

6A Woodstock Rd, N4 3EX

Design, Access & Heritage Statement

May - 2026

Project Details



Client Property Address:

6A Woodstock Road,
Stroud Green
London
N4 3EX

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Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 6A Woodstock Road, N4 3EX

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed facade alterations, internal alterations and all associated works at 6A Woodstock Road, N4 3EX.*

The proposed works include the following:

- Addition of a sliding door on the rear elevation.

Character and Significance

No 6 Woodstock Road is a Victorian terraced house situated within the Stroud Green Conservation Area, in the southern part of the London Borough of Haringey. The property is a four-storey house, encompassing a lower ground floor, and was constructed toward the end of the 19th century.

Site Analysis

2.1 Designated Areas

The site is located within the Stroud Green Conservation Area .

Many of the terraced houses facing Woodstock Road share a uniform architectural style, characterized by exposed brick facades, stairs leading from the small front garden to the main entrance, and adorned three-sided bay windows on the lower and ground floors.



Conservation Area Map

Site Analysis

2.2 The Existing Property

The existing property is a four-storey house, encompassing a lower ground floor, and was constructed toward the end of the 19th century.

In contrast to the front elevation of the terrace properties, which retains its original features, the rear elevations had undergone several modifications over the years to align with contemporary lifestyles, leading to the loss of its initial character.

Various alterations are evident, including rear single and two-storey extensions, roof terraces, and stairs leading to the rear garden. These additions, as shown in the accompanying aerial view, have now become consistent features of the rear elevation of Woodstock Road terrace.



Existing Site View

Site analysis

2.2 The Existing Property



Existing Front facade



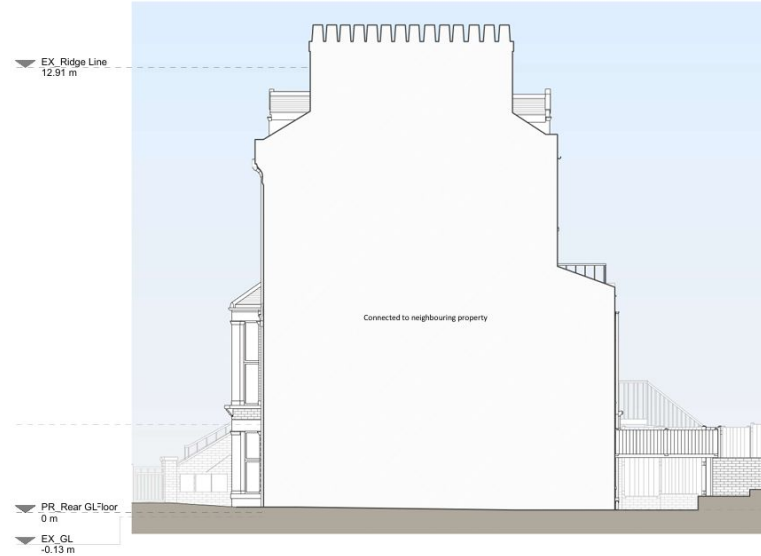
Existing Rear facade

Site analysis

2.3 Existing drawings



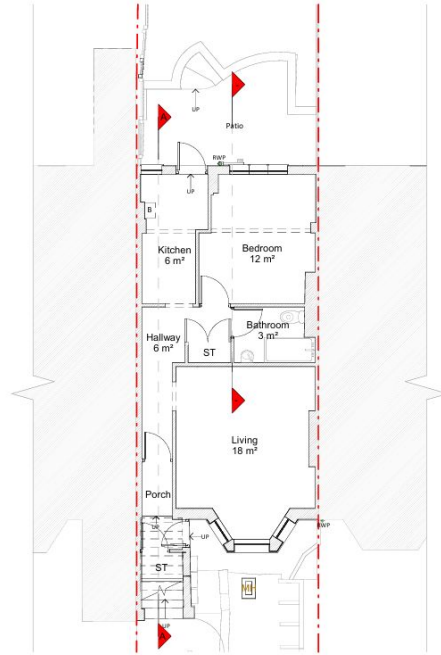
Existing Rear Elevation



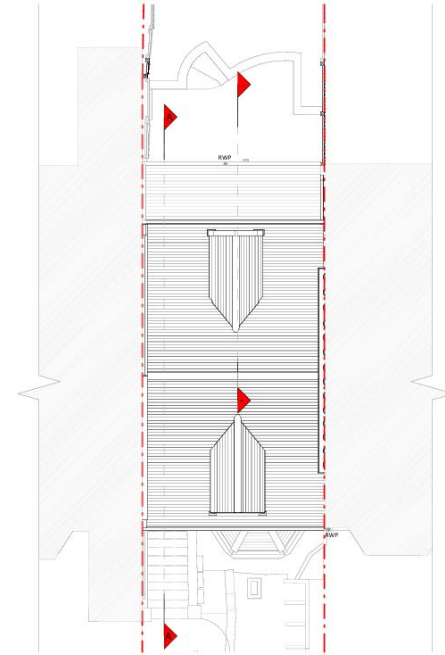
Existing Side Elevation

Site analysis

2.3 Existing drawings



Existing Ground Floor Plan



Existing Roof Plan

Site analysis

2.4 Local Precedent

There are several examples newly approved proposals locally these are listed below.

