DESIGN AND ACCESS/HERTIAGE PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

15 PEMBURY ROAD
HARINGEY
LONDON
N17 6SR

Quality Control

PREPARATION	
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REVISION NO.	BY	QA	DATE	COMMENTS
P1	TS	DM	29/09/2026	-

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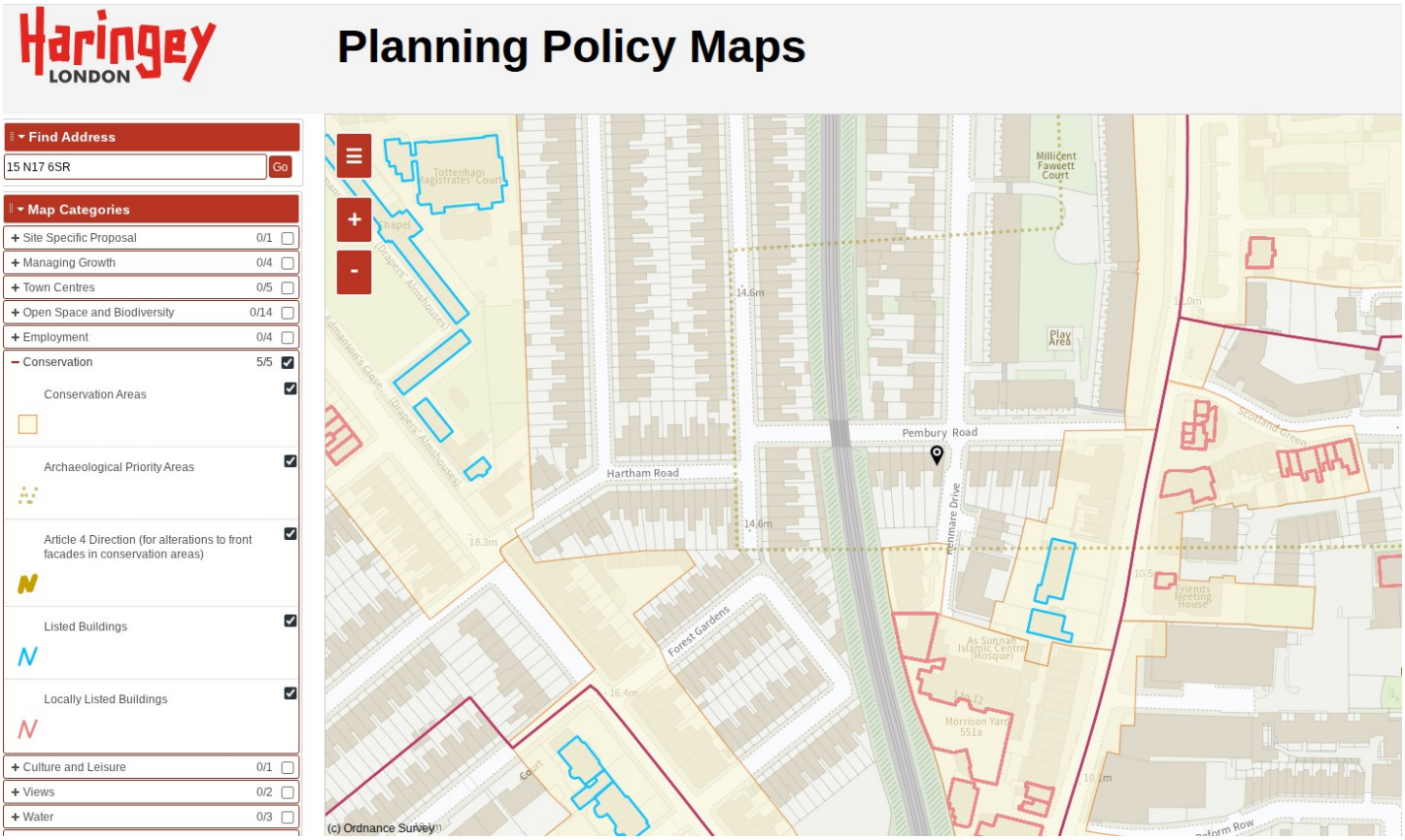
1.0 Introduction

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 15 Pembury Road, Haringey, London, N17 6SR.

