

FLAT 3, 28 STAPLETON HALL ROAD

DESIGN & ACCESS STATEMENT

1.0 SITE

1.0

INTRODUCTION

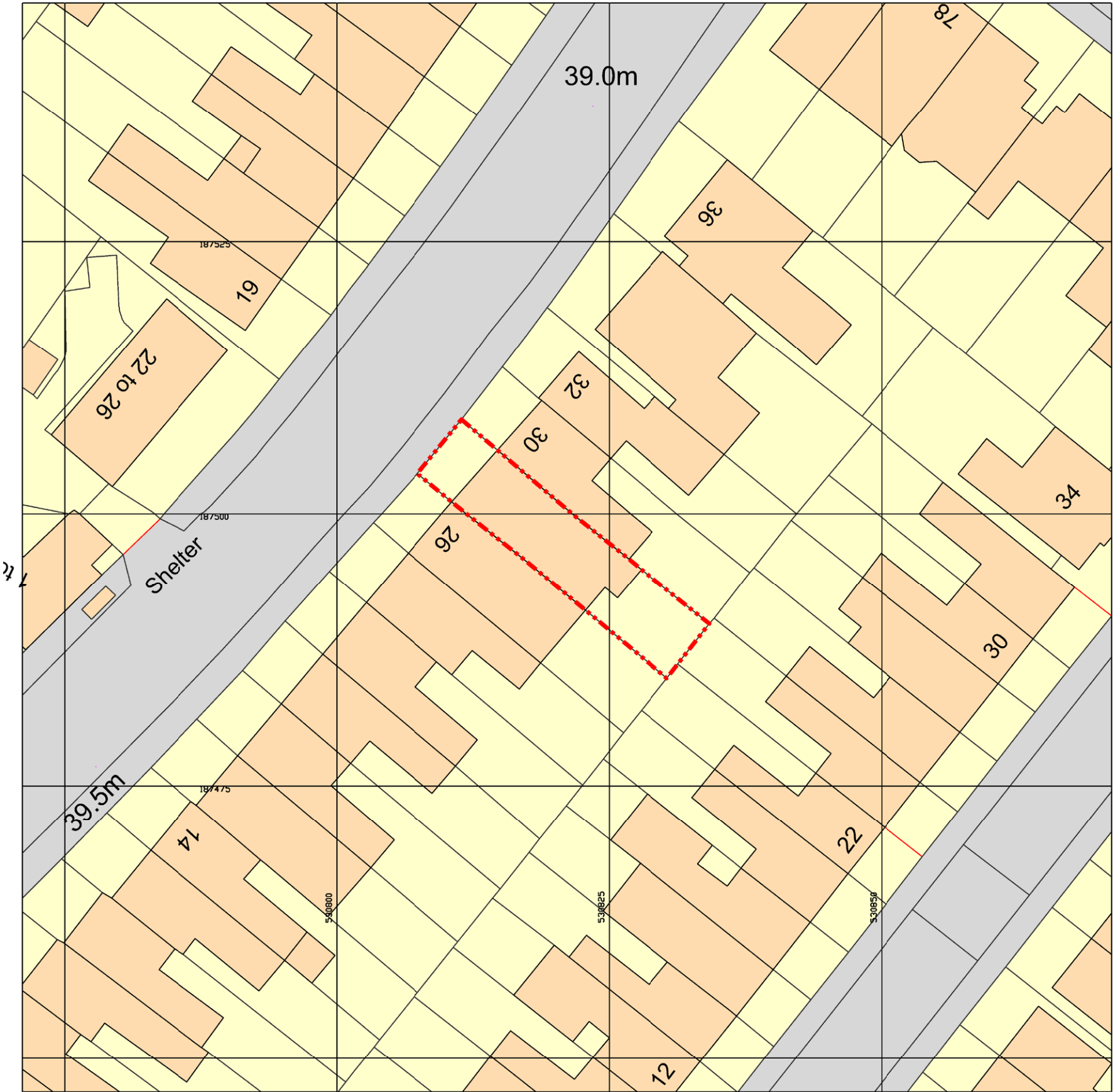
- + 28 Stapleton Hall Road is a three-storey, Victorian mid-terrace house built sometime between 1870-1890
- + The building is not listed and is situated in the London borough of Haringey, within the Stroud Green Conservation Area.
- + The existing flat is in need of substantial repairs and modernisation after years of neglect
- + The Applicants wish to extend the flat to meet both their growing needs, as well as modern remote-working requirements
- + The proposed works include:
 - + Dormer loft conversion to the rear
 - + Rooflights to front roof pitch

1.0 SITE



1.1 Site Plan

Stapleton Hall Road runs south-east to north-west from the top of Stroud Green Road. The terrace is formed of 15 three-storey buildings, with number 28 situated towards the northern end, on the south side.



1.0 SITE

1.2 The Building



Photo of front of building



Photo of rear of building

1.0 SITE

1.4 Local Context

The streets which run perpendicular to Stroud Green Road form residential city blocks of predominantly three-storey terraced-housing, with closet wings of varying scales to the rear. Over the years, many have been extended at the ground floor and into the loft-space.

The dense nature of these urban blocks, which are enclosed on all four sides, means that extensions to the rear are not visible from the street, or any other public vantage point.

