
Top Floor Flat
164 Stapleton Hall Road

Design and Access Statement
June 2023



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1.0 Introduction

This Design and Access Statement has been prepared as a part of the Planning Application for the addition of double glazed rooflights to the roof pitch at the front of the Top Floor Flat at 164 Stapleton Hall Road.

This document is to be read in conjunction with the associated drawings submitted as part of the planning application.



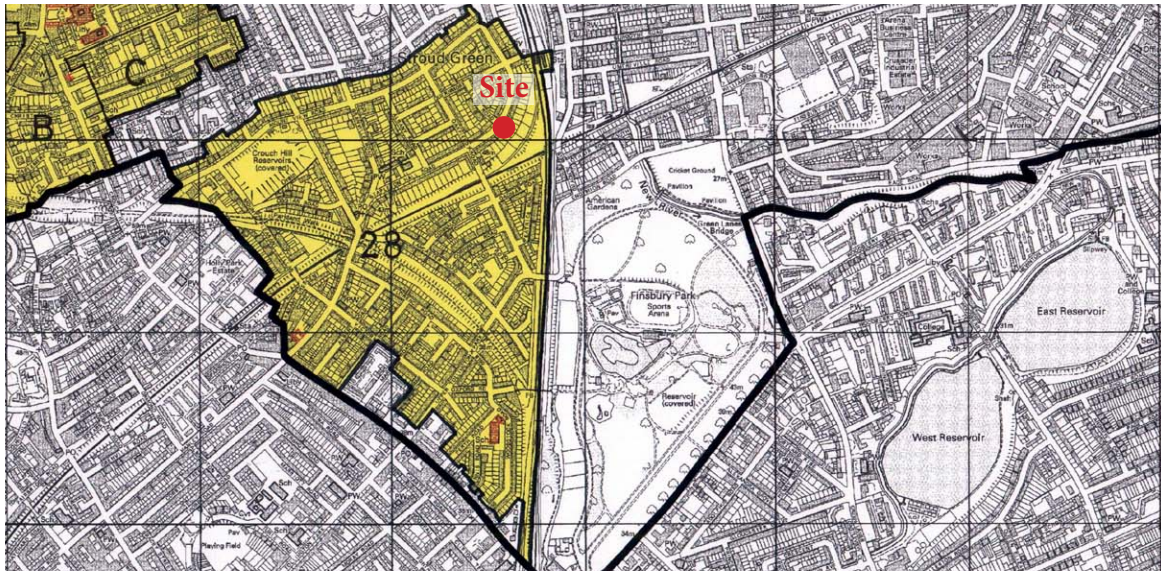
Ariel view of site looking East



2.1 Site Location

164 Stapleton Hall Road is located in the Stroud Green Conservation Area within the London borough of Haringey. The area within the boundary as shown on the map on the right was designated as the Stroud Green Conservation Area in June 2003. However, the Area does not have a Conservation Area Appraisal or Management Plan as of the time of writing.

The area is noted for its late 19th Century residential development which represents Haringey’s most diverse example of Victorian domestic architecture concentrated in one area. Stapleton Hall Road was developed in the 1890s with a mix of terraced and semi-detached properties in the Gothic style.

