DESIGN AND ACCESS/HERTIAGE PLANNING STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

23 RIPON ROAD
HARINGEY
LONDON
N17 6PP

Quality Control

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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 23 Ripon Road, Haringey, London, N17 6PP.

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.

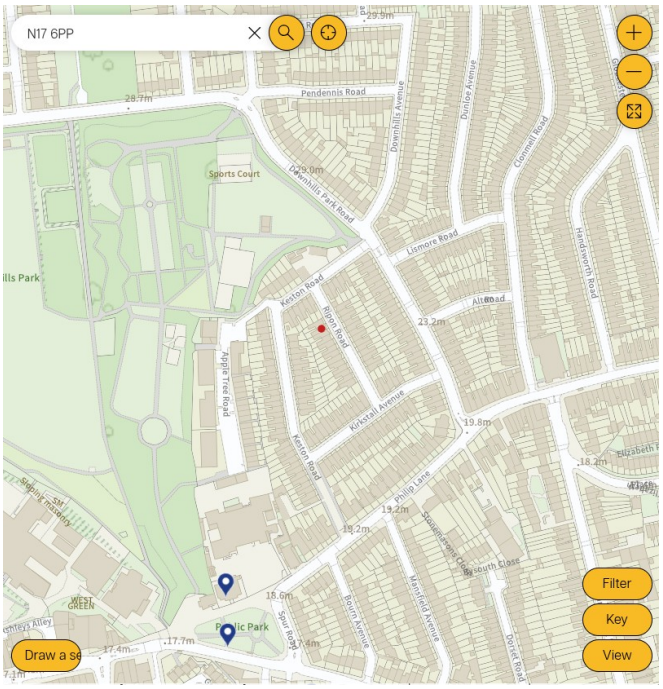
Planning permission has previously been granted under Haringey application HGY/2026/1086 for replacement of the timber single-glazed front entrance door and fanlight with a composite double-glazed front entrance door and fanlight. This approved work is referenced for completeness, the current application concerns replacement windows and the rear patio door.



London Borough of Haringey's interactive conservation area map

2.2 Listing

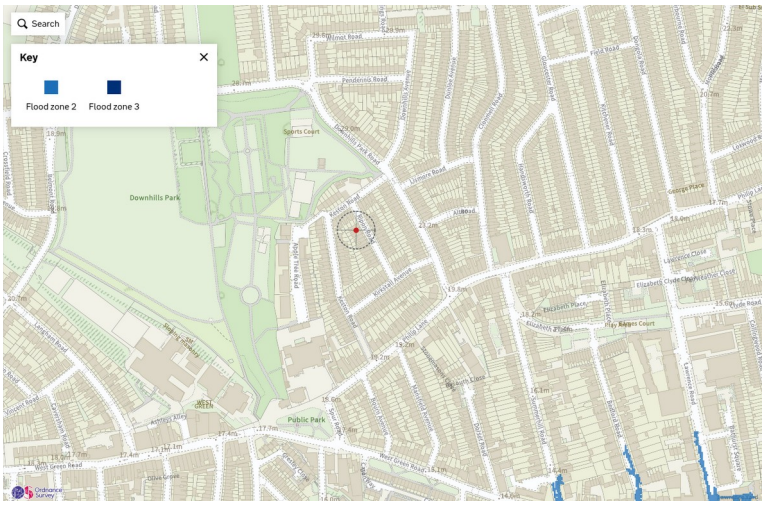
The building is not listed, either locally or by statute, as indicated by the red marker, from the following map identifying the latter, taken from Historic England's Website:



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 property is situated on Ripon Road in Tottenham, within the London Borough of Haringey.

Ripon Road is a residential street comprising terraced properties of a similar scale and form, typically set behind small front gardens enclosed by low boundary walls, creating a clear transition between the public highway and private residential space.

The property benefits from proximity to local amenities along West Green Road and Tottenham High Road, offering a range of shops, cafés and local services. Downhills Park is also located nearby, providing accessible green space and recreational facilities.