- HGY/2020/0623 Flat B, 24 Ennis Road N4 3HD:
Erection of a single storey extension in place of the existing terrace space at the rear of the property.
- HGY/2020/1649 Flat C, 24 Ennis Road N4 3HD:
Construction of 2 storey extension at second and third floor levels.



Planning drawings of application HGY/2020/0623



Planning drawings of application HGY/2020/1649

The Proposal

3.1 Proposed Design

The Proposal comprises facade alterations to the rear elevation for the introduction of a sliding door to access the rear garden.

The Proposal has been carefully designed to be subservient to the overall look and feel of the property.

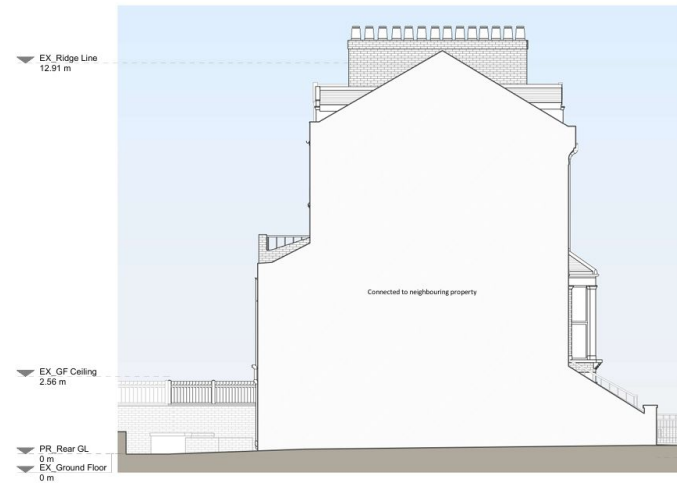
Materials will be in keeping.

Site analysis

3.2 Proposed drawings



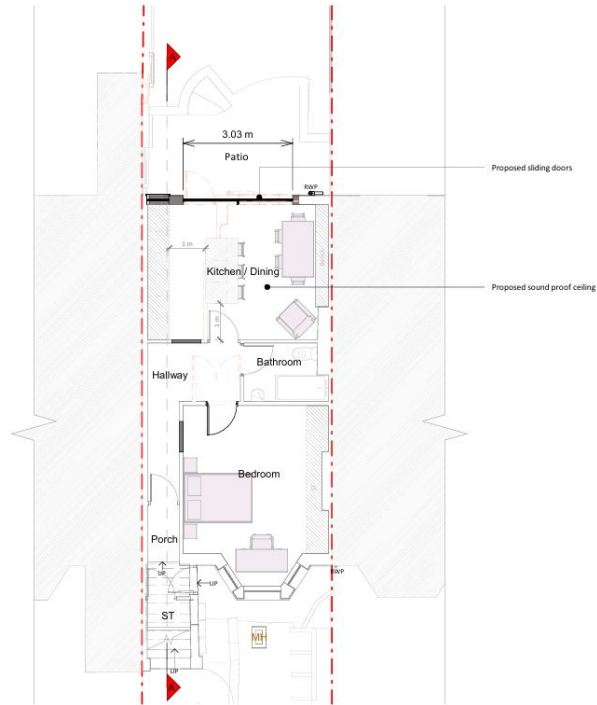
Proposed Rear Elevation



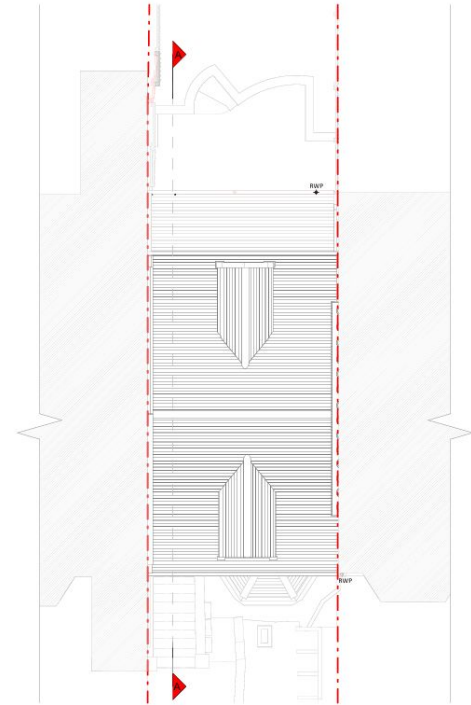
Proposed Side Elevation

Site analysis

3.2 Proposed drawings



Proposed Ground Floor Plan



Proposed Roof Plan

Heritage

5.1 Heritage Statement

The proposed works are limited to ground floor rear. The proposed materiality of the sliding door has been specifically designed in line with SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Stroud Green Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. The alterations will not be visible from the public realm.

Alterations will be in keeping with the character of the area and hence it is considered that the proposals and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use.



Street Scene

Conclusion

Our proposal at 6A Woodstock Road is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.