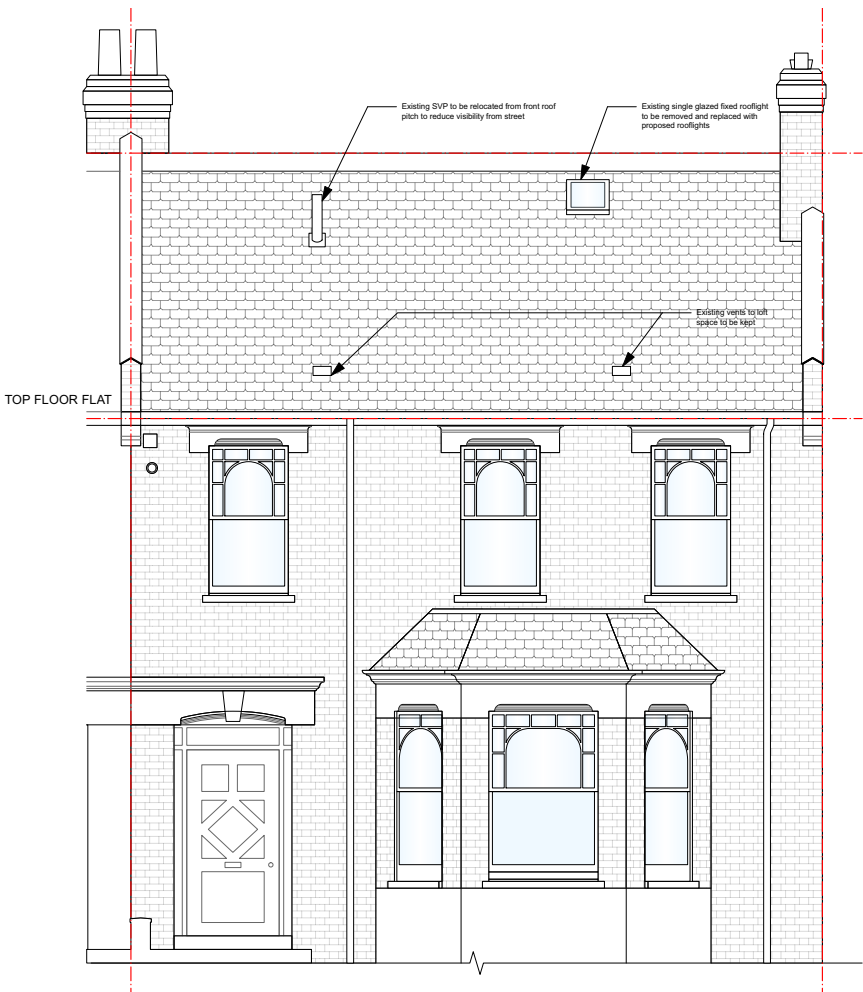


Boundary of Stroud Green Conservation Area (No. 28)

2.2 Existing Building

The existing building is an end of terrace house on the east side of Stapleton Hall Road which faces the road at the front with its back facing onto the railway lines running from Haringay to Finsbury Park. The property was converted into 4 self-contained flats in 1973, and this Planning Application is related to the Top Floor Flat located on the second floor in the roof space of the original terrace house.

The Top Floor Flat is a one-bedroom flat which only has opening windows on the rear facade facing onto the railway. There is a small existing single-glazed fixed rooflight at the front pitch, which provides a limited amount of daylight into the flat but no provision for ventilation.



Existing front elevation of 164 Stapleton Hall Road (Not to scale)

2.3 Planning History at 164 Stapleton Hall Road

OLD/1973/1665

Conversion into 4 self-contained flats :
Approve with Conditions

HGY/2015/0557

Erection of a two storey, two thirds width rear extension to 2 flats :
Approve with Conditions

HGY/2015/1962

Change of existing openings in the rear elevation to introduce a set of bi-fold doors and a pair of French doors and change of window to small bedroom to front of flat :
Approve with Conditions

HGY/2015/3030

Rear and internal renovation to include the introduction of a conservatory to enclose the existing balcony space :
Approve with Conditions