2.0 Planning Restrictions

2.1 Conservation and Heritage

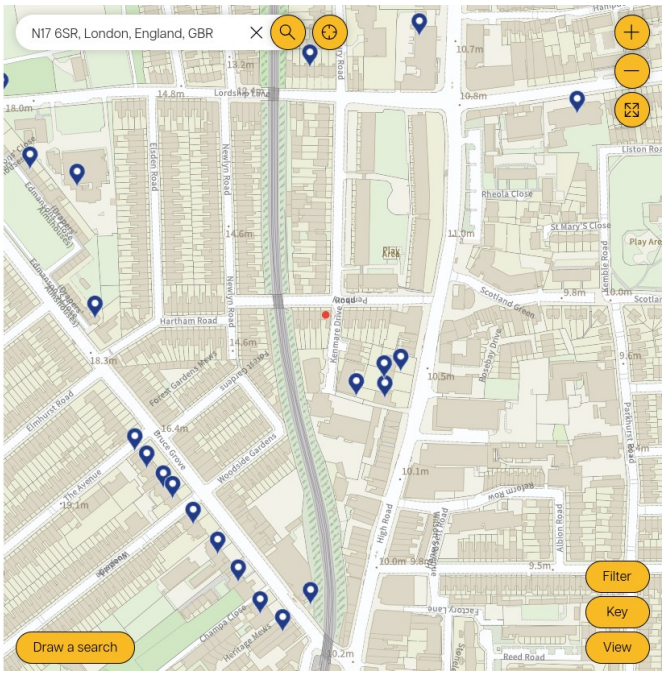
The property is not located within a designated conservation area, according to the London Borough of Haringey's interactive conservation area map, as indicated by the black marker on the image below. As such, there are no statutory heritage constraints that apply to the site in relation to conservation area designation, locally listed or statutory listed building status. The principle of upgrading external elements at the application property has already been established through planning permission HGY/2026/1567, granted by the London Borough of Haringey on 29 July 2026, for the replacement of the timber front entrance door with a composite entrance door and the timber rear garden door with a uPVC door.



London Borough of Haringey's interactive conservation area map

2.2 Listing

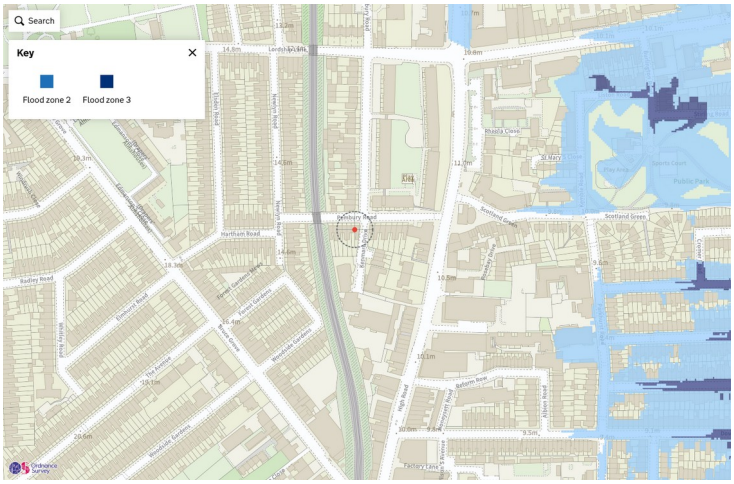
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 site is located at 15 Pembury Road, Tottenham, London, N17 6SR, within the Bruce Castle ward of the London Borough of Haringey. Pembury Road is an established residential street situated to the west of Tottenham High Road and within the wider urban area of Tottenham.

The surrounding area is predominantly residential in character and comprises traditional two-storey terraced and end-of-terrace properties, generally constructed in brickwork and positioned behind small front gardens. The regular building line, domestic scale and traditional architectural detailing of the properties provide Pembury Road with a clearly established residential character.

The application property occupies an end-of-terrace position and is set back from the public footpath behind a small front garden enclosed by low boundary walls. A private garden is located to the rear.

The property is situated within an established urban location with convenient access to local shops, services, schools and other community facilities within the surrounding Tottenham area. Public transport facilities are also readily accessible, including Bruce Grove railway station and local bus services operating within the surrounding road network. Bruce Grove station is approximately 400 metres from the property.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a traditional two-storey end of terrace dwelling constructed predominantly in brickwork beneath a hipped roof finished with slate tiles.

The principal elevation is double fronted in appearance and incorporates two prominent ground-floor bay windows positioned either side of the recessed main entrance. Each bay is surmounted by a hipped roof projection extending forward from the main wall of the property, providing articulation and visual interest to the principal elevation.

