

118 Stapleton Hall Road, N4

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Planning and Design and Access Statement in support of an application for a two storey rear extension, roof conversion with side and rear dormer windows and the subdivision of:

118 Stapleton Hall Road, London N4 4QA
3rd April 2023

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Included within this application:

Existing drawings:

Location plan	769/S.01
Lower and ground floor plans	769/SV.01
First, second and roof plans	769/SV.02
Front and rear elevation	769/SV.03
Side elevation	769/SV.04
Side elevation and section	769/SV.05

Proposed drawings:

Lower and ground floor plans	769/GA.01
First, second and roof plans	769/GA.02
Front and rear elevation	769/GA.03
Side elevation	769/GA.04
Side elevation and section	769/GA.05

1. Introduction

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the extensions to this property and the subdivision of this single-family house into four self-contained residential units; one lower ground two bedroom, 4 person flat, one ground floor two bedroom 3 person flat, one first floor two bedroom 3 person flat and one second floor 1 person studio flat.

2. Site

This application relates to 118 Stapleton Hall Road, a terraced dwelling on this quiet part of the road near to local shopping and off the main thoroughfare. This site is midway between Stroud Green to the West, Crouch End to the North and Finsbury Park to the South. The building is one of a series of properties along this road which are effectively rear in pairs due to the front elevation set back. Some of these properties have been converted to flats. The properties were originally three storey houses with accommodation in the pitched roofs.

The site sits within the Stroud Green Conservation Area (designated 10.06.2003).

There would appear to be no current appraisal of this area but it would be reasonable to assume that the main priority for this site and it's direct environs, would be the retention of the current quality of the homogeneous period housing stock.

Other properties in the road have been re-developed into flats as follows:

80, 82, 83, 85, 86, 89, 90, 92, 94, 97, 104, 106, 110, 112, 114

and 116

The site benefits from being within close proximity to various recreational parks including Finsbury Park and the popular linear feature of the Parkland Walk which is only 150 metres away by foot.

The site benefits from a good PTAL and is within close proximity to a large number of bus routes along Stroud Green Road and Stapleton Hall Road (W5 and W7) and is also reasonably close to the A503 Seven Sisters where there are multiple bus routes (19, 29, 106, 153, 253, 254 and 259).

The nearest rail stations are Crouch Hill and Haringey Green Lanes on the London Overground which link well to the Underground System (both under 0.5 mile away) and Finsbury Park Tube Station on the Piccadilly and Victoria lines as well as Overground (less than 1.0 mile away).

3. History

The site has not been the subject of any recorded previous planning applications.

The property was badly damaged by fire in 2017 and has remained empty and somewhat derelict since then. The local concerns over this situation led to the Council exploring measures to resolve this nuisance. This development will effectively return the property to useful housing.

The scheme to extend and divide the property into 4 flats follows the example of that at 116 where approval was granted in 2018 for a similar scheme (HGY/2018/2985).

As the attached photographs below show, work in connection with essential and lawful remedial work to this property has been undertaken.

4.0 Planning Policy

The Development Management Plan

This Section outlines the relevant planning policy context which will be considered in the determination of the application proposals.

The Haringey Development Management Plan, adopted 24 July 2017 clearly sets out the criteria on which this type of housing development should be considered.

This proposal meets with the general pitch of DM11 Housing Mix in that the overall balance in this area will not be upset with a new preponderance of one type of accommodation.

It also follows the requirements in DM12 Housing Design and Quality by responsibly repairing and retaining the original appearance of the property.

National Planning Policy

National Planning Policy Framework 2012

In March 2012, the National Planning Policy Framework (NPPF) was published by the Department of Communities and Local Government. The NPPF sets out the Government's economic, environmental, and social planning policies for England; it states that the purpose of the planning system is to contribute to the achievement of sustainable development. In terms of development management, the NPPF advises that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent development.

The overarching national planning policy theme evident from the NPPF is a presumption in favour of sustainable development, which the Government have advised should be at the heart of the planning system and, which should be seen as a "golden thread" running through both plan making and decision taking.

Regional Planning Policy

London Plan 2016

The London Plan (as amended 2016) provides the strategic policy context for all of London and seeks to provide an integrated framework for its development to 2031.

