

Design, Access & Heritage Statement
171 Stapleton Hall Road
September - 2026

Project Details



Client Property Address:

171 Stapleton Hall Road
London
N4 4QS

Design Squared Architects address:

46 Forest Hill Road
London
SE22 0RR

Contact:

0207 739 7287
john.mendez@design-2.co.uk

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1. Introduction & Context

1.1 Introduction & Description

Design Squared Architects have prepared this Design, Access and Heritage Statement on behalf of the applicants in support of the proposed works at 171 Stapleton Hall Road, London N4 4QS.

The property lies within the Stroud Green Conservation Area and contributes to its established late-Victorian residential character. The proposals have therefore been developed with particular regard to the architectural character of the host building, its relationship with neighbouring properties and the significance of the wider Conservation Area.

The principal architectural character of the property would be retained. In particular, the established form and appearance of the main building and its relationship with the Stapleton Hall Road streetscape would remain substantially unchanged, with works concentrated principally to the rear of the property and within the existing garden areas.

This statement assesses the design and heritage considerations associated with the proposals, including their effect upon the character and appearance of the Stroud Green Conservation Area, neighbouring amenity and the wider streetscape.

The document, and the wider application, have been prepared with due regard to the following:

- Haringey Local Plan: Strategic Policies (2013)
- Haringey Development Management (2017)
- National Planning Policy Framework (NPPF, 2026)
- London Plan (2021)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- Planning Practice Guidance

The suggested description of development is as follows:

- Demolition of the existing ground floor extension and erection of a single-storey side and rear extension; lowering of existing rear garden levels with associated retaining walls; replacement of existing door and windows; installation of rooflights; provision of enclosed bin storage to the front elevation; internal redesign and associated external works.

1. Introduction & Context

1.2 Heritage Character & Significance

171 Stapleton Hall Road is located within the Stroud Green Conservation Area, an area of considerable architectural and historic significance characterised by its predominantly late Victorian residential townscape. The area is notable for its cohesive streets, consistent building scale and distinctive architectural detailing.

The streetscape along Stapleton Hall Road is generally composed of substantial two-storey terraced and semi-detached villas, constructed predominantly in red brick with contrasting rendered and stucco detailing. Buildings typically incorporate traditional architectural features including slate roofs, timber sash windows, prominent canted bay windows, decorative entrance surrounds and projecting roof forms. A particularly distinctive feature of the street is the use of steeply pitched, slate-clad pyramidal roofs above projecting bays, which contribute strongly to the character of the roofscape.

Stapleton Hall Road is characterised by buildings of relatively consistent scale, proportions and appearance. The regular rhythm of projecting bays, vertical window openings and recessed entrances creates a strong sense of visual cohesion along the street. Decorative brickwork, rendered bands and surrounds, traditional timber windows and ornamental detailing further reinforce its late Victorian residential character.

The Stroud Green Conservation Area is a designated heritage asset as defined by the NPPF, and substantial weight should be given to its conservation. Its character and context have therefore strongly informed the development of the proposals.

The subject property forms part of the established late-Victorian townscape and makes a positive contribution to the character and appearance of the Stroud Green Conservation Area. Its traditional proportions, brickwork, bay form, sash-window arrangement and roofscape reflect the prevailing architectural character of Stapleton Hall Road.

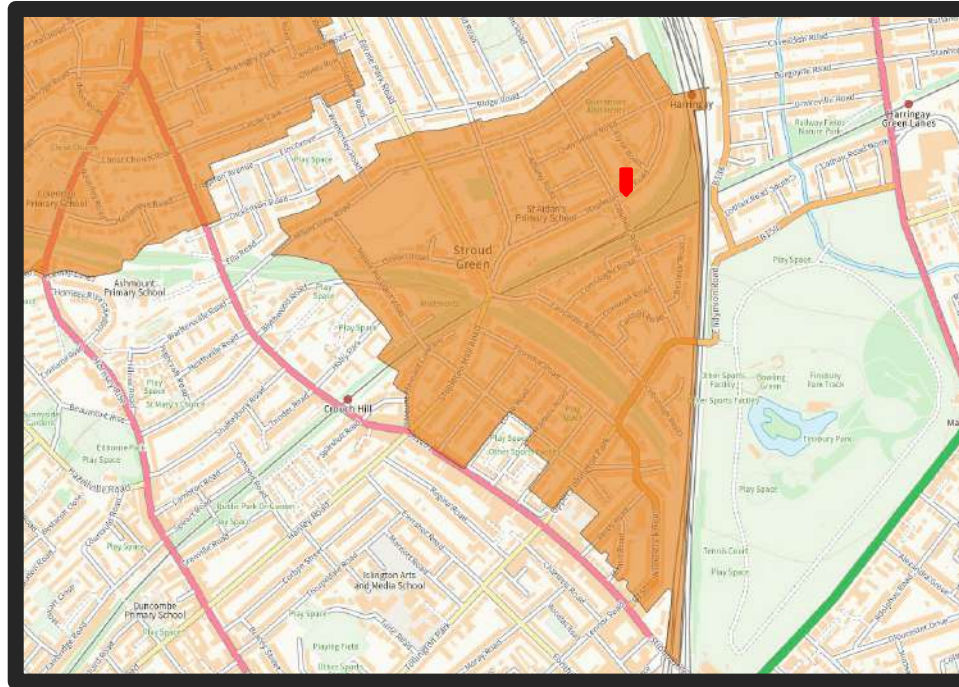
The significance of the Conservation Area, and the contribution made by the host property, have therefore informed the design approach. Particular emphasis has been placed on retaining the architectural integrity of the principal building and ensuring that the proposed rear alterations, replacement windows and landscaping remain subordinate and sympathetic to the established character of the property.

