



DESIGN AND HERITAGE STATEMENT

FEBRUARY 2026

BICYCLE & BIN STORES TO THE FRONT GARDEN

INTRODUCTION

This statement accompanies the planning application for works to a single owner dwelling at 100 Stapleton Road in relation to the following:

1. Erection of bin and cycle stores to front garden.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owners of the property Mr James Fletcher & Katharine Towers



SITE

The application site is located at 100 Stapleton Hall Road within the the Stroud Green Conservation Area. Stapleton Hall Road forms part of Finsbury Park that was developed in the 1870's and 80's and runs South West to North-East with Victorian terraced houses to each side.

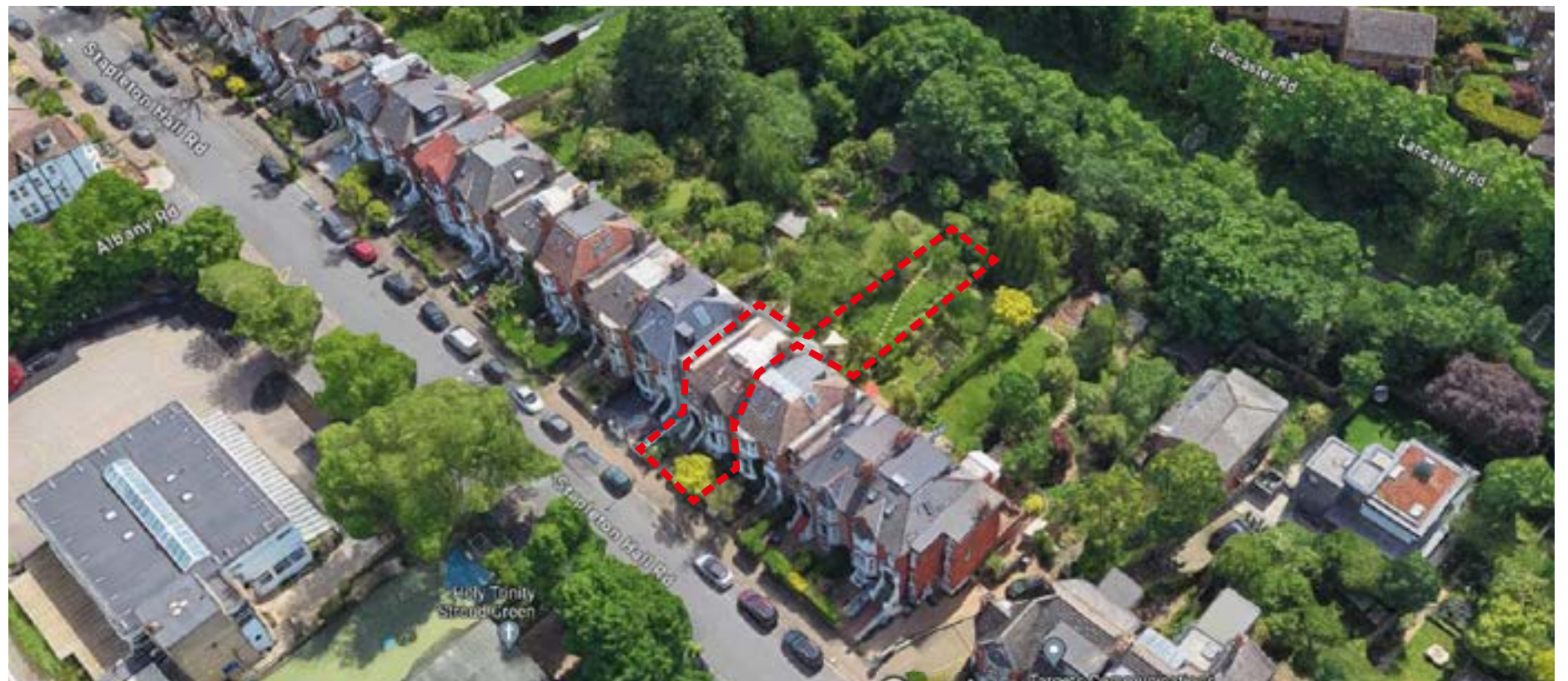
The front elevations of the dwellings on 100 Stapleton Hall Road are consistent in appearance, with red brick frontages, bay windows and the material palette of red brick to the front and the rear, with white decorative elements in the form of pediments, banding and window surrounds to the front facade. To the rear, the properties have been adapted and altered to varying degrees with extensions at garden and roof level.

