



Design and Access Statement

125 Stapleton Hall Rd, N4 4RB

June 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application at 125 Stapleton Hall Road, London, N4 4RB.

The proposal is for a single-storey ground-floor side extension to the rear of the property. The proposed extension will include three Velux rooflights, consisting of two SK01 rooflights and one SK06 rooflight.

All proposed external materials will match those of the existing building.

2. Site Context

The application property is a residential dwelling located on Stapleton Hall Road, within an established residential area of London N4. The surrounding area is characterised by residential properties of similar domestic scale and appearance.

The proposal relates to the rear/side area of the property and will not alter the principal front elevation of the dwelling. The works are domestic in nature and are intended to improve the functionality and quality of the existing accommodation.

3. Proposed Development

The proposed works comprise the construction of a single-storey ground-floor side extension to the rear of the property.

The extension will provide additional internal living space and will be designed as a modest and subordinate addition to the existing dwelling. The proposed form, scale, and appearance of the extension will respect the character of the host property and neighbouring buildings.

The roof of the proposed extension will include:

- 2 no. Velux SK01 rooflights
- 1 no. Velux SK06 rooflight

The proposed rooflights will allow natural daylight into the new internal space while maintaining a simple and discreet external appearance.

4. Design Principles

The design approach has been guided by the following principles:

- To create a modest and functional extension suitable for the existing residential use of the property.
- To ensure the extension remains subordinate to the host building.
- To use external materials that match the existing property.
- To avoid harm to the character and appearance of the dwelling and surrounding area.
- To maintain the existing residential amenity of neighbouring properties.

The proposed extension is single-storey and located to the rear/side of the property. It will therefore have a limited visual impact from the public realm and will not disrupt the established appearance of Stapleton Hall Road.

5. Scale and Layout

The scale of the proposed extension is considered appropriate for the size and character of the existing dwelling. The single-storey form ensures that the extension remains clearly secondary to the main house.

The layout has been designed to improve the usability of the existing ground-floor accommodation. The extension will make better use of the rear/side area of the property while preserving the overall domestic character of the site.

6. Appearance and Materials

The proposed extension will be finished in materials to match the existing building. This will ensure that the new addition integrates successfully with the host property and avoids unnecessary visual contrast.

The use of matching materials will help preserve the architectural character of the dwelling and maintain the appearance of the surrounding area.

The proposed Velux rooflights will be installed within the roof plane of the extension. They will provide natural light to the internal space while remaining visually discreet.

7. Access

The existing pedestrian access arrangements to the property will remain unchanged.

The proposal does not involve any changes to the main entrance, access from the street, or external circulation routes. Access to the property will continue to operate as existing.

The development is domestic in nature and does not raise any significant access issues.

8. Parking and Transport

The proposal will not alter the existing use of the property as a residential dwelling. It will not create a separate residential unit and will not result in any material increase in traffic or parking demand.

Existing parking and transport arrangements will remain unchanged.

9. Residential Amenity

The proposal has been designed to respect the amenity of neighbouring properties.

As a single-storey rear/side extension, the development will have a limited impact in terms of outlook, privacy, daylight, and overshadowing. The rooflights will be positioned within the roof slope of the extension and are intended to provide daylight to the internal accommodation rather than create overlooking.

The proposed extension is therefore considered acceptable in residential amenity terms.

10. Sustainability

The proposal will make better use of the existing residential property and improve the quality of internal accommodation.

Where possible, the works will use appropriate construction methods and materials. Matching materials will be used externally to ensure the extension is durable and visually compatible with the existing building.

The inclusion of rooflights will improve natural daylight within the extension and reduce reliance on artificial lighting during daytime hours.

11. Conclusion

The proposed single-storey ground-floor side extension to the rear of 125 Stapleton Hall Road, London, N4 4RB is a modest and appropriate addition to the existing dwelling.

The proposal has been designed to respect the scale, appearance, and character of the host property and surrounding area. The use of matching external materials will ensure that the extension integrates successfully with the existing building.

The proposal will not alter the principal elevation, will not affect existing access arrangements, and will not result in unacceptable impacts on neighbouring amenity, parking, or transport.

For these reasons, the proposal is considered acceptable in design and access terms and should be supported for planning purposes.