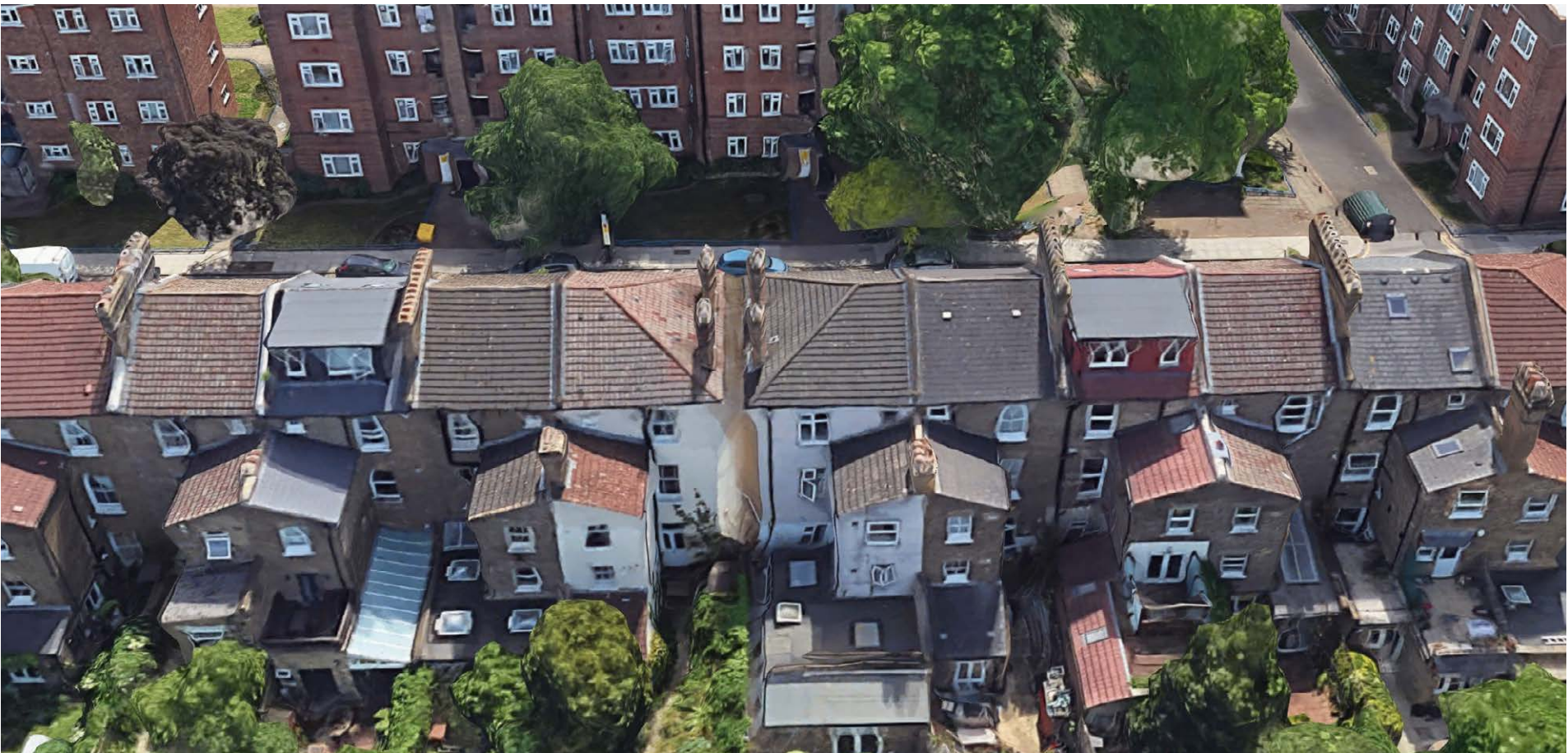
The terraced buildings on the north side of Stapleton Hall Road have original front and rear dormers built into the steep roof pitch, whilst Mount Pleasant Crescent to the north has a number of historic and more modern buildings which have rear dormer extensions within the existing roof pitch.