The following sections assess the site, proposals and relevant precedents in greater detail and demonstrate how the scheme preserves the character and appearance of the Conservation Area.

2. Site analysis

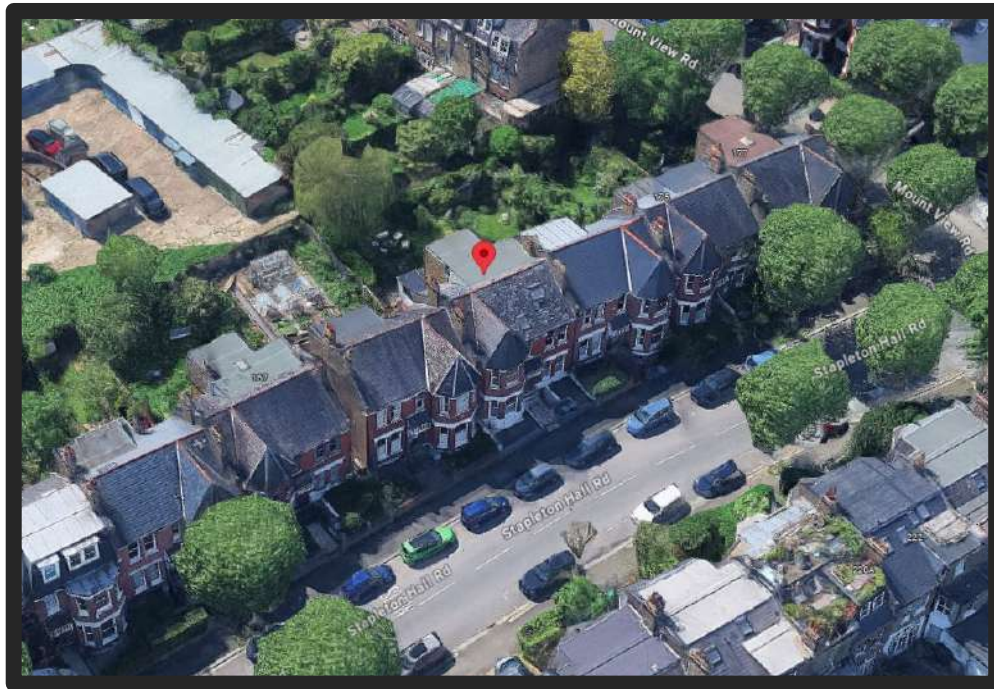
2.1 Heritage Assets

- Located within Stroud Green Conservation Area



2. Site analysis

2.2 Aerial View



2. Site analysis

2.3 Street View



2. Site analysis

2.4 Site Photographs



Front View



Rear View

2.5 Existing Plans



2.5 Existing Plans

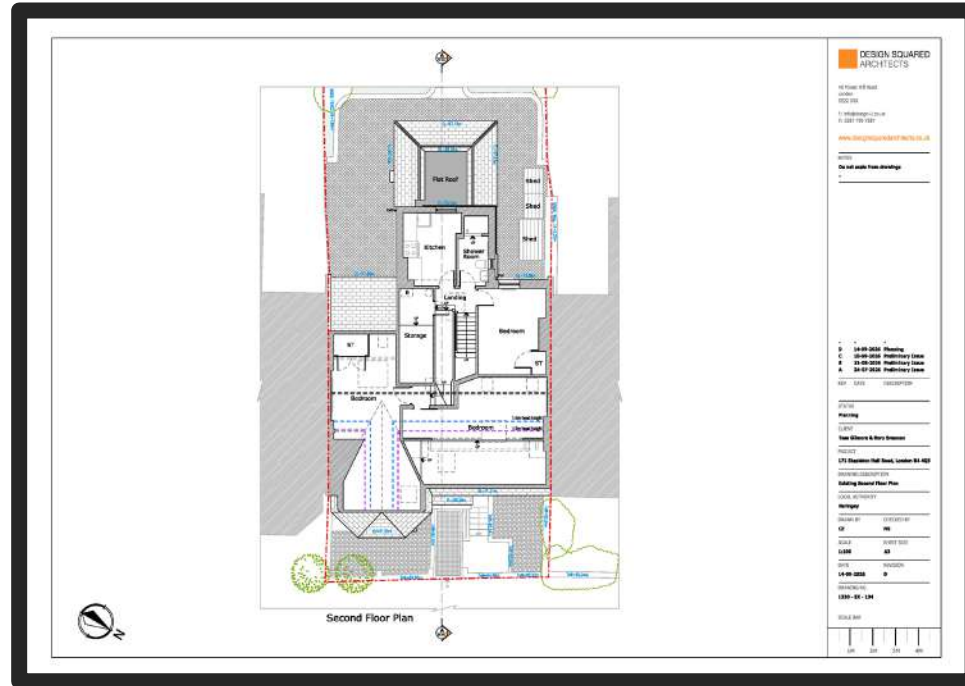


2.5 Existing Plans



2. Site analysis

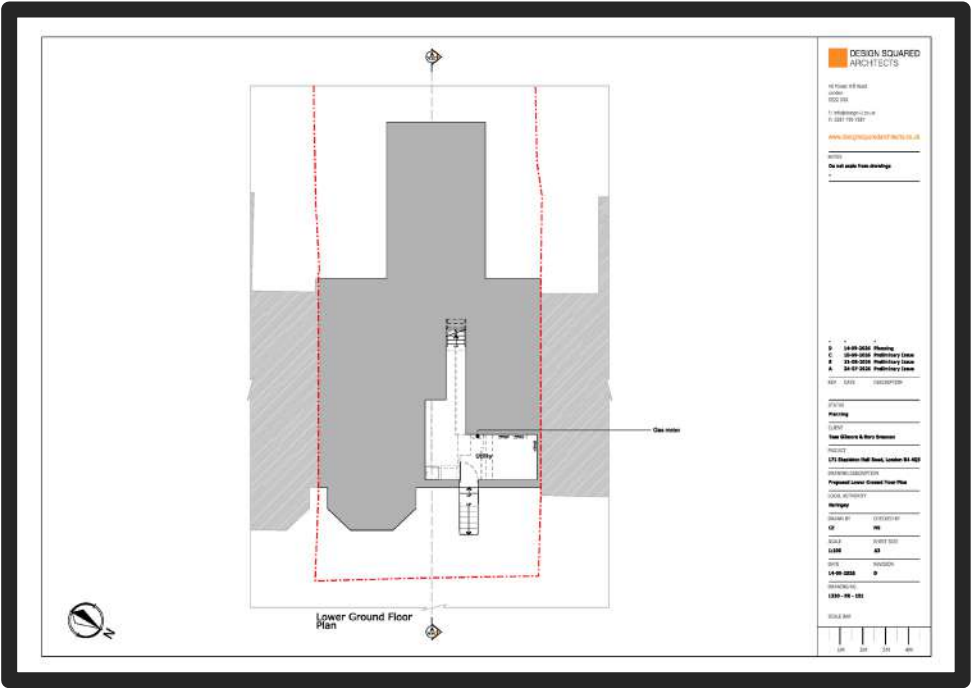
2.5 Existing Plans



2.5 Existing Plans

2. Site analysis

2.6 Proposed Plans

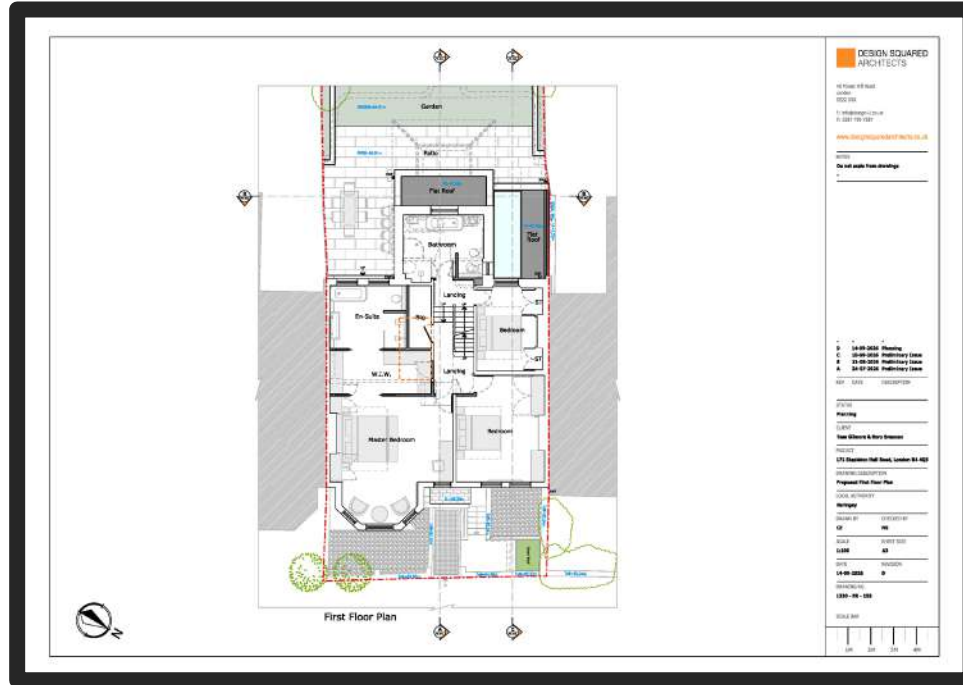


2.6 Proposed Plans



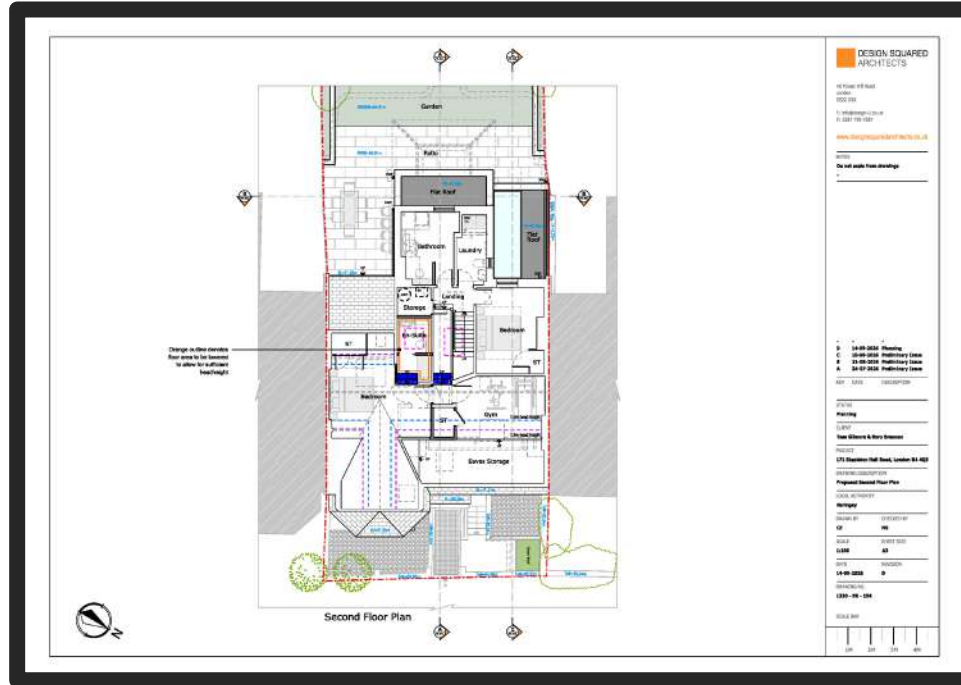
2. Site analysis

2.6 Proposed Plans



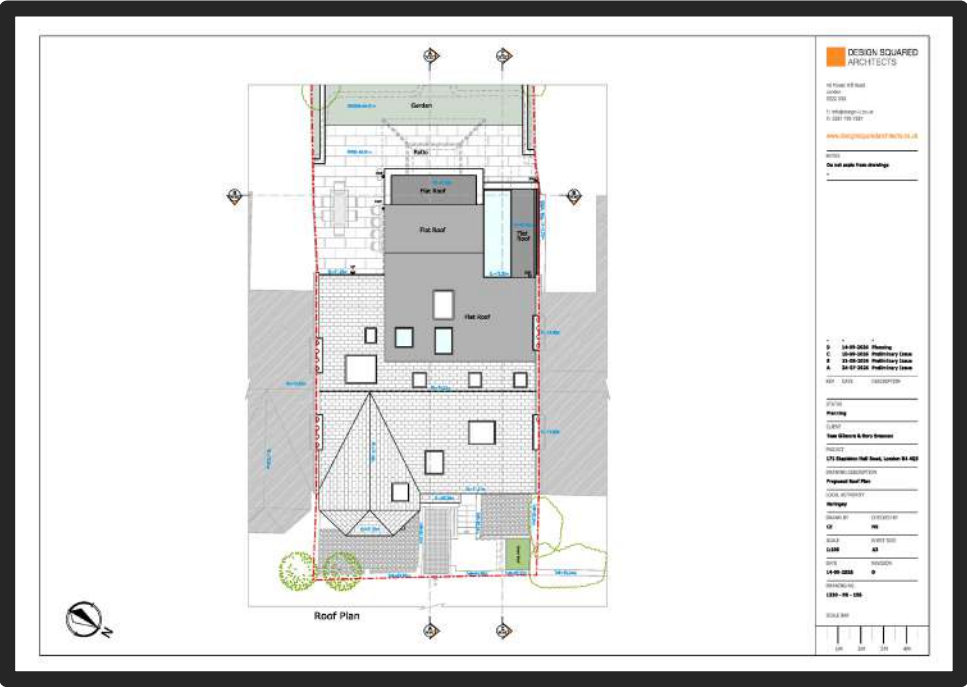
2.6 Proposed Plans

2.6 Proposed Plans



2. Site analysis

2.6 Proposed Plans



3. General Arrangement Drawings

3.1 Plans, Notes, & Considerations

Plans

