





CONTENTS

1.0 SITE LOCATION & HISTORY

2.0 EXISTING DRAWINGS

3.0 PROPOSED DRAWINGS – INTERNAL ALTERATIONS

4.0 DESIGN, MATERIALS AND MASSING

5.0 RELEVANT PLANNING HISTORY – ROOF ALTERATIONS

6.0 PROPOSED DRAWINGS – OUTBUILDING

7.0 DESIGN, MATERIALS AND MASSING

8.0 RELEVANT PLANNING HISTORY - OUTBUILDING

9.0 ACCESS

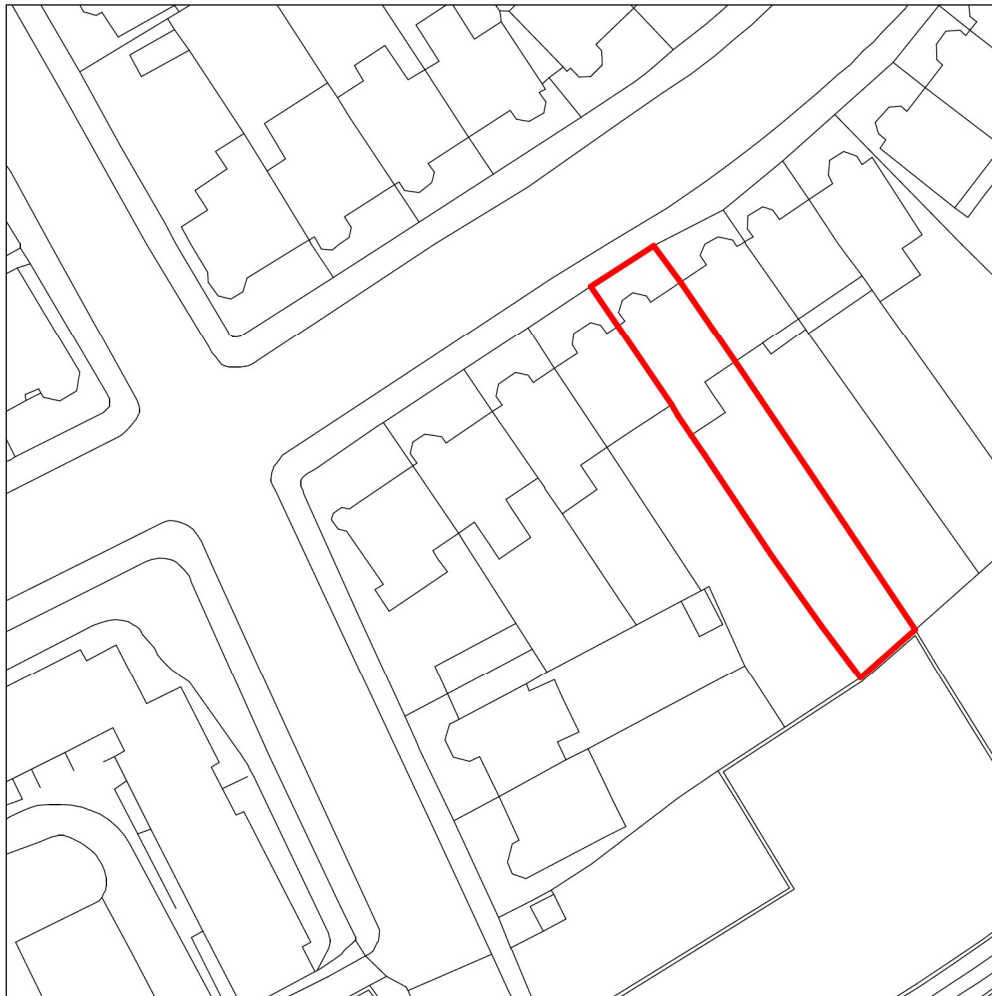


1.0 SITE LOCATION & HISTORY

156 Stapleton Hall Road is a mezzanine flat occupying the ground, first and loft floor of a terraced property. The property is within the Stroud Green Conservation Area but is not listed.

Stapleton Hall Road includes both terraces and semi-detached properties which share a similar mass, height, scale, and materials creating a harmonious street scene. The properties have large back gardens, many facing onto the railway line at the rear.

Along Stapleton Hall Road there have been several alterations at roof level including rear and side dormers and rear mansards. Some of these are to the front roof slopes and visible from the street. The conservation officer for Haringey Council is of the opinion that these additions detract from the consistent roofscape.



