



## Heritage Statement

125 Stapleton Hall Rd, N4 4RB

June 2026

## 1. Introduction

This Heritage Statement has been prepared in support of a planning application for proposed works at **125 Stapleton Hall Road, London, N4 4RB**.

The proposal is for the construction of a **single-storey ground-floor side extension to the rear of the property**. The proposed extension will include **three Velux rooflights**, comprising **two SK01 rooflights and one SK06 rooflight**. All proposed external materials are to **match those of the existing building**.

This statement assesses the heritage significance of the site and its surroundings and considers the likely impact of the proposed development on the character and appearance of the property and any nearby heritage assets.

## 2. Site and Heritage Context

The application property is located on Stapleton Hall Road, within an established residential area of Stroud Green. The surrounding area is characterised predominantly by late nineteenth and early twentieth century residential development, with properties generally arranged in a traditional urban street pattern.

The host property forms part of the existing residential townscape of Stapleton Hall Road. Its heritage value is principally derived from its contribution to the established character of the street, including its scale, form, traditional materials, and relationship with neighbouring properties.

The wider area contains heritage assets, including the Stroud Green Conservation Area and the Grade II listed Stapleton Hall on Stapleton Hall Road. The proposal has therefore been designed to ensure that it preserves the character and appearance of the area and avoids harm to the setting or significance of any heritage asset.

## 3. Significance of the Heritage Asset and Setting

The significance of the surrounding heritage context is primarily architectural and historic. Stapleton Hall Road and the wider Stroud Green area retain a

coherent residential character, with traditional building forms, consistent plot patterns, and a general use of brickwork and traditional detailing.

The contribution made by the application property is mainly as part of this wider residential setting. The front and principal elevations are the most publicly visible elements of the property and make the greatest contribution to the character of the streetscene. The rear and side areas are more private in character and are less prominent in public views.

The setting of nearby heritage assets is derived from the wider historic street layout, traditional residential scale, and the retention of established building forms and materials. Development that is modest, subordinate, and carefully detailed can be accommodated without detriment to this significance.

#### **4. Description of Proposed Works**

The proposal seeks permission for a **single-storey ground-floor side extension to the rear of the property**.

The extension will be subordinate to the host dwelling in scale and will be located away from the principal frontage. It will not alter the primary front elevation of the property or the main streetscene along Stapleton Hall Road.

The extension will include the following rooflights:

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

The rooflights will provide natural light to the proposed accommodation while keeping the extension's external form simple and discreet. The rooflights will be positioned within the roof plane of the extension and will not dominate the appearance of the host building.

All proposed external materials, including facing materials and roof finishes, will match those of the existing building. This will ensure that the extension reads as a sympathetic and integrated addition to the property.

#### **5. Heritage Impact Assessment**

The proposed works are considered to have a limited and acceptable impact on the heritage significance of the site and surrounding area.

The extension is located to the rear/side of the property at ground-floor level. As such, it will be visually subordinate to the main building and will not affect the principal elevation or the established rhythm of the streetscene. The scale of the proposal is modest and appropriate to the domestic character of the host dwelling.

The use of matching external materials will preserve the architectural character of the existing building and reduce any visual contrast between the original property and the proposed extension. The proposed Velux rooflights are a practical and discreet means of introducing daylight into the extension and will not result in an overly prominent or unsympathetic roof form.

The proposal will not result in the loss of any significant historic fabric visible from the public realm. It will not obscure or disrupt key architectural features of the principal building, nor will it adversely affect the setting of nearby heritage assets.

Overall, the development is considered to preserve the character and appearance of the property and the wider area. Any impact on heritage significance would be negligible and would be outweighed by the benefit of providing improved residential accommodation in a manner that respects the host building.

## **6. Design and Materials**

The proposed design follows a simple and restrained approach. The extension will remain clearly secondary to the original building and will not compete with the scale, form, or appearance of the host property.

The proposed materials will match the existing building, ensuring visual continuity. This approach will help preserve the appearance of the property and maintain the established character of the area.

The rooflights will be limited in number and positioned to avoid unnecessary visual prominence. Their inclusion is considered appropriate for a rear/side

ground-floor extension and will not harm the character of the host building or the wider heritage setting.

## 7. Planning Policy Considerations

The proposal has been considered in relation to national and local heritage planning policy. The National Planning Policy Framework requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting, in a manner proportionate to the importance of the asset and the scale of potential impact.

The proposed works are modest in scale and are limited to the rear/side of the property. The scheme has been designed to preserve the character of the host building and the surrounding area through its subordinate form, appropriate scale, and use of matching materials.

The proposal is therefore considered to accord with the aims of heritage policy, as it would preserve the significance of the relevant heritage context and would not result in harm to the character, appearance, or setting of any identified heritage asset.

## 8. Conclusion

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

The extension will be subordinate to the host dwelling, located away from the principal frontage, and finished in materials to match the existing building. The proposed Velux rooflights will provide natural light while maintaining a simple and discreet external appearance.

The proposal will preserve the character and appearance of the property and the surrounding area. It will not result in harm to the significance of any nearby heritage asset or its setting.

For these reasons, the proposed development is considered acceptable in heritage terms and should be supported for planning purposes.