28 Albert Road



26 Stapleton Hall Road



18 & 8 Lorne Road

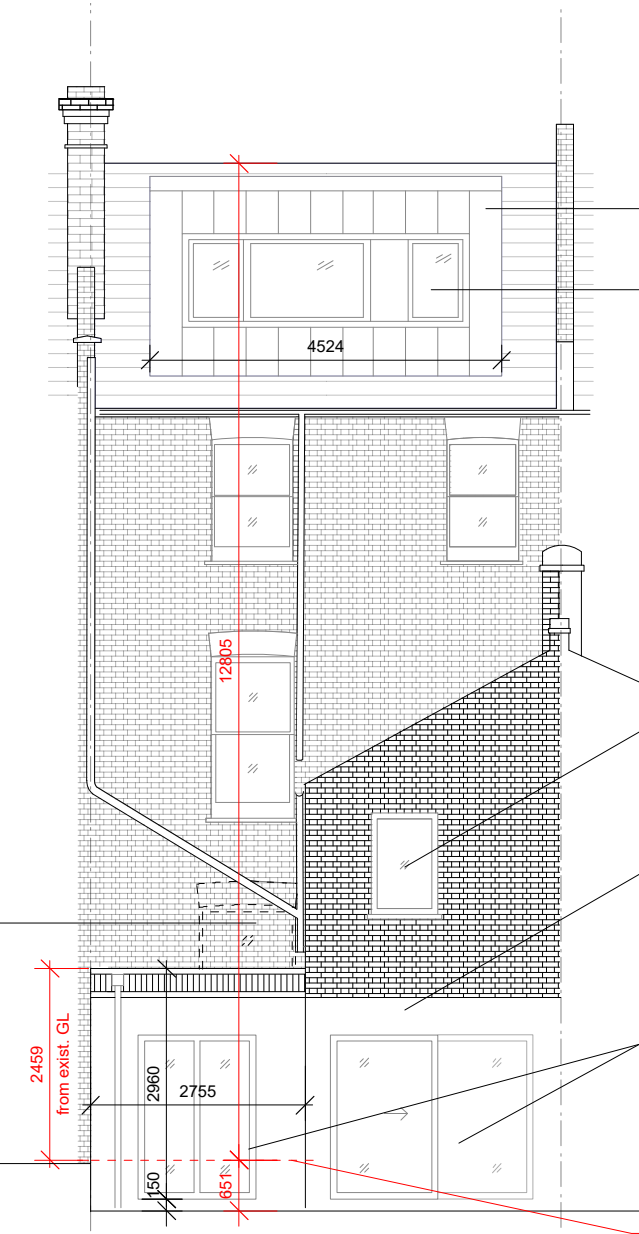
1.0 SITE

1.4 Similar Local Development

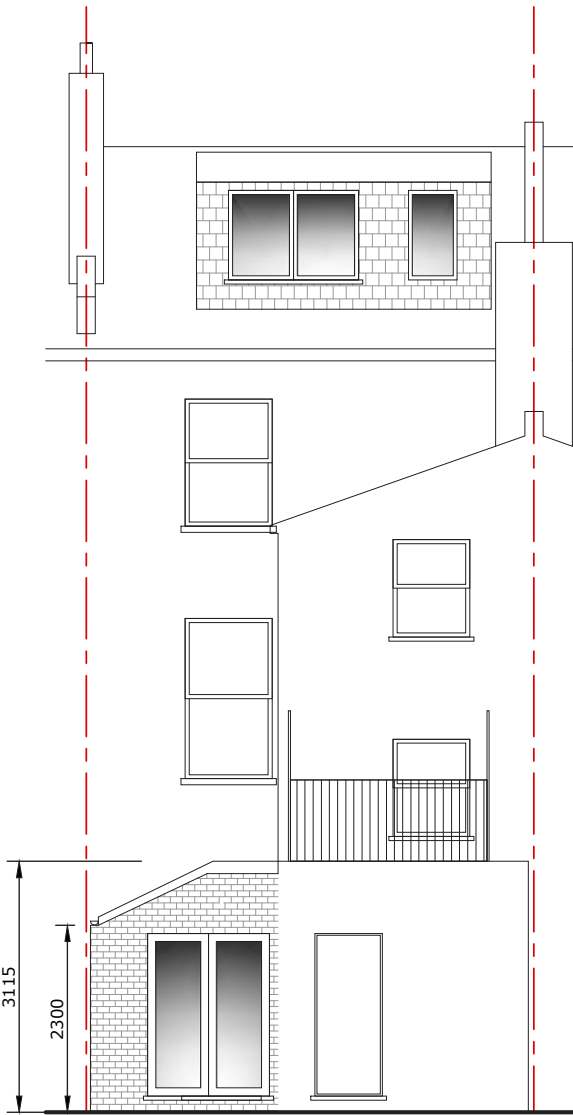


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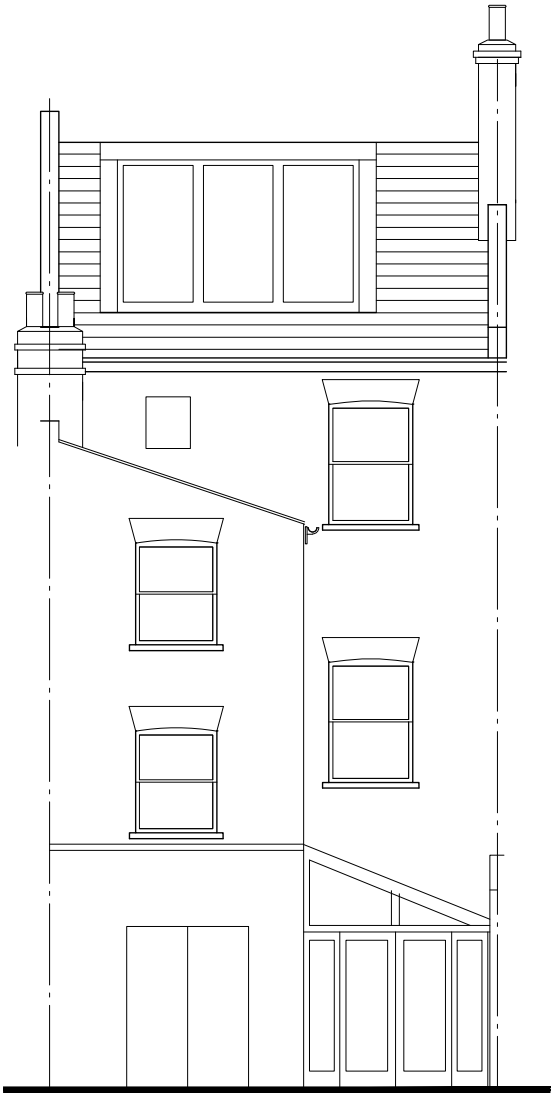
1.4 Similar Local Development (Not to scale)



