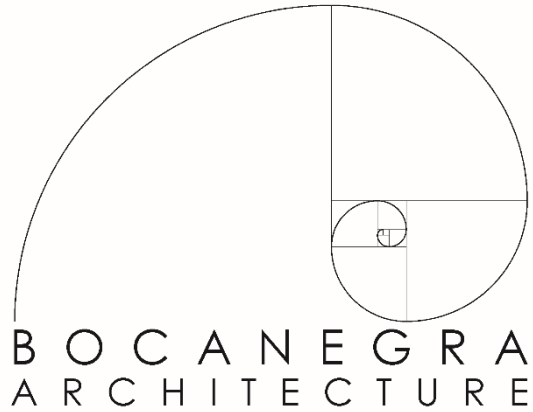


99 Stirling Road N22 5BN – Design & Access Statement



1. Context

This statement has been prepared in support of a full householder planning application for the conversion of an existing garage into habitable accommodation.



99 Stirling Rd - Front Elevation



99 Stirling Rd Site Plan

No. 99 Stirling Rd is situated in Haringey and comprises a three-bedroom two-storey property. The site does not fall within a conservation area, and it is not a listed building.

The current material to the external elevations is rendered pebbledash and bricks. The material of the windows is PVC double glazed windows.

2. Design

The proposed design seeks to sensitively convert the existing garage into a fully habitable space at ground floor level, comprising a guest bedroom, a bathroom, and a pantry. The underlying principle is to maximise the use of the existing footprint while ensuring the new accommodation integrates seamlessly with the main dwelling. No extension to the length or footprint of the garage is proposed; instead, the intervention focuses on internal reconfiguration and modest external adjustment.

To improve spatial quality and usability, the rear portion of the garage roof will be raised to align with the existing height at the front, creating a consistent internal ceiling level throughout. This adjustment remains subordinate in scale, particularly when considered in context, as the neighbouring garage at No. 97 is clearly visible and retains a higher overall ridge height than the proposed scheme.

In addition, an existing skylight will be repositioned to better serve the new internal layout, enhancing natural light distribution within the converted space.

Importantly, no additional roof openings are introduced, and the overall form and extent of the structure remain largely unchanged. The proposal therefore represents a modest, well-considered alteration that upgrades the functionality of the garage while preserving the character and proportions of the existing building.



99 Stirling Rd Front Garage Elevation



99 Stirling Rd Rear Garage Elevation



99 Stirling Rd
Front Garage roof view from the property.
We can see No 97 Garage sits higher



99 Stirling Rd
Rear Garage roof view from the property.
No 97-roof height is considerably higher due to the
reduced height we are trying to mitigate

No new materials are proposed as part of this conversion. All external finishes, including brickwork, roofing, windows, and doors, will be carefully matched to the existing materials to ensure a seamless integration with the host building. In addition, the proposal includes upgrading insulation throughout the converted space, enhancing thermal performance and energy efficiency while maintaining the character and visual continuity of the property.

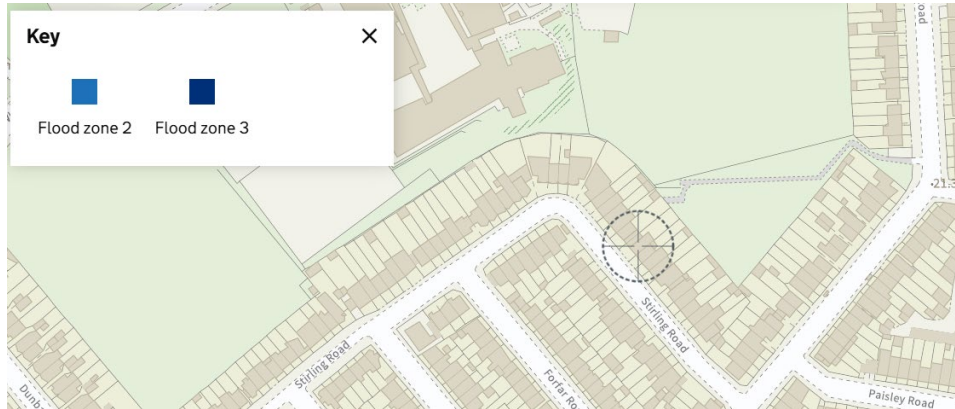
4. Planning History and Precedents

There are no relevant cases relating to the property.
Potentially neighbouring properties developed these works under permitted development rights.

5. Access and Flood Risk

There are no changes proposed to the access arrangement from the street to the property

The site is located in flood risk 1.



In summary, the proposed garage conversion represents a high-quality and proportionate design that makes efficient use of the existing structure without extending its footprint. The modest roof adjustment and minor alterations, including the repositioning of the skylight, remain subordinate within the wider context and will not result in any adverse visual impact. The character and appearance of the host property and surrounding area will be preserved, while the improved thermal performance and internal reconfiguration will enhance the overall functionality and sustainability of the building.