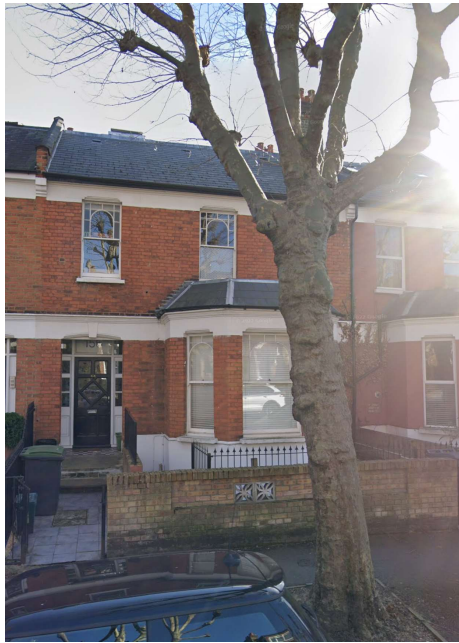
Location Plan – as existing

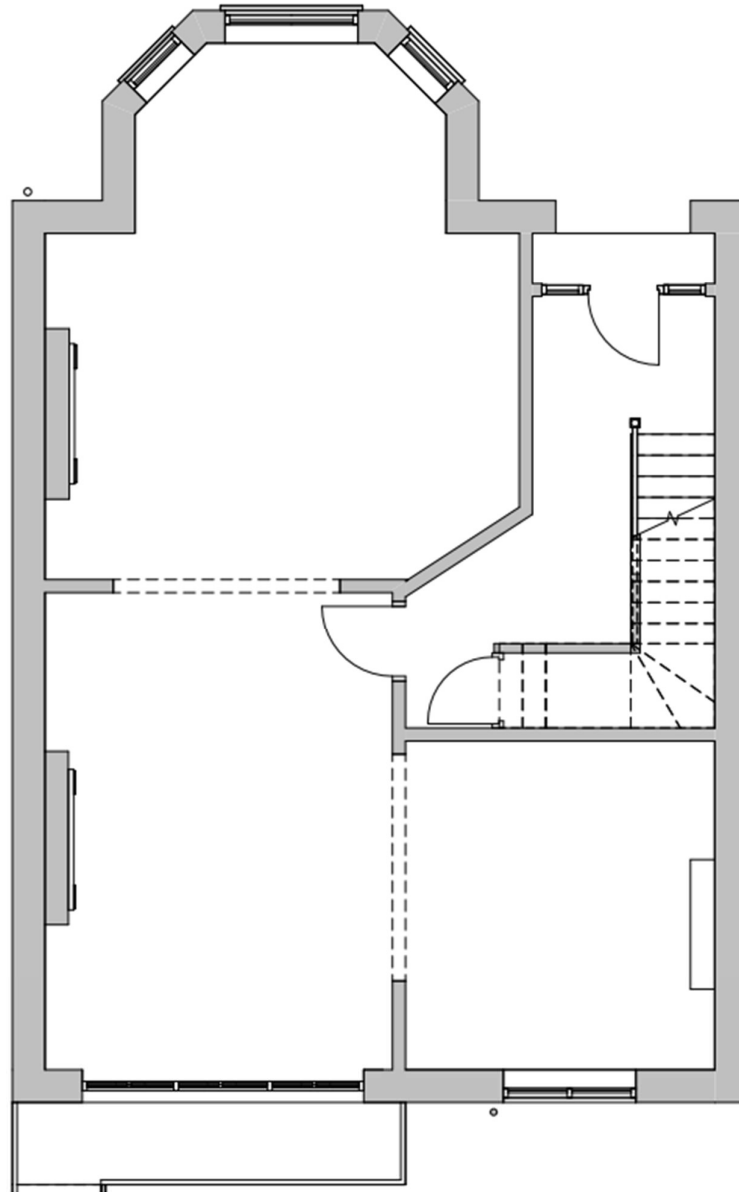
DRAWINGS IN DOCUMENT NOT TO BE SCALED



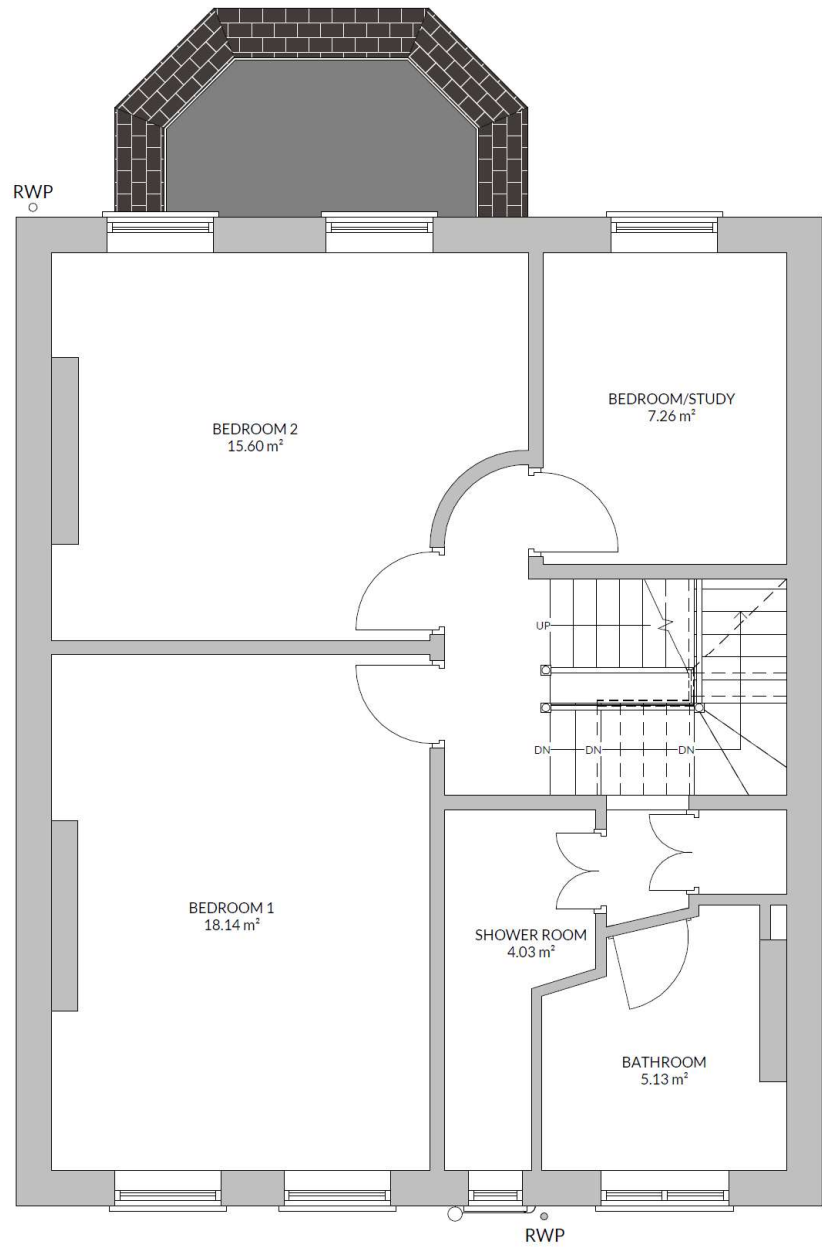
HOKO THE HOMEOWNER'S ARCHITECT
1.1 SITE PHOTOGRAPHS