The proposed development has been designed in accordance with the relevant policies of the Haringey Local Plan, the London Plan, and the National Planning Policy Framework.

Notes

The proposed single-storey side and rear extensions have been carefully designed to ensure that they would not result in any unacceptable adverse impact on neighbouring occupiers in respect of daylight, sunlight, outlook, privacy, or general amenity. The works are modest in scale and are considered appropriate in the context of the host building, the surrounding properties, and the wider Stroud Green Conservation Area.

The proposal also accords with the relevant policies of the Haringey Local Plan, which require development within Conservation Areas to preserve or enhance their character and appearance. The proposed works would rationalise and improve the existing single-storey rear extension, internal reconfiguration, rear garden landscaping and associated works, creating a more coherent and functional arrangement that remains sympathetic to the architectural character of the host property.

The proposed bin storage within the front landscaping has been carefully considered so that it is appropriately integrated into the existing frontage and does not result in unnecessary visual clutter or detract from the character of the street. The existing relationship between the property, front garden and surrounding streetscape would therefore be maintained and this element improves the existing arrangement.

The proposed use of appropriate materials and detailing, including the treatment of the replacement existing windows and door, along with demolishing the prominent existing extension, would respond positively to the established character of the property and the wider Stroud Green Conservation Area. Overall, the development would preserve the character and appearance of the Conservation Area while delivering proportionate and well-integrated alterations to the host building and its external areas.

3. General Arrangement Drawings

3.1 Plans, Notes, & Considerations

Considerations

Access and transport

Access to the property will remain unchanged. The proposals do not alter the existing pedestrian or vehicular access arrangements and would therefore have no material impact on local highways or transport conditions.