2.4 Other Related Planning Applications

HGY/2022/0612

New conservation velux roof windows to front roofslope :
Approve with Conditions

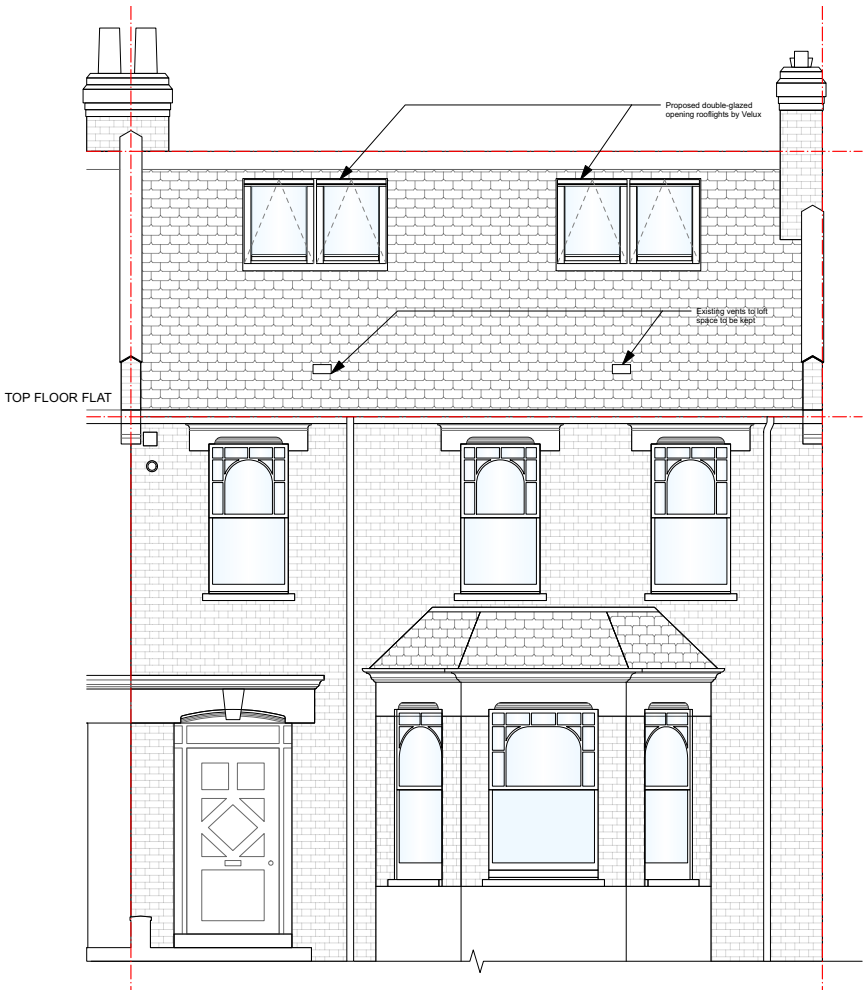
3.1 Proposed Design

As described in previous chapters, the Top Floor Flat at 164 Stapleton Hall Road has no opening windows at the front pitch which results in the rooms at the front of flat suffering from no natural ventilation with little to no daylight. The existing single glazed rooflight has poor thermal performance, creating a thermal bridge resulting in severe condensation issues in the winter months.

The proposed replacement and addition of double-glazed opening Velux rooflights will allow daylight and natural ventilation into the front rooms of the flat. It will also allow cross-ventilation through the flat, which is an increasingly important strategy to combat overheating during the summer months. This will create an improvement to living conditions of the flat, in line with Standard 5.2 of the London Housing Guide which refers to the benefit of dual aspect dwellings.

The proposed windows are subordinate in scale and size to the pitched roof and placed symmetrically on the front elevation so they do not detract from the front facade of the terrace property as a whole. There is a variety of precedent rooflight installations along the terrace on Stapleton Hall Road, and the proposed placement of rooflights are proportionate and considered in order to preserve the character and appearance of both the architecture and the Conservation Area.

The placement of rooflights also create an opportunity to move the existing soil vent pipe and bathroom extract which currently terminates on the front pitch, contributing to an unsightly roofscape. These will be moved backwards so that the terminations will be less visible from the street and public realm.



Proposed front elevation of 164 Stapleton Hall Road (Not to scale)



Example installation of proposed Velux rooflights set flush to roof tile

4.1 Sustainability

Due to the nature of the flat being in the roof of a period property with little to no improvements works done through the years, the flat is in need to be brought up to modern standards in terms of its thermal and energy performance. The proposed double glazed rooflight unit has a u-value of 1.3 W/(m²·K) which is compliant with the Approved Document Part L requirements of rooflights in new or refurbished dwellings. Along with the installation of the rooflights, the external envelope (predominantly roof build-up) of the flat will be upgraded to a better thermal performance.

4.2 Access

The flat is located on the top floor of the terrace property and is accessed through a shared stair from the Ground Floor. There is no change to the access strategy in this proposal.