14/11/2022



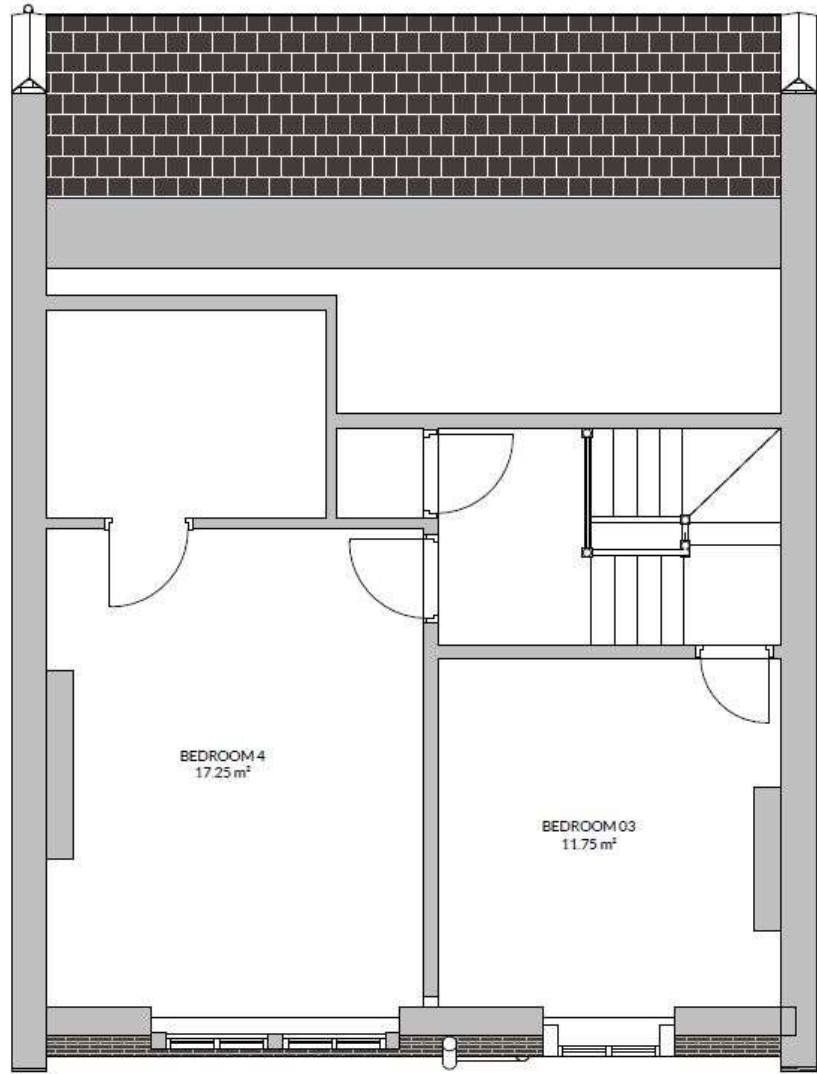


2 **GROUND FLOOR PLAN - AS EXISTING**
1 : 50



1 FIRST FLOOR PLAN - AS EXISTING
1:50

DRAWINGS IN DOCUMENT NOT TO BE SCALED



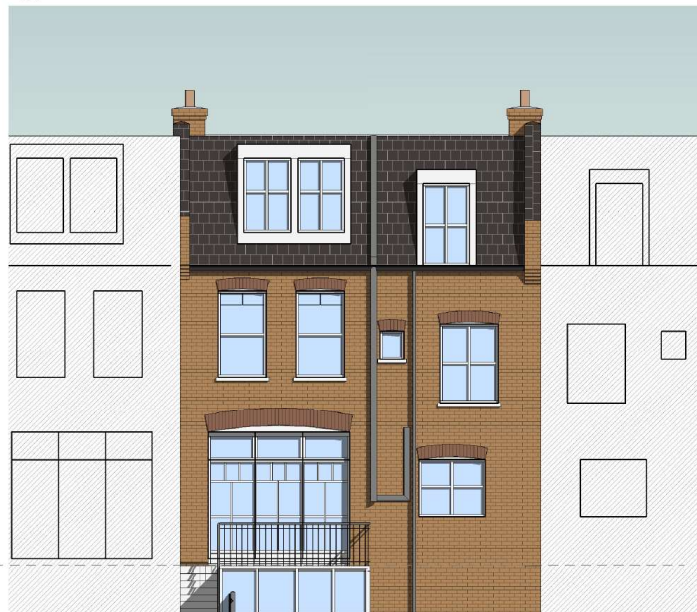
1 SECOND FLOOR PLAN - AS EXISTING
1:50



(A) ELEVATION A - AS EXISTING
1:100



(B) ELEVATION B - AS EXISTING
1:100



(C) ELEVATION C - AS EXISTING
1:100



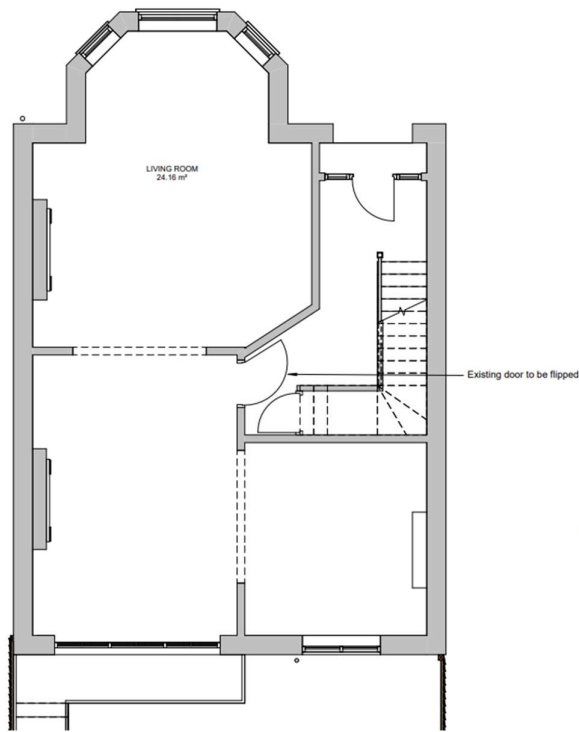
(D) ELEVATION D - AS EXISTING
1:100



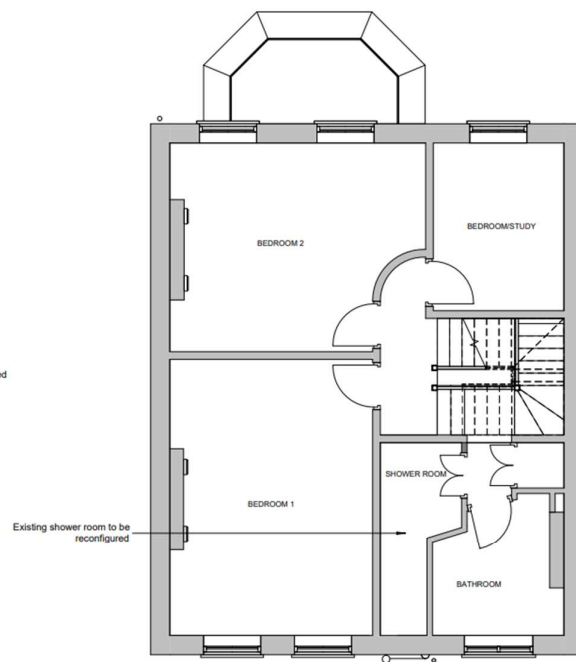
HOKO THE HOMEOWNER'S ARCHITECT

14/11/2022

3.0 PROPOSED DRAWINGS – INTERNAL ALTERATIONS

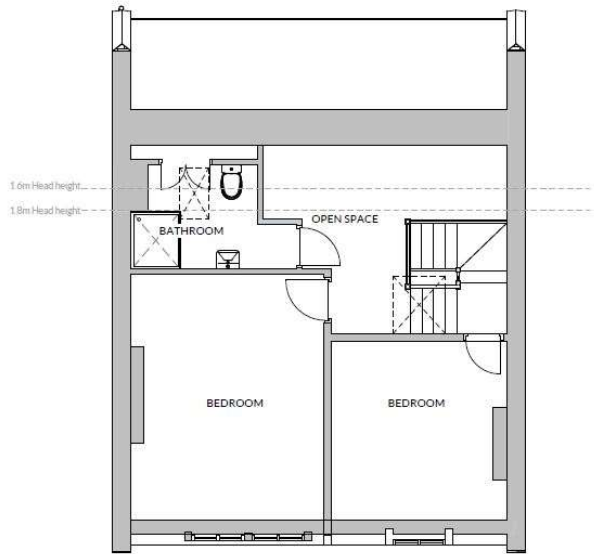


2 GROUND FLOOR PLAN
1:50