Light and overshadowing

The proposed alterations are modest in scale and principally relate to an improvement vs the existing single-storey rear extension. Given the scale, height and relationship of the works to neighbouring properties, the proposal is not considered to result in any material loss of daylight or sunlight, or any unacceptable increase in overshadowing to neighbouring occupiers.

Privacy

The proposals would not introduce any material additional overlooking towards neighbouring properties. The principal external alterations are at ground-floor level, while the proposed and replacement windows to the rear would retain the established pattern of fenestration and outlook. Accordingly, neighbouring privacy would be preserved.

Trees and landscaping

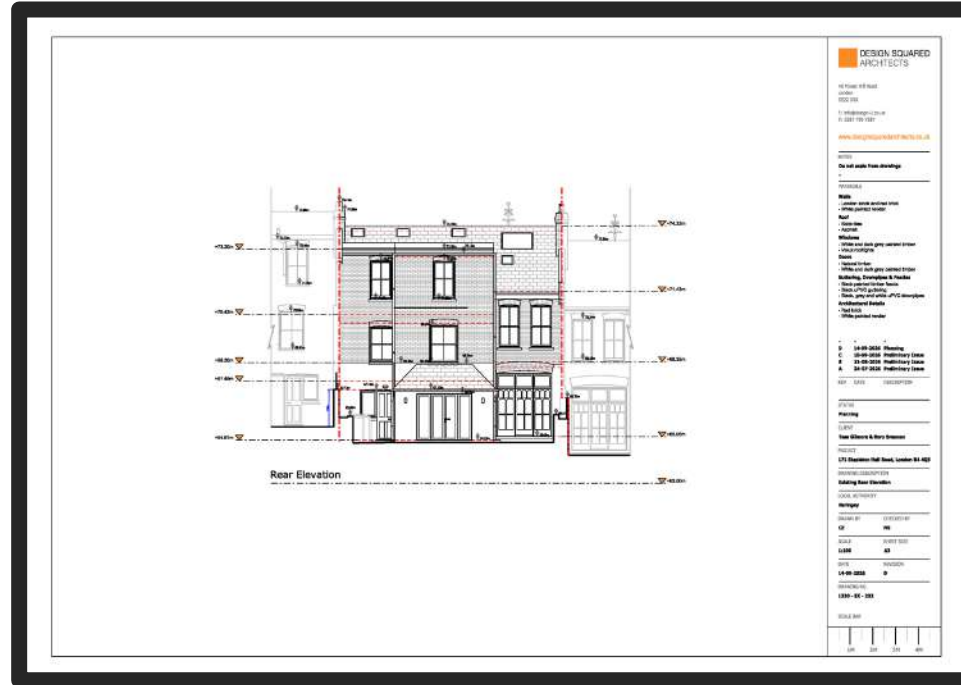
The proposals includes the removal of an existing tree, which has been approved under application ref: HGY/2026/1629. The landscaping works are focused on improving the existing rear gardens functionality, ensuring that a family can utilise safely and would not result in any material impact upon established vegetation.

3.2 Existing Elevations



3. General Arrangement Drawings

3.2 Existing Elevations



3.2 Existing Elevations



3.2 Existing Elevations



3.3 Proposed Elevations



3.3 Proposed Elevations



3.3 Proposed Elevations



3.3 Proposed Elevations



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2024/1990

Application Type

Householder planning permission

Address

19 Stapleton Hall Road Hornsey London N4 3QE

Proposal

Erection of ground floor single storey rear extension



Application Reference

HGY/2025/1103

Application Type

Full planning permission

Address

Flat A 51 Stapleton Hall Road Hornsey London N4 3QF

Proposal

Erection of single storey rear extension.



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2017/0200

Application Type

Full planning permission

Address

Flat 1, 56 Stapleton Hall Road, London N4 3QG

Proposal

Erection of a single storey rear side extension at ground floor and minor alterations to the internal layout.



Application Reference

HGY/2019/0524

Application Type

Full planning permission

Address

60, 60a & 60b Stapleton Hall Road, London N4 3QG

Proposal

Erection of single storey side and rear extensions, replacing existing, and replacement of first floor rear extension to same size and location as existing.



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2020/1590

Application Type

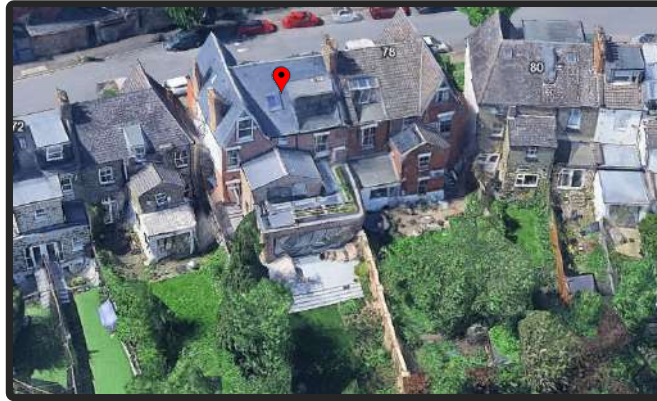
Full planning permission

Address

76 Stapleton Hall Road, London N4 4QA

Proposal

Erection of rear ground floor extension, enlargement of dormer window to the rear with inset terrace, insertion of rooflight to rear roofslope, replacement of side elevation door and window with new window.