No. 100 Stapleton Hall Road is a four storey Victorian terraced family dwelling. The original building on this site was constructed in the late 19th century. The openings to the front are white timber sash windows.

There are no official conservation appraisals published by the council. However, a document written by the Stroud Green Conservation Advisory Committee outlining key information with regard to the conservation area is available online for the public.



Site in neighbourhood



CONSERVATION AREA

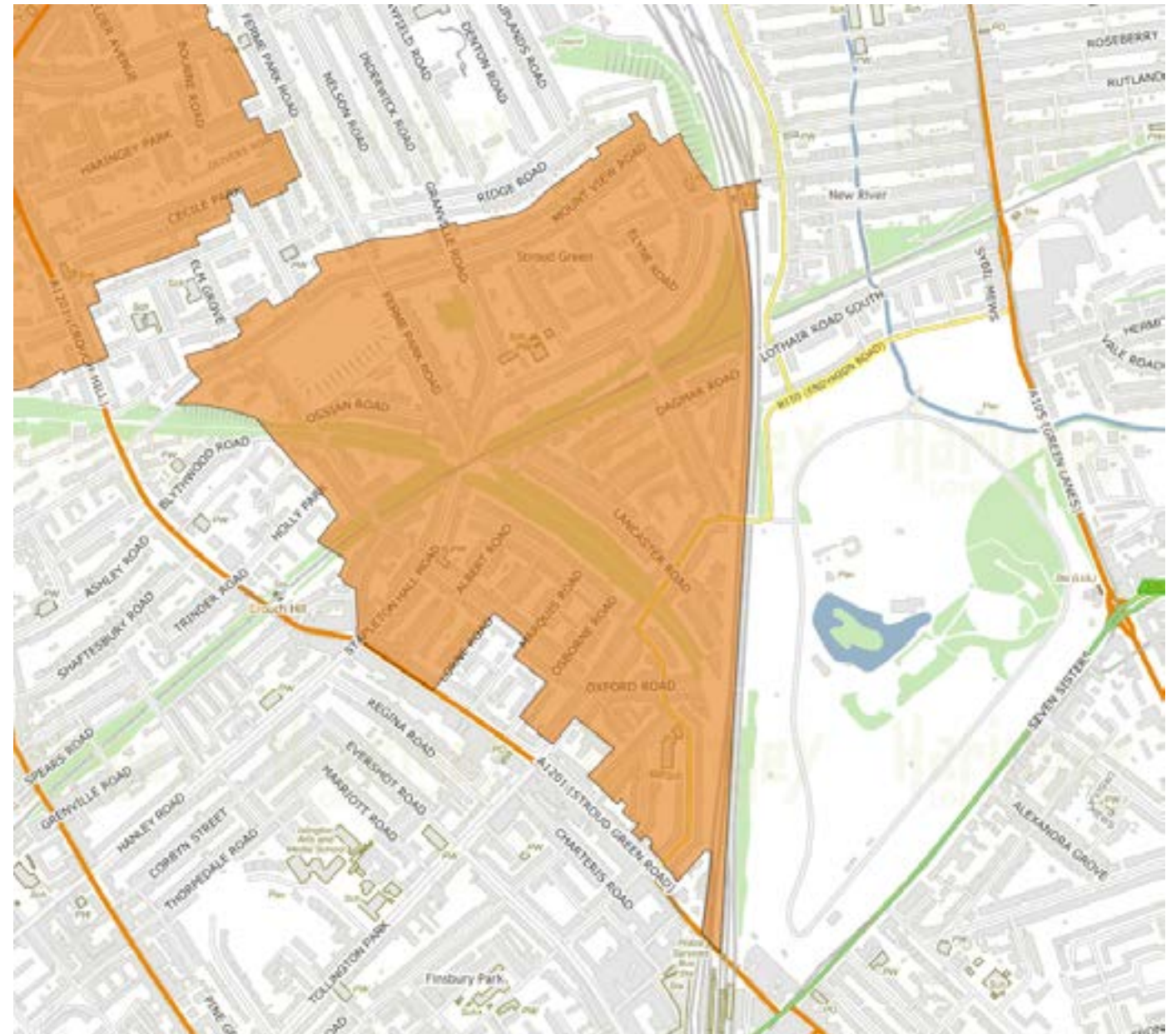
100 Stapleton Hall Road forms part of the Stroud Green Conservation Area in Haringey, which extends from Mount View road in the north to the railway line in the east. The architecturally charming streetscape combines a large variety of 19th century house types, ranging from elegantly crafted artisans' cottages to Gothic revival terraces and Queen Anne semi-detached dwellings.