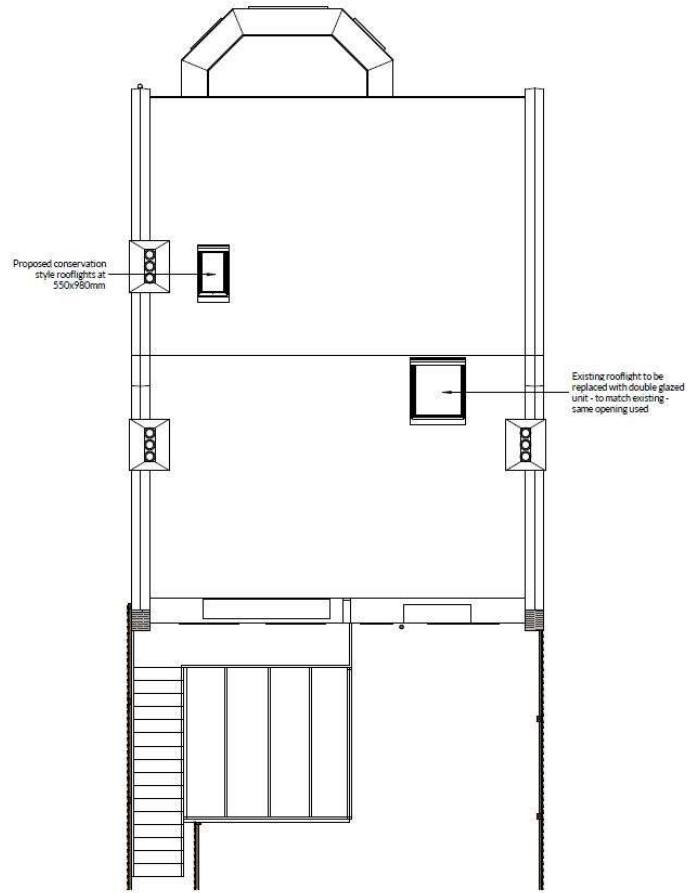


1 FIRST FLOOR PLAN
1:50

DRAWINGS IN DOCUMENT NOT TO BE SCALED



1 LOFT - AS PROPOSED
1:50



2 ROOF PLAN - AS PROPOSED
1:50



1 FRONT ELEVATION - AS PROPOSED
1:100



2 REAR ELEVATION - AS PROPOSED
1:100



3 RIGHT ELEVATION - AS PROPOSED
1:100



4 LEFT ELEVATION - AS PROPOSED
1:100

4.0 DESIGN, MASSING, & MATERIALS

4.1 DESIGN & MASSING

Proposal to existing building is to 1 Conservation style roof lights at 550x980mm to the front elevation.

4.2 MATERIALS

The proposed material palette will match the existing.



HOKO THE HOMEOWNER'S ARCHITECT

14/11/2022

5.0 RELEVANT PLANNING HISTORY – ROOF LIGHT ALTERATIONS