Application Reference

HGY/2016/0552

Application Type

Full planning permission

Address

87 Stapleton Hall Road, London N4 4RH

Proposal

Removal of existing rear lean-to extension and erection of a single storey side outrigger extension and landscaping.



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2024/2473

Application Type

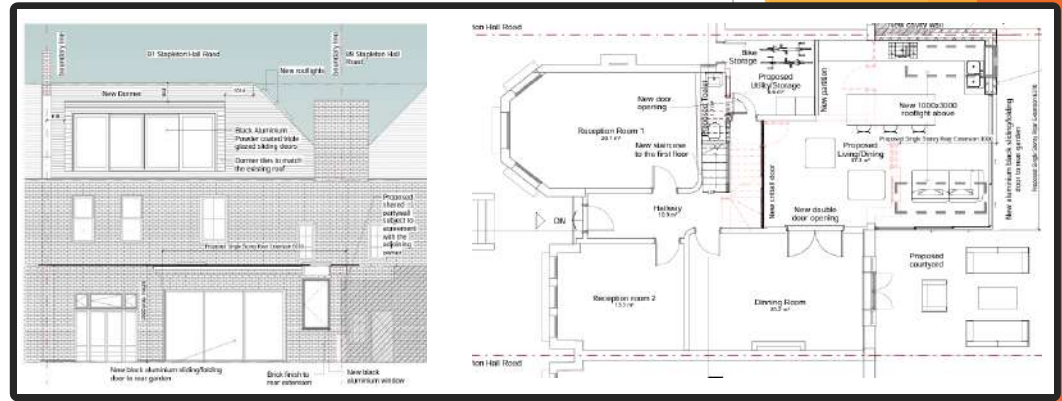
Householder planning permission

Address

91 Stapleton Hall Road Hornsey London N4 4RH

Proposal

Proposed single storey rear extension and a loft conversion with a rear dormer and front rooflights.



Application Reference

HGY/2021/3372

Application Type

Full planning permission

Address

95 Stapleton Hall Road, London N4 4RH

Proposal

Proposed single storey rear infill extension



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2024/1878

Application Type

Householder planning permission

Address

100 Stapleton Hall Road Hornsey London N4 4QA

Proposal

Lower ground floor extension to rear, alterations to rear fenestration including enlargement of external terrace, replacement of external staircase. Alterations to front boundary treatment, path and driveway and erection of bin stores to front garden (Amended description).



Application Reference

HGY/2015/3285

Application Type

Full planning permission

Address

101 Stapleton Hall Road, London, N4 4RH

Proposal

Erection of single storey rear extension and replacement of existing rear extension windows and door with new patio doors



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2020/3242

Application Type

Full planning permission

Address

102 Stapleton Hall Road, London N4 4QA

Proposal

Alterations to front garden wall and front door, removal of rear extension at upper ground level and formation of roof terrace, and new extension at ground floor level.



Application Reference

HGY/2024/2807

Application Type

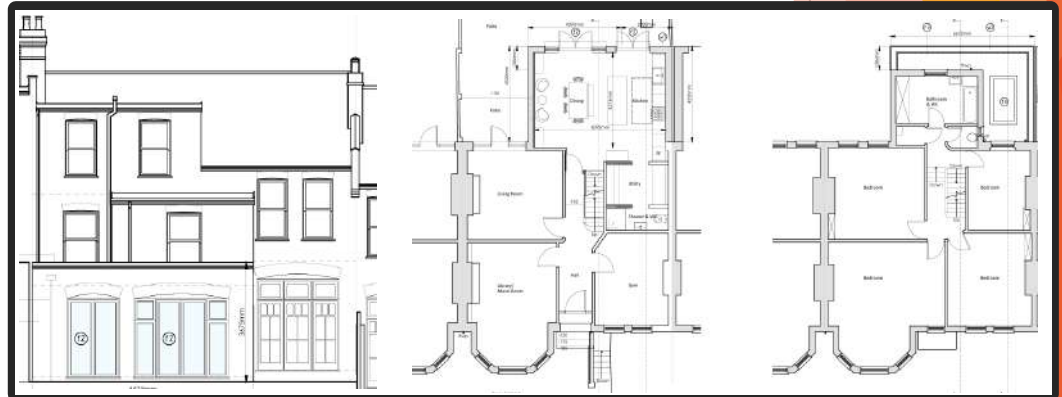
Householder planning permission

Address

175 Stapleton Hall Road, Hornsey, London, N4 4QS

Proposal

Demolition of existing rear extension, erection of replacement single storey ground floor rear and side infill extension.



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2025/0121

Application Type

Full planning permission

Address

Lower Flat 192 Stapleton Hall Road Hornsey London N4 4QL

Proposal

Erection of a single-storey rear extension, including alterations to the side 'store' extension and insertion of 2x new side windows at lower ground level. Erection of a garden studio with new staircase connecting to the rear garden.



Application Reference

HGY/2024/1317

Application Type

Householder planning permission

Address

214 Stapleton Hall Road Hornsey London N4 4QR

Proposal

The proposal is for refurbishment and extension of the existing dwelling, including demolition of existing single-storey kitchen, a new single-storey rear extension with glazed rooflight accommodating an open plan kitchen-dining-seating area and the replacement of an existing rear main roof rooflight with a larger conservation window.