In terms of public transport, the property is well connected. 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 the surrounding road network.



Google Earth Satellite Image

3.2 Building Description

The application property comprises a two storey mid terraced dwelling forming part of a continuous terrace.

The building features bay windows to both the ground and first floor levels, which are topped with a hipped roof projecting from the main pitched slate tiled roof. The property includes a chimney stack and small parapet walls between the rooflines, contributing to the cohesive appearance of the terrace.

The building is constructed from traditional brickwork and retains timber single-glazed sliding sash windows across the elevations, together with a single-glazed timber casement window to the rear. Two further bay windows are located to the rear of the two-storey addition and incorporate sliding sash windows. The property includes modest white stucco detailing over the recessed entrance door and windows, contributing to the visual character of the façade.

The existing front entrance door is of timber construction, comprising three single-glazed obscured panes over three solid panels, with a single-glazed fixed fanlight above. The existing rear exit patio doors are timber, single-glazed, with midrails to each door and a fixed glazed fanlight above.

The dwelling is set back from the public footpath and is separated from neighbouring properties by a small courtyard style front garden enclosed by low boundary walls and benefits from a private rear garden.



Front Elevation (North East)



Front Elevation (South West)

3.3 Existing features subject to proposals

3.3.1 Existing Windows (with Photos)

The existing windows to front and rear elevations consist of a mix timber single glazed sliding sash windows and a single-glazed casement to the rear elevation.

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 First Floor Bay Window



Front First Floor Window



Rear Elevation Windows (no images available)

3.3.2 Existing Doors (with Photos)

The existing front entrance door is of timber construction, comprising three single glazed obscured panes over three solid panels, with a single glazed fixed fanlight above (Approved planning application HGY/2026/1086).

The rear elevation exit patio doors are timber, single-glazed and consist of two doors with midrails and fixed fanlight with two single-glazed panes and a mullion.



Front Elevation Main Entrance Door



Rear Elevation Doors (no images available)

The doors above are summarised below:

Existing Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor)	Timber	Green	Three single glazed obscured panes over three solid panels	Single-glazed obscured fixed fanlight
Rear Elevation Patio Doors (ground floor)	Timber	White	Two doors with single-glazed panes with a midrail	A fixed fanlight with two single-glazed panes and a mullion

4.0 Design Proposals

4.1 Proposed Window Replacements

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 the front and rear 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

4.2 Proposed Door Replacements

The replacement composite double-glazed front entrance door and fanlight were previously approved under application HGY/2026/1086 and are included here for context only; they do not form part of the new consent sought.

The existing timber single-glazed rear patio doors are proposed to be replaced with new double-glazed uPVC doors incorporating a fixed fanlight above, within the existing opening.

Proposed Doors:	Material	Colour	Door Glazing	Adjoining Windows
Front Entrance Door (ground floor) - Approved planning application HGY/2026/1086	Composite	TBC	One double glazed obscure pane over two solid panels	Double glazed fixed fanlight
Rear Elevation Patio Doors (ground floor)	uPVC	TBC	Two doors with double-glazed panes with a midrail	Double glazed fixed fanlight

5.0 Heritage Impact

5.1 Heritage Introduction

Although 23 Ripon 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 a mid terrace dwelling subdivided into two self-contained apartments, situated outside any conservation area and not forming part of a designated heritage asset. Planning permission has previously been granted under Haringey application HGY/2026/1086 for replacement of the timber single-glazed front entrance door and fanlight with a composite double-glazed front entrance door and fanlight. This approved work is referenced for completeness, the current application concerns replacement windows and the rear patio door.

As such, the proposed replacement of existing timber windows and doors with new uPVC double-glazed windows and doors 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 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 Ripon 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 and doors 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 mid 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 mid terrace house, subdivided into two self-contained apartments, 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 mid terrace house, subdivided into two self-contained apartments, 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 mid terrace house, subdivided into two self-contained apartments, 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 mid terrace house, subdivided into two self-contained apartments, consisting of two storeys, which we are only proposing to replace the windows and doors. 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.