The terraced 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

The specific character of Stapleton Hall Road is that of uniform four storey terraced dwellings on both sides, with characteristic red brick and slate roof's The West side contains existing mansard roof extensions while the East side contains converted pitched roofs.

The property on 100 Stapleton Hall Road is a spacious semi-detached six bedroom Victorian house built in the early 1900s. It's sited just north west of Finsbury Park and it's organised over four floors. To the rear the property sees a conservatory and a balcony which connects the Upper Ground Floor to the the garden.



Stroud Green Conservation Area

EXISTING PHOTOS



Existing front



Front Drive

EXISTING PHOTOS



Path



Secondary Entrance

PROPOSALS

CHANGES TO THE FRONT

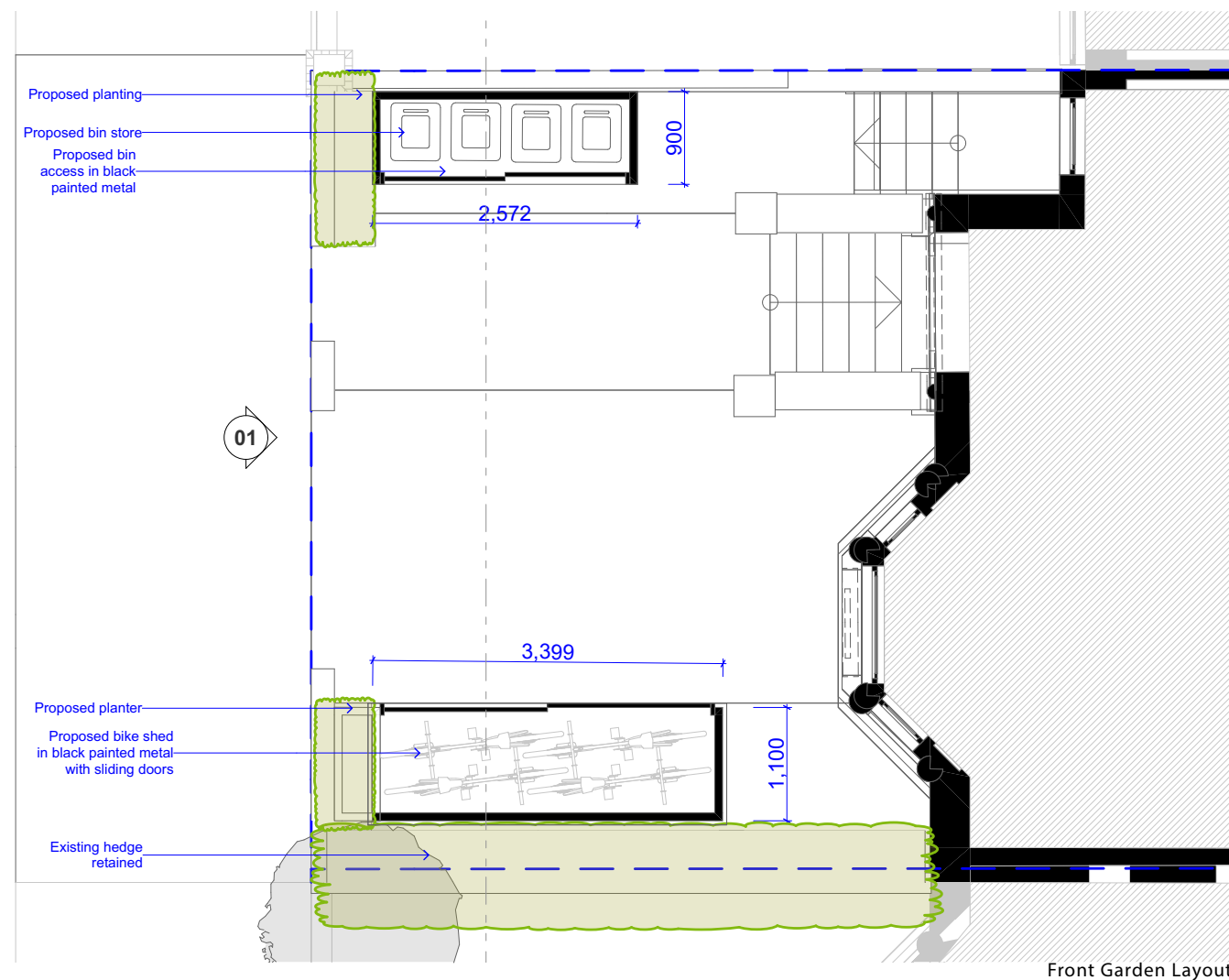
Cycle Store

DPD Policy DM35 states that cycle storage in front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the size of the shed or storage shelter, the building and the garden; its location; level of screening; and the nature of the materials used.