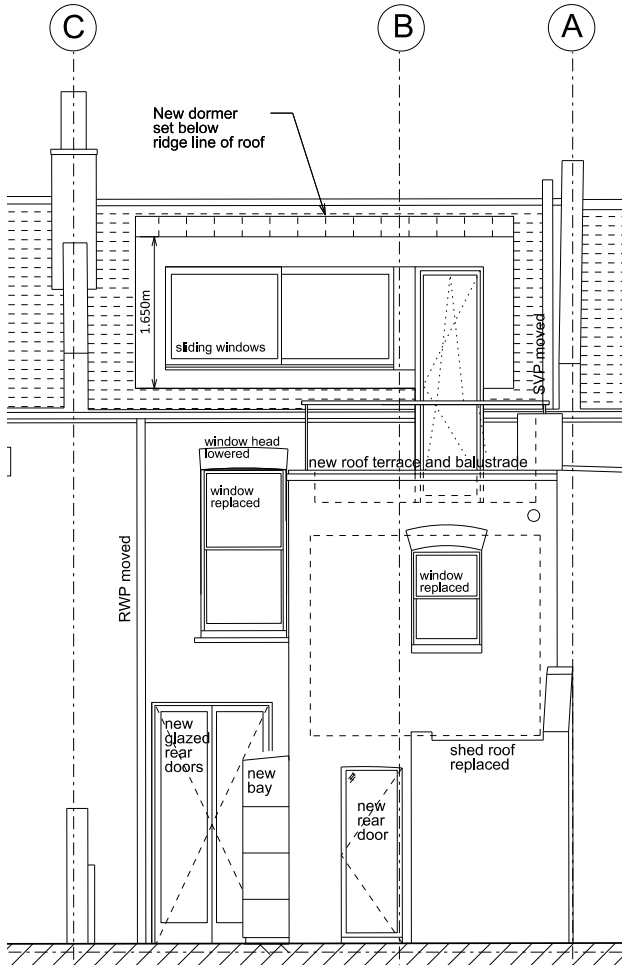
24 Stapleton Hall Road



8 Lorne Road



18 Lorne Road



28 Mount Pleasant Crescent

2.0 PRE APP FEEDBACK

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- + A Pre-Application planning query was submitted to Haringey on 12/04/2023 (Ref. PRE/2023/0074)
- + The feedback received was largely positive with some minor refinements suggested to ensure the proposal is acceptable
- + This application has taken into account the comments received, with amendments made to the design accordingly:
- + The base of the rear dormer has been pulled up slightly to align with the neighbouring dormer extensions
- + The juliet balcony has been omitted and replaced with an appropriately proportioned window