4. Precedents – Single Storey Extensions

4.1 Stapleton Hall Road

Application Reference

HGY/2024/0328

Application Type

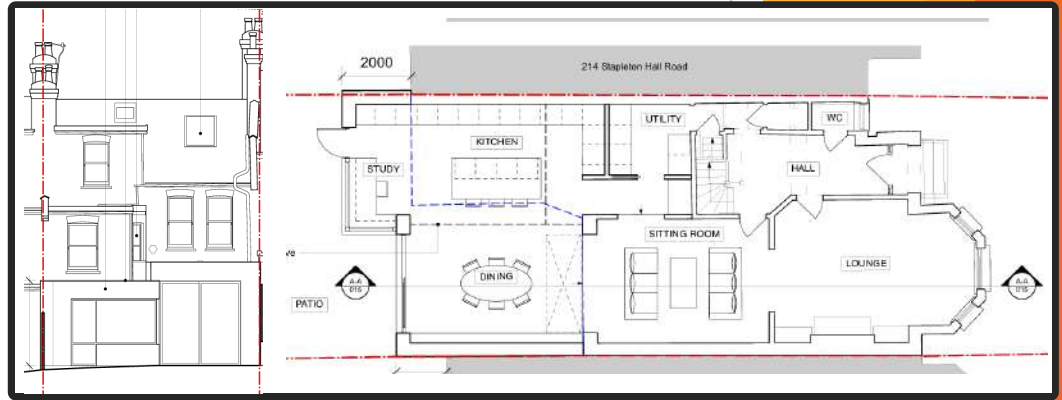
Householder planning permission

Address

216 Stapleton Hall Road Hornsey London N4 4QR

Proposal

Refurbishment and extension of the existing dwelling, including demolition of existing single-storey kitchen, a new single-storey rear extension with glazed rooflight accommodating an open plan kitchen-dining area, re-roofing to the loft floor and the replacement of an existing rooflight with a larger conservation window.



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2013/2446

Application Type

Full planning permission

Address

66 Mount View Road, London N4 4JR

Proposal

Erection of single storey rear extension at lower ground floor level with roof terrace above



Application Reference

HGY/2019/2279

Application Type

Full planning permission

Address

68 Mount View Road, London N4 4JR

Proposal

Proposed alterations to existing building and extension as follows:
Removal of existing lower ground, upper ground and first floor projection to be replaced with new full-width extension to lower ground floor level with a lowered floor level with masonry façade...



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2022/1489

Application Type

Full planning permission

Address

96 Mount View Road, London N4 4JX

Proposal

Demolition of existing rear extension and erection of a part ground floor, part two-storey rear extension. Alterations and replacement of rear windows, enlargement of an rear dormer, and installation of front rooflight.



Application Reference

HGY/2015/3490

Application Type

Full planning permission

Address

177 Mount View Road, London N4 4JT

Proposal

Demolition of existing ground floor lean to extension and construction of new full width ground floor extension, and alterations to rear fenestration.



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2018/3174

Application Type

Full planning permission

Address

181 Mount View Road, London N4 4JT

Proposal

Erection of replacement single storey ground floor rear and part first floor rear projection, replacement of slate roof tiles to original roof, replacement of three front rooflights and replacement front timber sash window units, re-cladding of existing rear dormer in lead and alterations to rear fenestration treatment.



Application Reference

HGY/2023/1045

Application Type

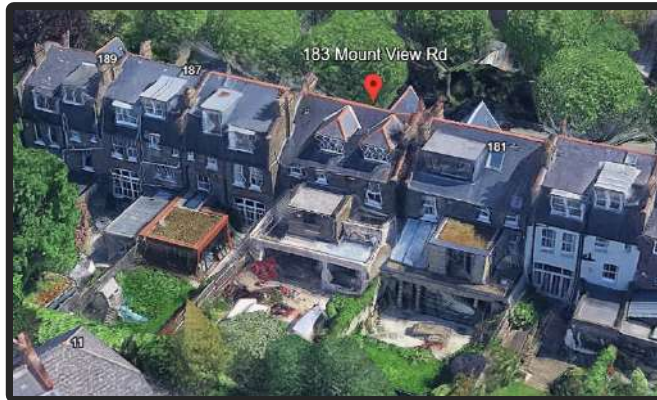
Householder planning permission

Address

183 Mount View Road, London N4 4JT

Proposal

Rear extension at ground floor, Window change at first floor bathroom and new Velux window at second floor level.



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2021/3093

Application Type

Full planning permission

Address

16 Albany Road, London N4 4RJ

Proposal

Single storey ground floor rear extension, front roof dormer, replacement windows, front light well to serve existing storage.



Application Reference

HGY/2021/2353

Application Type

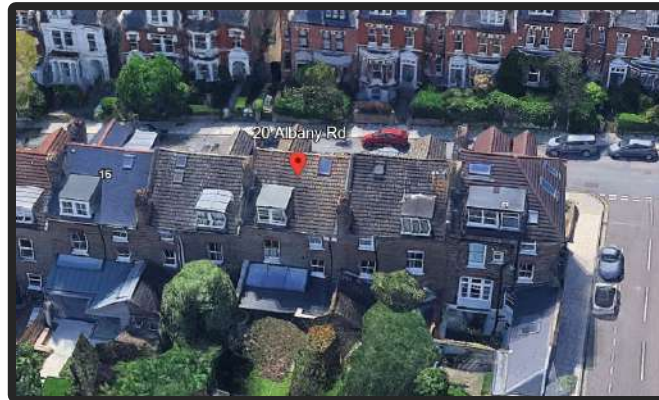
Full planning permission

Address

20 Albany Road, London N4 4RJ

Proposal

Erection of single storey rear extension and alterations to existing adjoining single storey rear projection including replacement rear glazing, alterations to roof, and insertion of roof light.