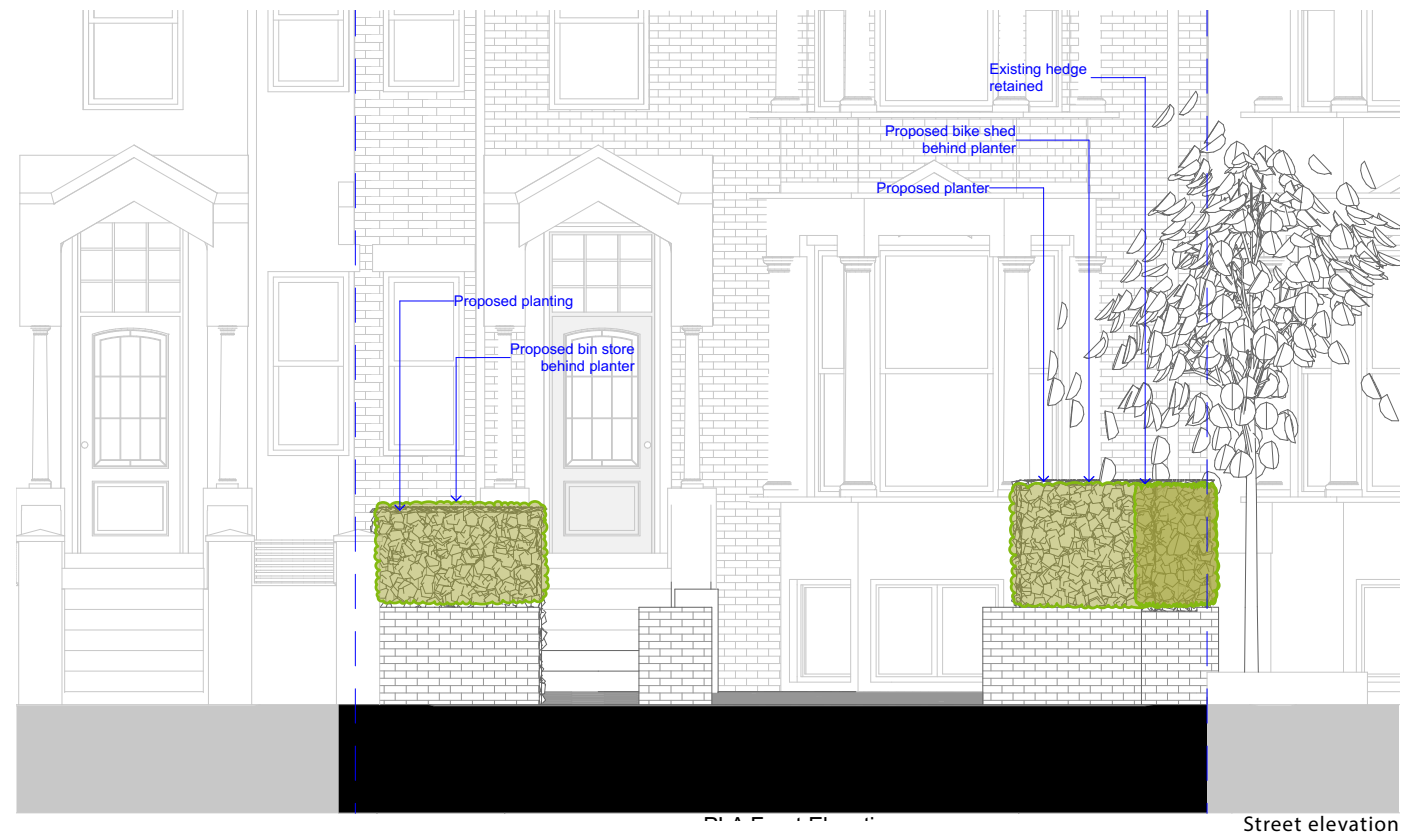
All of these have been considered and the proposal is low lying, not excessive in size and placed discreetly adjacent to the boundary walls. It is screened by the proposed planting and it will be built in high quality, durable materials. Consequently it has been positioned next to the established hedge which is to be retained.