The Mayor's strategic policies aim to provide more homes, promote opportunity and provide a choice of homes for all Londoners that meet their needs at a price they can afford.

There is a recognised need for all housing types and Policy 3.3 of the London Plan seeks to increase housing supply.

The proposal, by virtue of providing an additional self-contained residential unit responds to the "*desperate*" and "*pressing*" housing need as identified in the London Plan.

Policy 3.4 seeks to optimise housing potential and Policy 3.5 seeks housing developments to be of the highest quality.

Supplementary Planning Guidance

Haringey's Sustainable Design and Construction SPD (2013) makes specific reference to the in heating. This development will meet these critical aims.

5.0 The Proposal

As stated above the proposal is for the subdivision of this property into four self-contained flats.

The principle of conversions to create additional units has been established in this location through the subdivision of houses on this road and surrounding roads. The provision of the three additional units will not cause undue harm to the existing residential character of the area and will contribute to the borough's need for housing.

The proposal seeks internal alterations to the layout to accommodate 3 additional units within the existing building envelope. The new residential mix comprises 1 x 2 bedroom 4 person flat, 2 x 1 bedroom 2 person flats and 1 x 1 person studio flat.

6.0 Design

The design of the building will be unchanged to the front of the property and amended by reasonable extension to the rear of the building. There would be a separate external front door to the lower ground floor flat and the upper ground floor flat would be within the entrance hall with those to the top flats off the first floor landing of the property.

7. Use The use of the premises will provide three extra residential units in this location. The site lies close to popular residential areas and the flats will be suitable for both first time buyers and those wishing to purchase more affordable property with good levels of accommodation. The area is well served by public transport (see above) and this proposal will provide a useful addition to the range of accommodation in the area.

8. Layout The layout of the property allows the successful separation of the four flats and gives a good level of residential accommodation. The lower ground floor 2 bedroom flat will benefit from a defined part of the extensive garden as will the upper ground floor flat via a rebuilt external stair to the rear part of the garden. The site is close to other public amenities as above.

9. Scale The proposal will have no little effect of the neighbouring properties. The two storey rear extension will not adversely affect either the outlook from neighbouring windows nor introduce any loss of privacy from overlooking. The new area of flat roof over the upper ground floor shall expressly not be useable as a terrace.

10. Landscaping

The garden will be divided as shown on the site plan and location drawing.

11. Appearance

As stated above, there will be little effect on the surrounding properties in respect of the front of the building and the public appearance of the property will be largely unchanged. The side roof dormer will match others in the area and will not damage the buildings period style. The rear extension is designed to be subsidiary and modern while respecting the materials of the host building.

12. Vehicular access

There is no existing provision for parking.

13. Inclusive access

The access to the premises will not be adversely affected by the proposed arrangements. The existing stepped approach to the building does not lend the opportunity for greater access for those with reduced mobility.

14. Refuse & Recycling

The current Haringey Council Guidance is for an allocation of 2No. Wheelie bins per flat for general waste and recycling. The proposal will meet this need by the provision of 2No 660Litre wheelie bins, each holding up to 12 full bags be enclosed within a timber screened area.

15. Daylight

The available daylight to the front facing master bedroom within the lower ground floor flat has been considered by Messrs Building Energy Limited and the accompanying report shows this meets acceptable levels.

16. Conclusion

The net uplift in dwellings will contribute to Haringey's much needed housing supply. The proposal responds to paragraphs 49, 50 and 58 of the NPPF as well as policies 3.3 and 3.4 of the London Plan which set out the objectives of good design which includes optimising the potential of the site to accommodate development, especially development which increases housing output. The proposals meet the requirements of policy DM12, preserving local Design Quality in maintaining the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

The proposal maintains a high quality of residential accommodation which complies with relevant residential development standards in terms of size and residential quality, entirely in keeping with existing residential appearance and character of the surrounding area.

The proposed development is in accordance with relevant policies of the Development Management Plan. Therefore, for the reasons outlined in this statement, it is respectfully requested that this application is approved.

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118 Stapleton Hall Road, N4



The application property from the front garden

118 Stapleton Hall Road, N4



The rear elevation from next door

118 Stapleton Hall Road, N4



The current interior of the property