There are several roof alterations on Stapleton Hall Road to the front elevations where there is a mixture of roof lights.

The following are properties where roof lights are present to the front roof slope in the immediate vicinity.

Nos. 148 & 150 Stapleton Hall Road

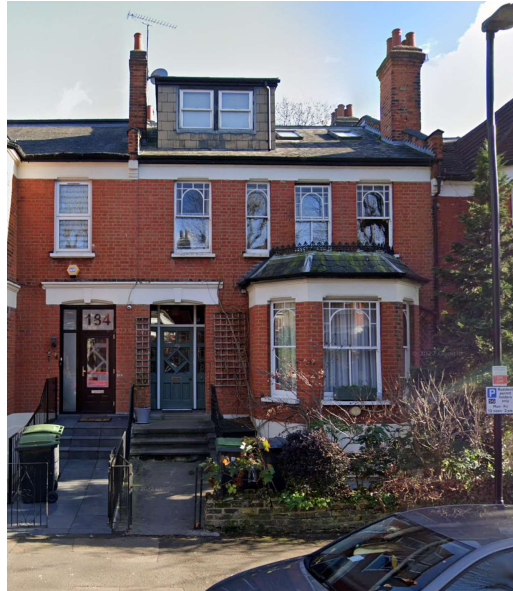


DRAWINGS IN DOCUMENT NOT TO BE SCALED



HOKO THE HOMEOWNER'S ARCHITECT
No. 182 Stapleton Hall Road

14/11/2022



The following are relevant planning permissions for similar alterations in the area:

16 Albany Road – GRANTED HG/2021/3093

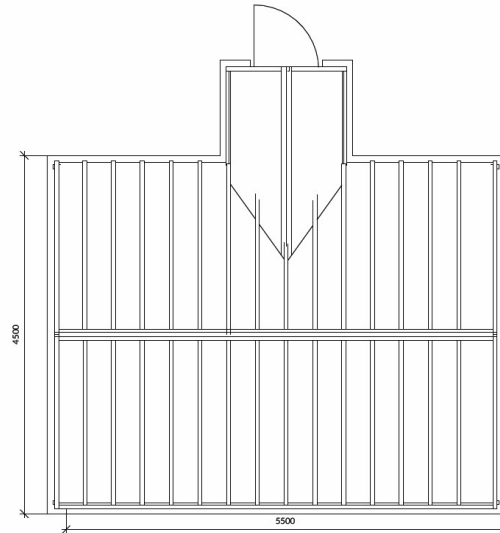
Single storey ground floor rear extension, front roof dormer, replacement windows, front light well to serve existing storage.



