transport network.

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 property is a converted library, 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 library, consisting of two storeys, which we are only proposing to replace the windows and doors. 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 library, consisting of two storeys, which we are only proposing to replace the windows and doors. 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 library, consisting of two storeys, which we are only proposing to replace the windows and doors. 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 library, consisting of two storeys, which we are only proposing to replace the windows and doors. This item is not relevant the application.

10.0 Refuse Strategy and Disposal

10.1 Refuse Strategy

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

10.2 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.

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.