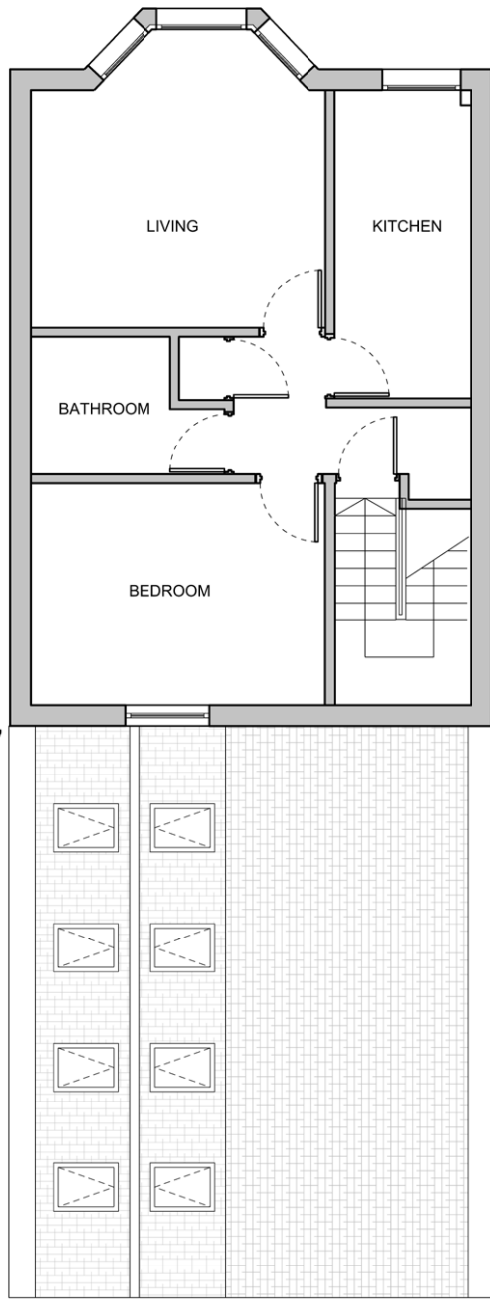
3.0

EXISTING

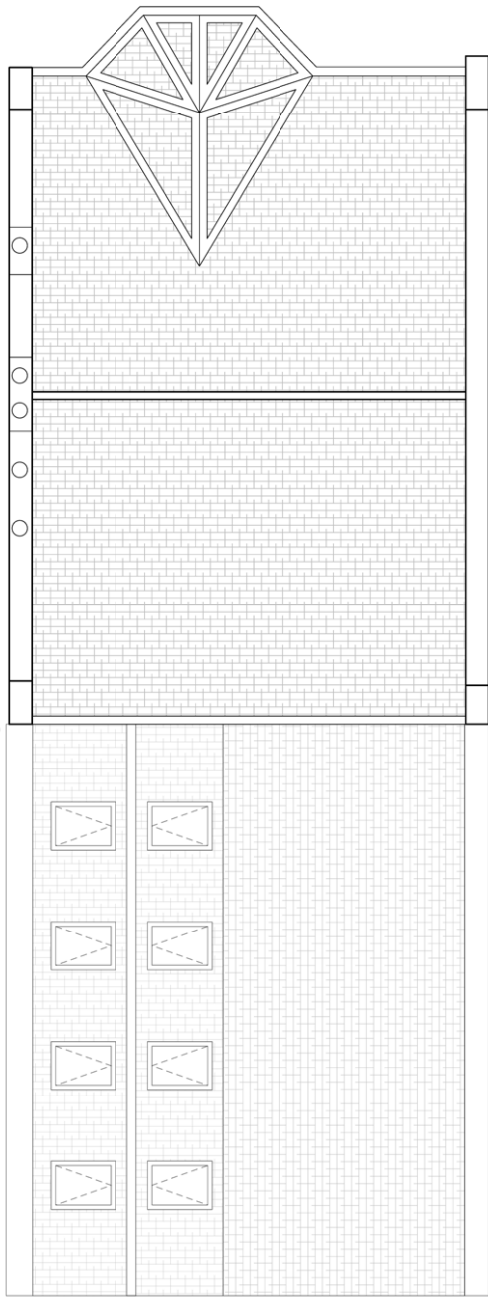
DRAWINGS

3.0 EXISTING DRAWINGS

Existing Floor Plans



Second Floor Plan - Existing



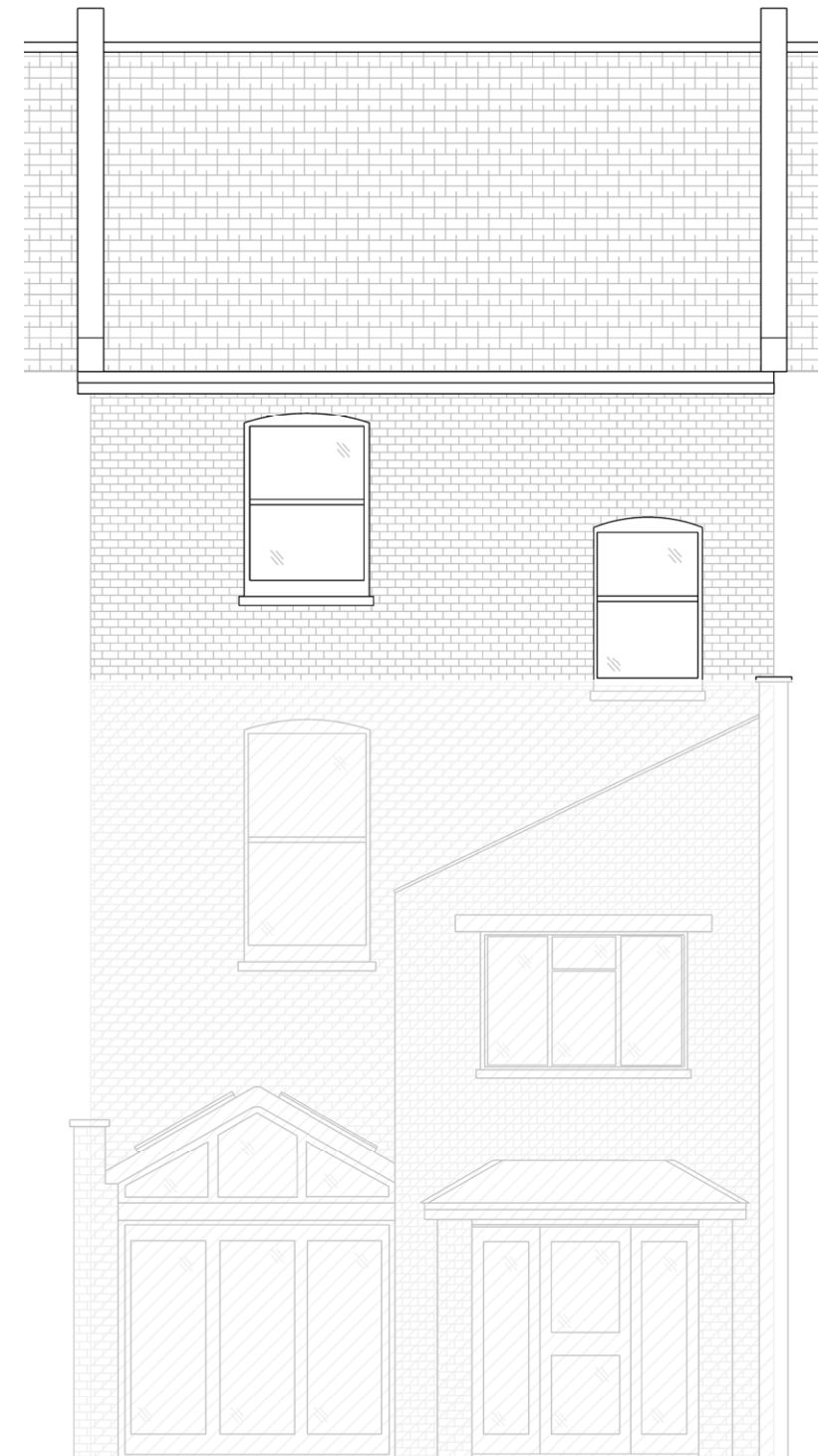
