Heritage, Design and Access Statement

6A – 6B Colsterworth Road
London
N15 4BJ

Prepared on behalf of:

London and Quadrant
29-35 W Hm Ln
London
E15 4PH

Prepared By: John Grabowski BSc (Hons) MCIOB

Version	Issue Date	Reason for Issue
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1.0 Introduction

1.1 This design and access statement has been prepared in order to support the Planning Application for the replacement of existing single glazed timber framed casement windows to front and rear elevations with new double glazed timber framed casement windows to 6A – 6B Colsterworth Road, London, N15 4BJ.

2.0 Description

2.1 6A – 6B Colsterworth Road is a three-storey residential building.

2.2 The property features fair-facing brickwork to all elevations, with a tiled pitched roof.

2.3 The existing windows are timber framed casement windows to all elevations.

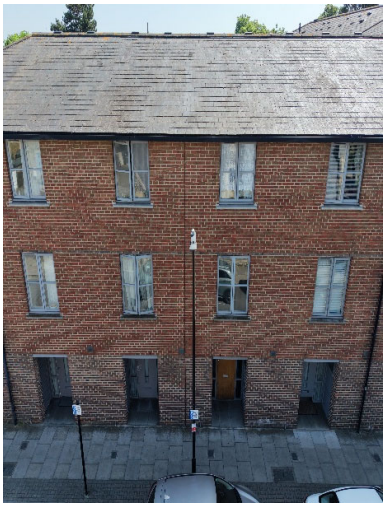


Photo 1 – *Front Elevation*

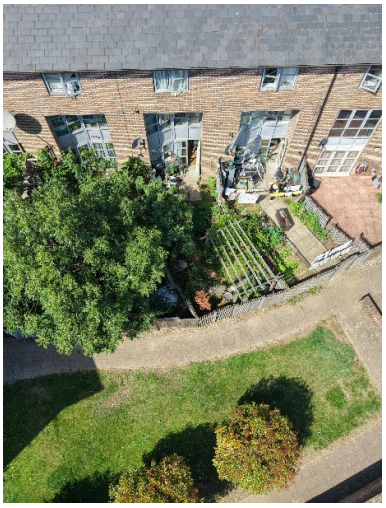


Photo 2 – *Rear Elevation*

3.0 The Site

3.1 6A – 6B Colsterworth Road is in the London Borough of Haringey.

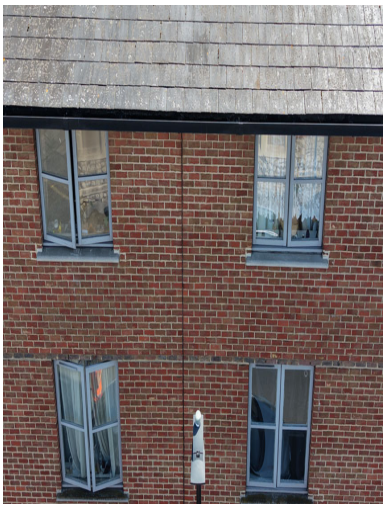
3.2 6A – 6B Colsterworth Road is located in the TRHC/Tottenham Green Conservation Area.

3.3 6A – 6B Colsterworth Road is not a Listed Building.

4.0 Proposal

4.1 The Planning application to which this design and access statement relates is for the replacement of existing replacement of existing single glazed timber framed casement windows to front and rear elevations with new double glazed timber framed casement windows.

4.2 The existing windows are in need of replacement due in part to lack of thermal performance, security, and condition.



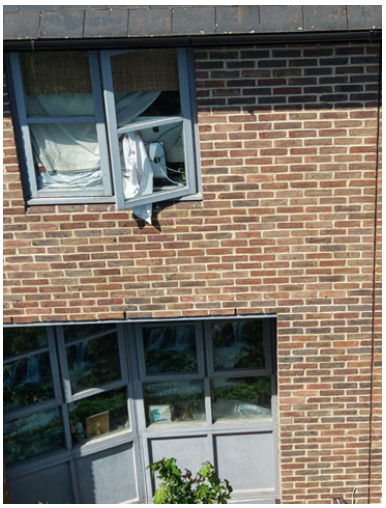


Photo 3 & 4 – *Existing Windows*

5.0 Heritage of Building

5.1 The building is situated within the Tottenham Green Conservation Area, in the London Borough of Haringey. The conservation area forms part of the Tottenham High Road Historic Corridor (TRHC), a series of conservation areas associated with the historic development of Tottenham High Road and its surrounding neighbourhoods.

5.2 The conservation area is designated for its special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance. Haringey Council adopted the updated Tottenham Green Conservation Area Appraisal and Management Plan on 20 June 2017.

5.3 The special interest of the conservation area derives principally from the historic open space of Tottenham Green, its surrounding civic and municipal buildings, and the surviving architectural evidence of Tottenham's development from a residential suburb int Tottenham Green has historically been an important focal point for the surrounding community. During the 19th century, the area developed from a predominantly residential setting into a significant civic and municipal centre.

5.4 The concentration of public and institutional buildings around Tottenham Green reflected its increasing importance in the administration and social life of Tottenham. These buildings provided facilities for education, healthcare, local government and other public functions.

5.5 Although the original uses of several historic buildings have changed, their architectural presence continues to demonstrate the area's former civic importance. The conservation area consequently retains a distinctive character arising from the relationship between its historic open space, institutional buildings and surrounding residential streets. o an important local administrative and community centre.

5.6 The key factors contributing to the character and appearance of the Tottenham Green Conservation Area include:

- Tottenham Green itself, which forms the principal historic open space and provides an important landscape setting for the surrounding buildings.
- The concentration of historic civic, municipal and institutional buildings, which reflects Tottenham's development as an important administrative and community centre.
- The architectural prominence of former public buildings, whose scale, design and historic functions distinguish the area from the surrounding residential neighbourhoods.
- The relationship between Tottenham Green and Tottenham High Road, which connects the historic civic centre with the wider Tottenham High Road Historic Corridor.
- The survival of historic buildings associated with education, healthcare and public administration, several of which have subsequently been adapted for alternative uses.
- The contribution of mature trees, planting and landscaped areas to the setting and visual character of Tottenham Green.
- The historic relationship between the open space and surrounding buildings, which creates an identifiable civic setting and contributes to the area's sense of place.
- The presence of Talbot Road, to the south-east of the Green, which illustrates changing residential building types and architectural approaches over approximately a century.
- The variety of historic building forms, materials and architectural detailing, reflecting the different periods and functions represented within the conservation area.
- The contribution of surviving historic buildings and their architectural features to an understanding of Tottenham's development during the 19th and 20th centuries.

6.0 Design

6.1 In light of the importance of the conservation area, the new windows and rear door have been designed in order to closely match the existing windows and doors in terms of profile and sight lines.

7.0 Use

7.1 The property is a domestic dwelling. This proposal does not seek to change the buildings' use.

8.0 Layout

8.1 The layout of the properties will be unaffected by this proposal.

9.0 Amount

9.1 The proposal is to replace the existing replacement of existing single glazed timber framed casement windows to front and rear elevations with new double glazed timber framed casement windows.

10.0 Scale

10.1 The proposed works will have no impact upon the scale of the existing building.

11.0 Landscaping

11.1 Landscaping will be unaffected by this proposal.

12.0 Appearance

12.1 The appearance and character of the block will be retained by the proposal.

13.0 Conclusions

13.1 It is our view that the proposals are sympathetic in nature and will retain the character of the building which is important to the conservation area as defined in the heritage statement whilst meeting the security and thermal performance requirements of the occupiers.