The façade also incorporates white decorative stucco detailing surrounding the window openings and recessed entrance, providing contrast with the traditional brickwork and contributing positively to the architectural composition and character of the property.

The existing windows comprise a combination of timber single-glazed sliding sash and casement windows positioned within the established openings. Their arrangement, proportions and relationship with the bay windows and surrounding decorative detailing form part of the overall appearance of the building.

The main roof is hipped in form and finished in slate tiles. To the rear, the property incorporates a two-storey lean-to addition, which is also finished with slate tiles and forms part of the established built form of the dwelling.

The property is set back from the public footpath behind a small front garden enclosed by low boundary walls and benefits from a private garden to the rear.



Front Elevation (North)



Rear Elevation (South)

3.3 Existing features subject to proposals

3.3.2 Existing Windows

The existing windows to front elevation are single-glazed timer sliding sash windows. The existing windows to the rear elevations are double-glazed timber casement windows.

By virtue of their age and deterioration over many years, the existing timber windows are in poor condition, and perform very poorly from a thermal capacity, losing a significant amount of heat.



Front Ground Floor Bay Window



Front Ground Floor Bay Window



Front First Floor Window



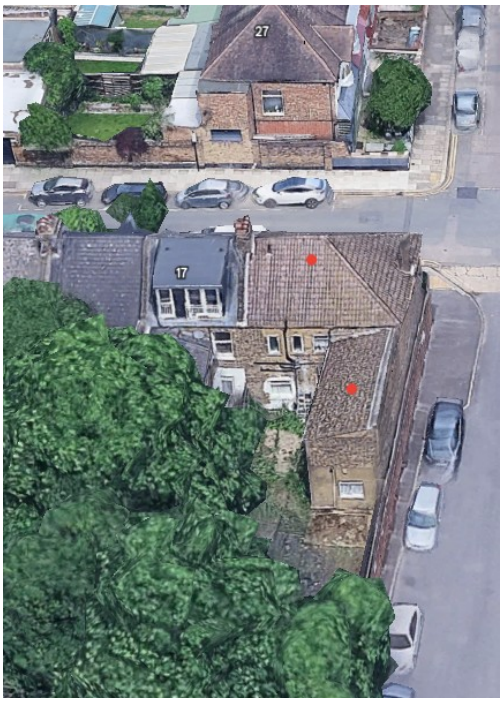
Front First Floor Window



Front First Floor Window



Front First Floor Window



Rear Elevation (no images available)

4.0 Design Proposals

4.1 Proposed Windows

Due to the condition of the existing timber windows no longer meeting the needs of the residents, the client plans on replacing all windows to the property.

The timber windows to all elevations, will be removed and replaced with new double-glazed uPVC casement windows. This would achieve an improved thermal performance, better security, and resident comfort within the properties.

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
Spacer bars:	As manufactured
Stained Glass:	Changed to plain glass where present

5.0 Heritage Impact

5.1 Heritage Introduction

Although 15 Pembury Road is not a listed building 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. The principle of upgrading external elements at the application property has already been established through planning permission HGY/2026/1567, granted by the London Borough of Haringey on 29 July 2026, for the replacement of the timber front entrance door with a composite entrance door and the timber rear garden door with a uPVC door.

As such, the proposed replacement of existing timber windows, with a new updated double-glazed uPVC windows are 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 proposals will achieve social and economic benefits for the residents of the apartments proposed for refurbishment. The social benefits will include improved living conditions for residents, who will benefit from improved thermal comfort and reduction of damp and mould/condensation risk. The economic benefits will come in the form of reduced energy bills for the residents of the units, as well as the business generated through the client's supply chain.

7.0 Access

7.1 Car Parking

The property does not benefit from off street parking and relies upon on street parking along Pembury Road and surrounding residential streets. Parking in the area is typically controlled through a Controlled Parking Zone administered by the London Borough of Haringey.

The proposed works do not alter the use or occupancy of the property and will not result in any increase in parking demand.

7. 2 Transport

The site benefits from good access to public transport. Turnpike Lane Underground Station (Piccadilly Line) and Seven Sisters Station (Victoria Line and National Rail services) are located within accessible distance.

Bus routes operate along nearby roads, including West Green Road and Tottenham High Road, providing regular connections to Central London and surrounding areas.

The proposal is limited in scope and will not generate additional trips or impact the local transport network.

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 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 windows. 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 converted end of terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows. 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 converted end of terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows. 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 converted end of terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows. 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.