Roof Plan - Existing

3.0 EXISTING DRAWINGS

Existing Elevations



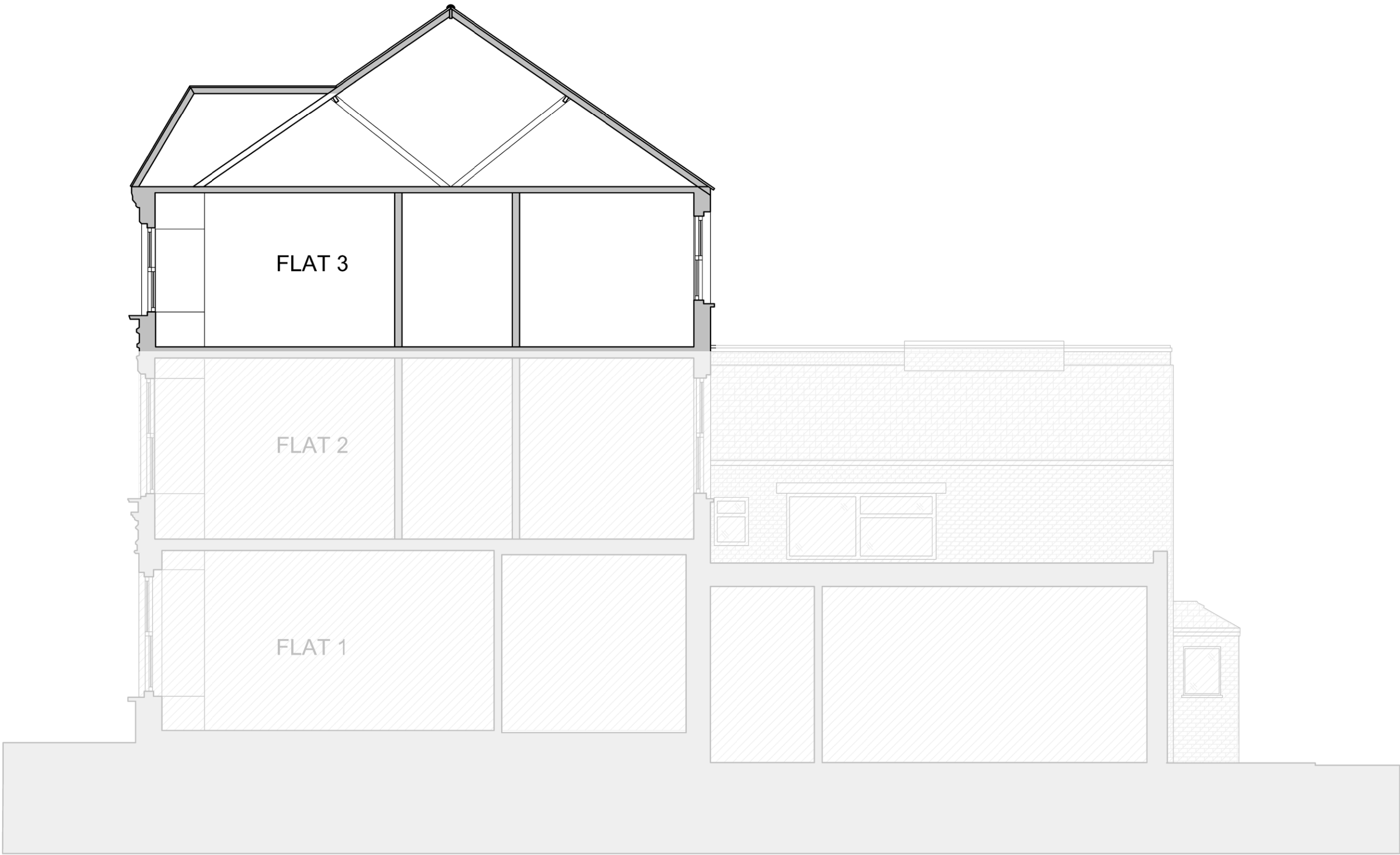
Front Elevation - Existing



Rear Elevation - Existing

3.0 EXISTING DRAWINGS

Existing Section

