

Design and Access Statement

98 Stapleton Hall Road, London, N4 4 QA

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Introduction

This is a planning application for alterations to the window/door configuration on the rear and front elevation of 98 Stapleton Hall Road, a replacement balcony/staircase and two new outbuildings located in the rear garden.

This following Design and Access Statement should be read in conjunction with the following drawings:

015_001_ Location Plan
015_002_Existing Site plan
015_003_Existing Upper Ground Floor
015_004_Existing Lower Ground Floor
015_005_Existing Front and Rear Elevations
015_102_Proposed Site Plan
015_103_Proposed Upper Ground Floor
015_104_Proposed Lower Ground Floor
015_105_Proposed Front and Rear Elevations

Existing Site

The application site is a terrace house on 98 Stapleton Hall road which sits within the Stroud Green Conservation Area. The area was designated as a conservation area in 2003 and does not have an adopted appraisal and management plan.

The terrace houses along this road are characterised by long gardens that abut the railway line, creating unique long views and a lush outlook for the residents.

While the front of the properties along this road generally have a consistent design, the rear elevations have been significantly altered over the years with a mix of rear extensions, loft conversions and outbuildings.

Along Stapleton Hall Road multiple properties have altered the configuration of the existing bay windows serving the lower ground floor (LGF) to bring more light into the living space. This application seeks a similar improvement.

On the rear, the properties originally had Victorian balconies connecting the upper ground floor (UGF) living space to the garden. Many still have similar structures albeit often of poor quality and in disrepair. At 98 Stapleton Hall Road in particular the balcony is clunky and in poor condition.



Bay window in front garden



Interior view from LGF towards front garden



Interior view from LGF towards rear garden



Rear elevation of 98 Stapleton Hall Road

Proposal and Design Considerations

Proposed alterations

The house is currently being used as an intergenerational house with a couple living on the upper floors and a single elderly parent living in the LGF. This scheme aims to improve the living condition for the LGF living spaces which are currently dark and poorly ventilated due to small windows and low ceiling heights.

On the front elevation, the scheme proposes to incorporate three new painted timber sash windows within the existing LGF bay window, to match existing. The surrounding brickwork will be rendered white to match the treatment on surrounding properties.

To the rear, the scheme proposes to remove the existing external LGF toilet and increase the size of the door and window opening serving the LGF living room. The new window/door configuration will be constructed out of painted timber to match existing. This proposal will considerably improve both the light conditions and the outlook onto the garden.

A new powder-coated metal balcony and staircase, with a fine metal balustrade, will replace the existing balcony leading from UGF to the garden. The replacement will be an improvement to the current incoherent design.

In the garden we are proposing two new outbuildings: a shed and a greenhouse.

The shed will be a prefabricated flat roof timber shed, with the following dimensions 1.87m(d) x 2.34m(d) x 2.04m(h). It is located at the end of the garden and will be largely concealed behind the existing greenery.

The proposed greenhouse will be a prefabricated pitched roof timber greenhouse with the following dimensions 2.68m(d) x 1.93m(w) x 1.97m(h) at its ridge. The greenhouse will sit on a paved area accessed via stepping stones.



Proposed garden shed



Proposed Greenhouse

Heritage Statement

The proposed window alterations to the front and rear elevations are in keeping with the existing terrace house.

The replacement metal balcony references the original Victorian structures and improves the appearance of the rear elevation.

The proposed outbuildings are modest in scale and constructed out of natural materials, ensuring they sit comfortably in the garden setting.

Scale and Impact on Neighbours

The proposed replacement balcony/staircase and new window/door configuration are of similar scale to the existing and have no adverse impact on the outlook or privacy of neighbouring properties.

The proposed outbuildings are modest in scale and fabricated out of natural materials to ensure they complement the garden setting.

Materiality

All new windows and doors are proposed as timber windows to match existing.

The replacement balcony/staircase is a lightweight metal structure, in reference to the old Victorian balconies and metalwork elsewhere in the conservation area.

Outbuildings are pre-fabricated timber structures in keeping with the garden setting.

Access

Access to and from the property is un-altered.

Use

We are not seeking any change of use for the site.

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