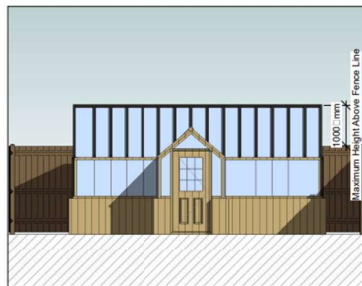
HOKO THE HOMEOWNER'S ARCHITECT

14/11/2022

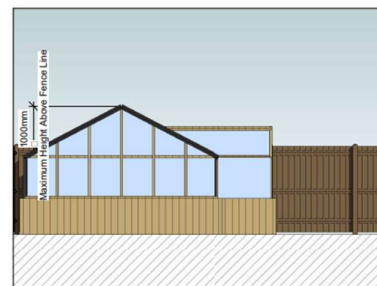
6.0 PROPOSED DRAWINGS – GREENHOUSE



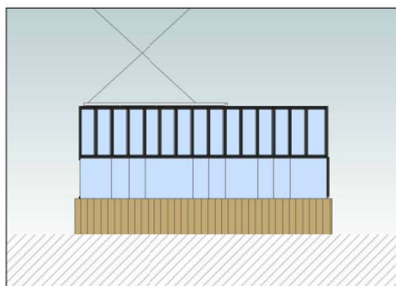
B GREENHOUSE ROOF PLAN - AS PROPOSED
1 : 50