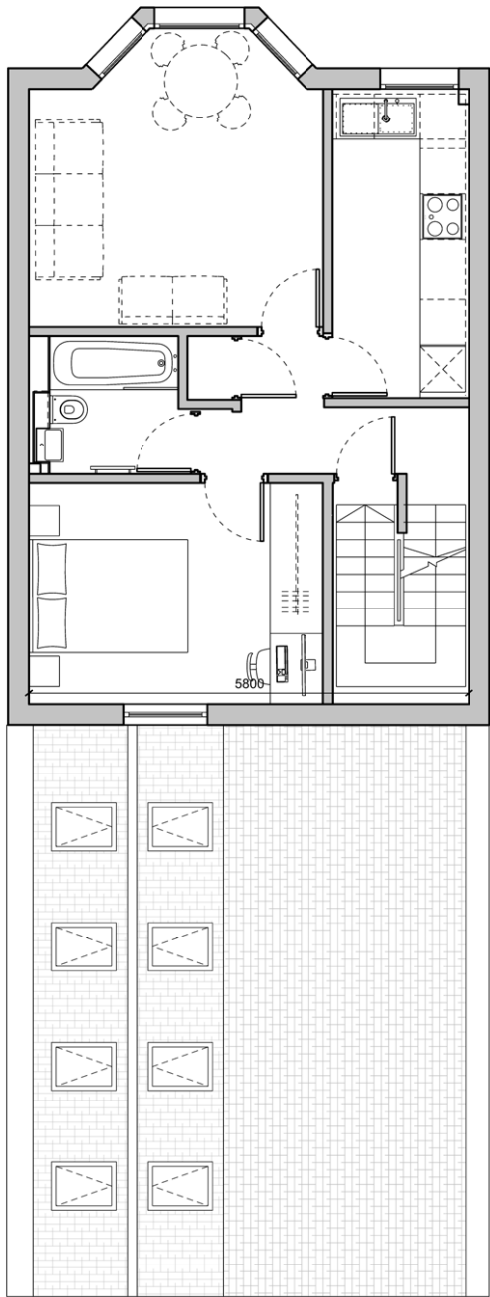


01 Section Existing

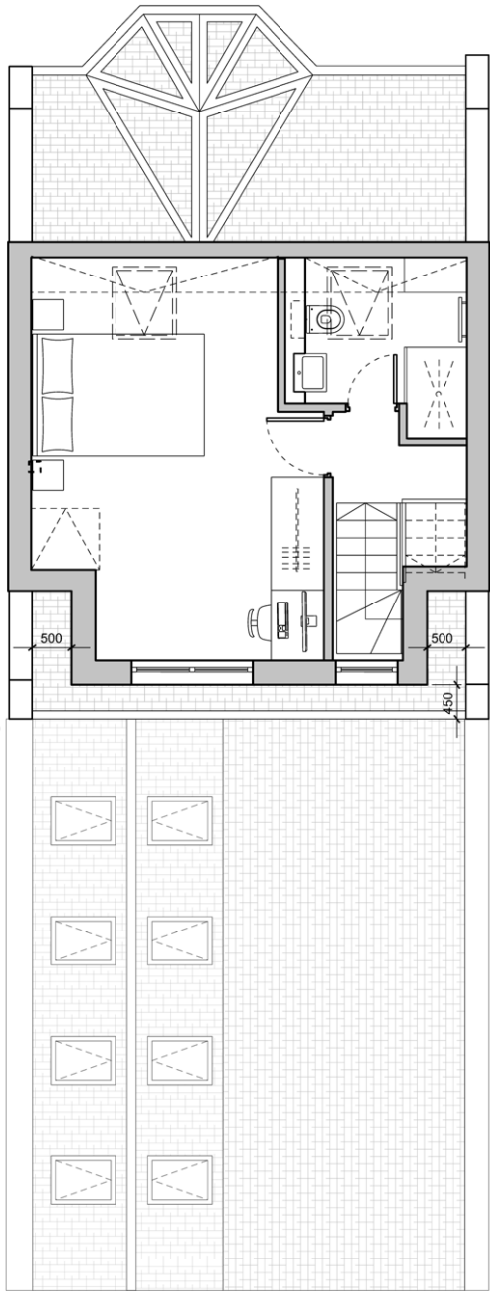
4.0 PROPOSED DRAWINGS

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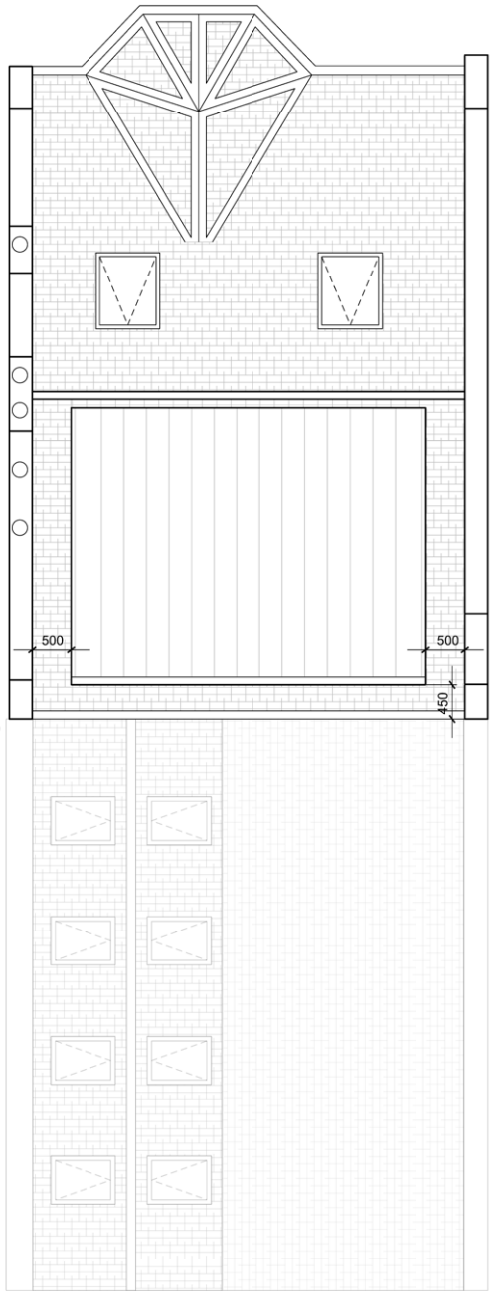
Proposed Floor Plans