Bin Store

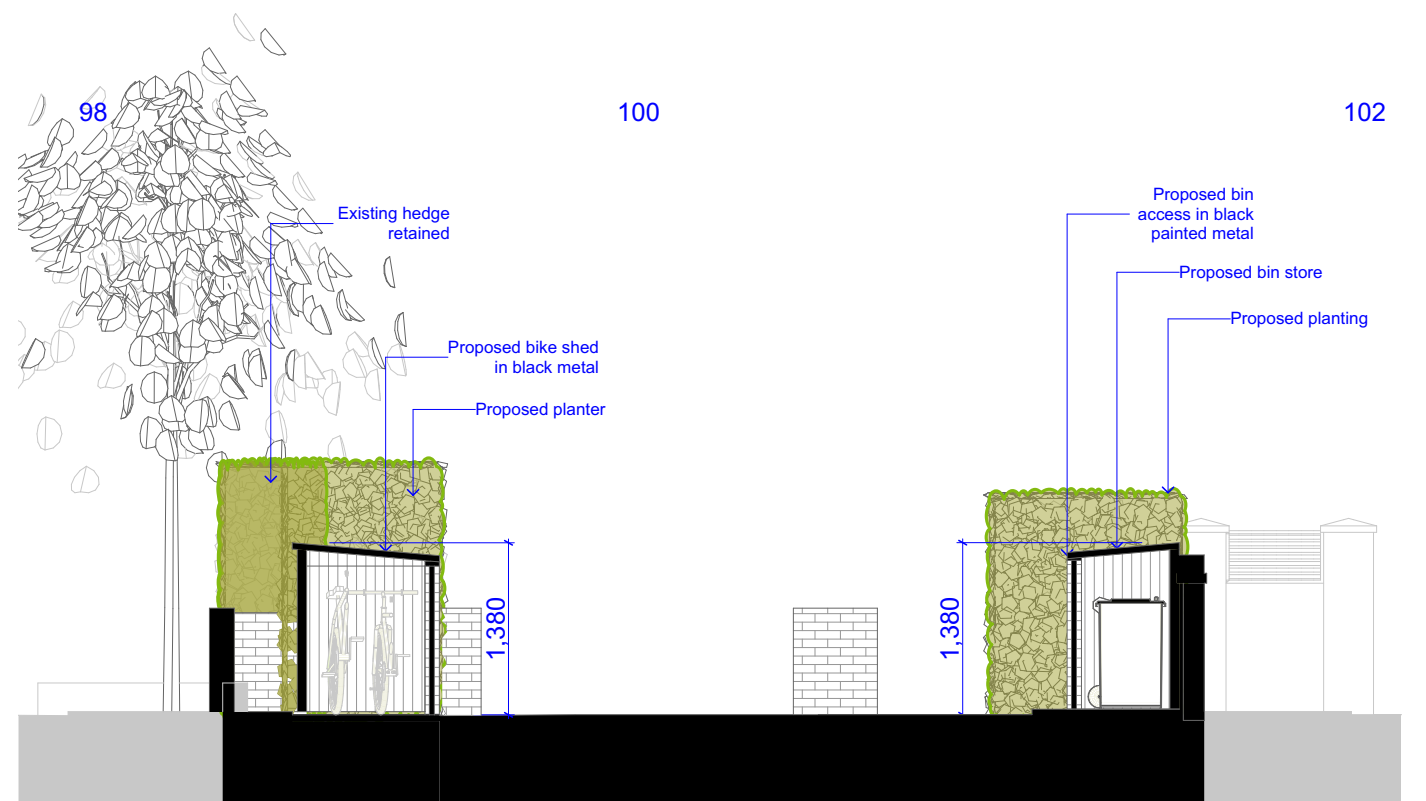
Similarly these consideration have been taken into account for the refuse store. It would be screened by the proposed planting and therefore not be highly visible in the street scene.



Front Garden Layout



Street elevation



Section

CONTEXT & PRECEDENTS

1. HGY/2023/3388
10 Addington Road, Hornsey, London, N4 4RP

Proposal Erection of a rear infill extension, raising of existing paved terrace with new steps, alteration of front garden steps and erection of new bike storage in the front garden.

2. GY/2021/3274
17 Mount Pleasant Crescent, N4

Erection of bike store in front garden.

3. HGY/2021/1256
18 Methuen Park, N10

Erection of cycle store in the front garden.

4. . HGY/2021/1062
40 Ferme Park Road, N4

Installation of solar panels, enlargement of rear dormer, installation of 2no.rooflights, construction of bicycle store and bin enclosure.

5. . HGY/2021/2047
43 Mount Pleasant Crescent, N4

Retention of bicycle store in front garden and proposed boundary treatment / vegetation

6. HGY/2023/3297
89 Stapleton Hall Road, Hornsey, London, N4 4RH

Conversion of HMO (Sui Generis) into single dwellinghouse (Class C3(a)), two rear dormers for a loft extension, rear ground floor extension, new and replacement doors and windows, new rooflights, replacement of roof tiles, removal of render on the front facade to expose the existing brick, and landscape works including new bin enclosure and bike shed.

OTHER CONSIDERATIONS

Access

Access to the house remains unchanged.

Use

The property is to remain as a single family dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by the family.