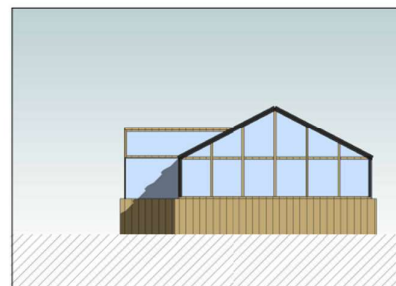
1 GREENHOUSE - FRONT ELEVATION
1 : 100



2 GREENHOUSE - SIDE ELEVATION 1
1 : 100

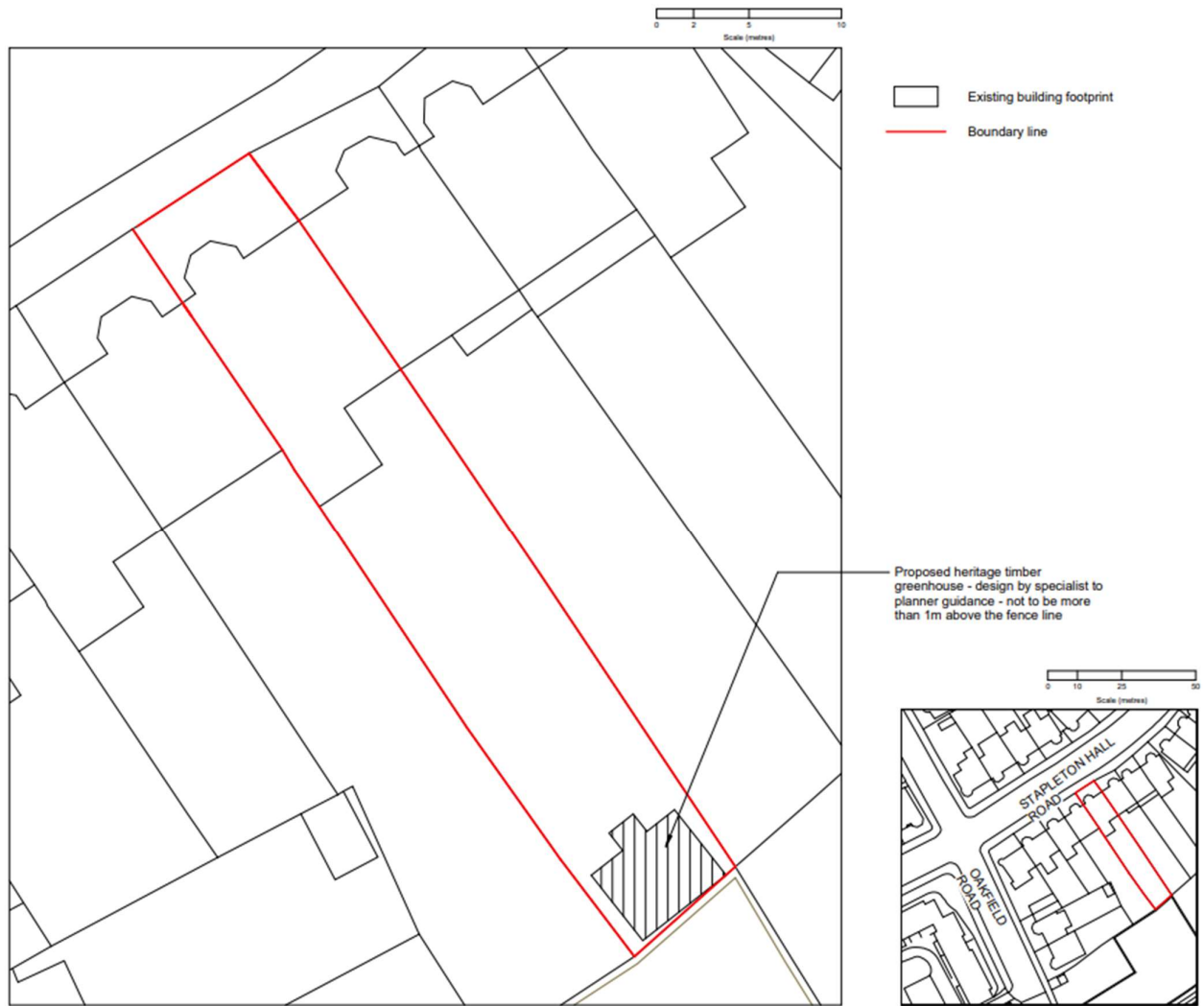


3 GREENHOUSE - BACK ELEVATION
1 : 100



4 GREENHOUSE - SIDE ELEVATION 2
1 : 100

DRAWINGS IN DOCUMENT NOT TO BE SCALED



2 SITE PLAN - AS PROPOSED

1 : 200

1 LOCATION PLAN - AS EXISTING

1 : 1250



EXAMPLE: WOODPECKER - TIMBER CLADDING HERITAGE GREENHOUSE

NOTE: Design shown indicative - design to be chosen and approved by client via manufacturer.
Sizes shown indicative, to use manufacturers design and spec.

7.0 DESIGN, MATERIALS AND MASSING

7.1 MATERIALS AND MASSING

The greenhouse will be located at the end of the garden, along the back fence which runs parallel to the train tracks. It will be approximately 4.5m x 5.5m and Max 1m height above neighboring fence line. The greenhouse will be centered.

The greenhouse will reflect similar buildings in the adjacent gardens with its traditional appearance, it will be used for plant propagation, art studio to include ceramics (with a small kiln) and as part of the garden and decking area for the family.

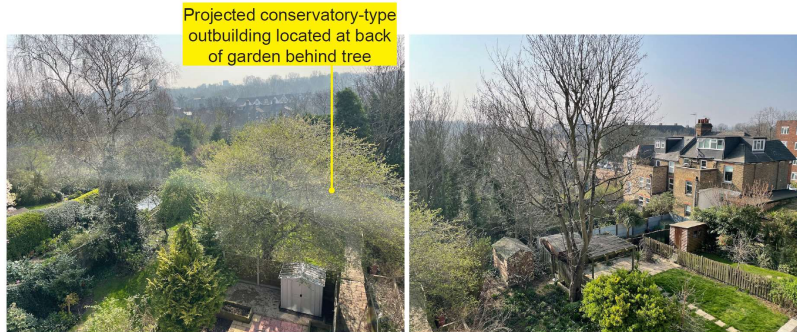
7.2 MATERIALS

The greenhouse 4 side elevations will be approximately half timber and the glazing panels can be either wood or painted steel (green) and will blend into the wood like surroundings.

DRAWINGS IN DOCUMENT NOT TO BE SCALED



View from rear loft window of 156 Stapleton Hall Road



8.0 RELEVANT PLANNING HISTORY - OUTBUILDING

102 Stapleton Hall Road - GRANTED HGY/2020/2991
Garden studio outbuilding

196 Stapleton Hall Road – GRANTED HGY/2020/0149

The proposed works include property sub-division, a new-build Garden Studio (to the rear) and associated alterations to this four storey Victorian property. The design proposals also include basement-level amendments (new windows / increased street-aspect courtyard) re-cladding of existing mansard, two new pre-weathered zinc-covered, rear-aspect dormer extensions and five number rooflights to provide much needed natural light to the improved roof space. In addition, the proposals also include modifications to two rear aspect basement level sliding door openings.

134 Stapleton Hall Road – GRANTED HGY/2020/1278
Construction of garden room in rear garden

Flat 1, 60 Stapleton Hall Road – GRANTED HGY/2020/2132
Erection of rear garden outbuilding

9.0 ACCESS

There will be no alteration to the existing access from the street.