Second Floor Plan - Proposed



Loft Room Plan - Proposed



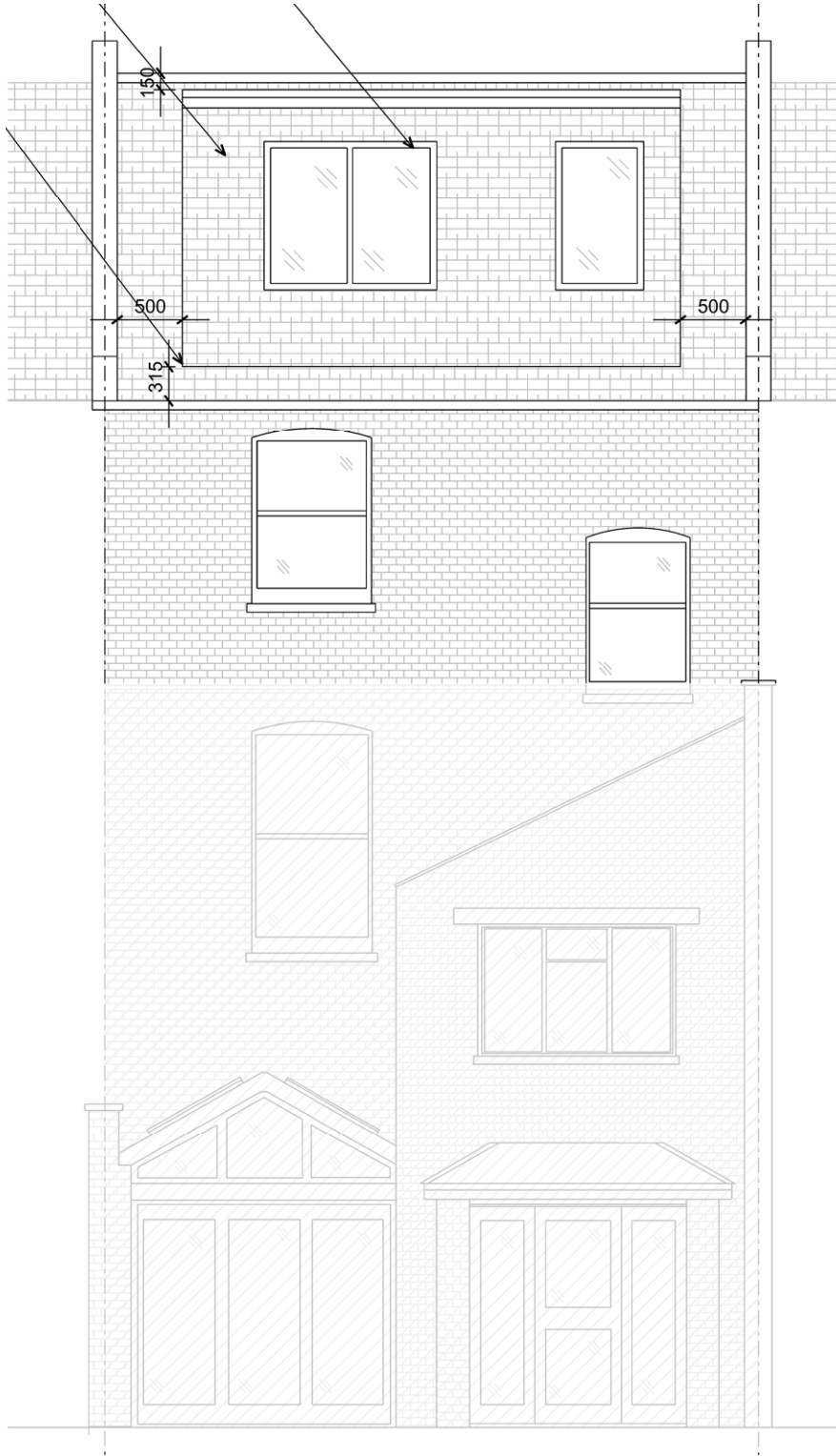
Roof Plan - Proposed

4.0 PROPOSED DRAWINGS

Proposed Elevations



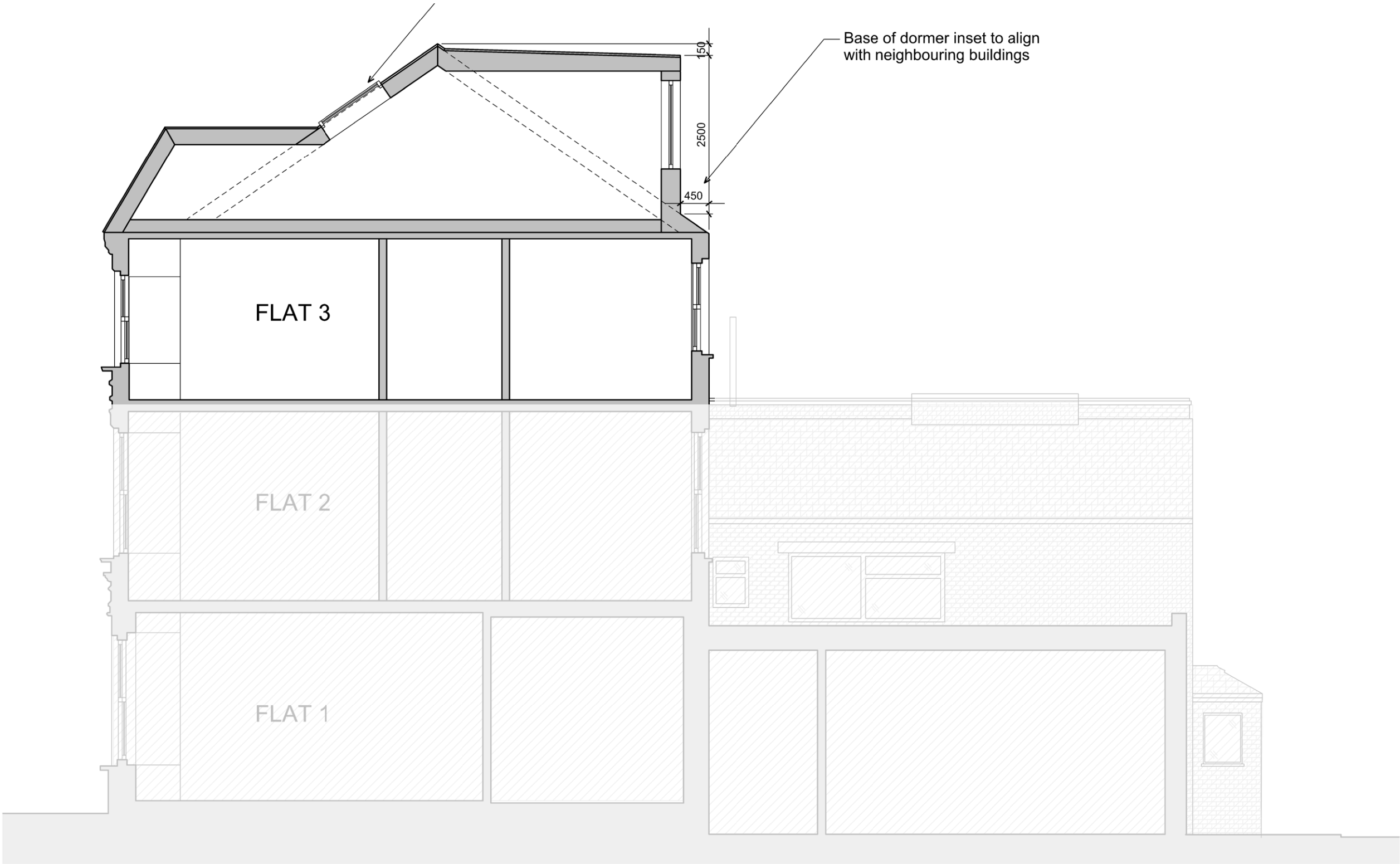
Front Elevation - Proposed



Rear Elevation - Proposed

4.0 PROPOSED DRAWINGS

Proposed Section



01 Section Proposed