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2018/0716

Application Type

Full planning permission

Address

3 Elyne Road, London N4 4RA

Proposal

The erection of a single storey side/rear extension and rear dormer roof extension



Application Reference

HGY/2015/3607

Application Type

Full planning permission

Address

5 Elyne Road, London N4 4RA

Proposal

Erection of side infill to rear projection with roof light and brick extension from the rear projection, including green roof. Re-cladding of existing dormer in lead and re-glazing. New roof light to front.



4. Precedents – Single Storey Extensions

4.2 Wider Local Area (Within the Conservation Area)

Application Reference

HGY/2018/3202

Application Type

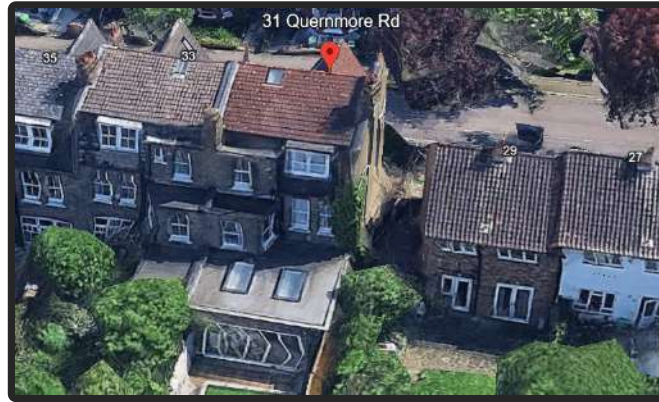
Full planning permission

Address

31 Quernmore Road, London N4 4QT

Proposal

Erection of a single-storey rear extension, replacing existing single storey rear extension



4. Precedents – Window Replacements

4.3 Local Area

There is an established pattern of approvals within the Stroud Green Conservation Area for the use of double-glazed uPVC windows on rear elevations, where the character and appearance of the principal elevation is maintained through the retention or installation of traditionally detailed timber windows.

Application Reference
HGY/2025/3174

Application Type
Full planning permission

Address
28 Oxford Road, London N4 3EY

Proposal
Replacement of windows and doors with double-glazed timber units/doors to the front and double-glazed uPVC units to the rear.

Application Reference
HGY/2026/0050

Application Type
Full planning permission

Address
126 Stapleton Hall Road Hornsey London N4 4QB

Proposal
Replacement of the existing timber windows with modern double-glazed timber units.

Application Reference
HGY/2025/3485

Application Type
Full planning permission

Address
20 Perth Road, London N4 3HB

Proposal
Replacement of the existing windows and doors with new double glazed timber windows and door (front) and uPVC double glazed windows and doors (rear).

4. Precedents – Window Replacements

4.3 Local Area

Application Reference
HGY/2025/3367

Application Type
Full planning permission

Address
50 Blythwood Road, N4 4EX

Proposal
Replacement of existing UPVC windows with double glazed timber units at the front and double glazed UPVC windows at the rear.

Application Reference
HGY/2022/3828

Application Type
Full planning permission

Address
57 Florence Road, London N4 4DJ

Proposal
Replacement of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.

Application Reference
HGY/2022/3822

Application Type
Full planning permission

Address
12 Florence Road, London N4 4BU

Proposal
Replacement of single-glazed timber windows for double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.

Application Reference
HGY/2022/3829

Application Type
Full planning permission

Address
63 Florence Road, London N4 4DJ

Proposal
Replacement of single-glazed timber windows for double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.

4. Precedents – Window Replacements

4.3 Local Area

Application Reference
HGY/2022/3827

Application Type
Full planning permission

Address
55 Florence Road, London N4 4DJ

Proposal
Replacement of existing single-glazed timber windows with new double-glazed timber windows to the front elevation and double-glazed uPVC windows to the rear elevation.

Application Reference
HGY/2022/3826

Application Type
Full planning permission

Address
43 Florence Road, London N4 4DJ

Proposal
Exchange of single-glazed timber windows for new fit for purpose double-glazed timber windows (to the front elevation) and double-glazed uPVC windows to the rear.

Application Reference
HGY/2022/3830

Application Type
Full planning permission

Address
68 Florence Road, London N4 4DP

Proposal
Replacement of single-glazed timber windows with double-glazed timber windows on the front elevation and double-glazed uPVC windows on the rear elevation.

5. Conclusion

5.1 Assessment of Heritage Impact

171 Stapleton Hall Road lies within the Stroud Green Conservation Area, whose significance derives principally from its coherent late-Victorian townscape, consistent scale and rhythm of development, traditional brick elevations, projecting bays, sash windows and distinctive roof forms.

The proposals have been designed to retain those elements of the property that contribute most strongly to the Conservation Area. The principal form, scale, roofscape and architectural composition of the main building would remain unchanged, while replacement windows to the front would retain an appropriately traditional timber sash appearance.

The principal physical alterations are concentrated to the rear of the property, where the existing single-storey extension would be demolished and replaced with an improved proposal. The revised extension remains modest in scale and subordinate to the host building, while the proposed glazing, and landscaping would provide a coherent contemporary intervention without competing with the architectural significance of the original house.

Replacement windows to the rear would maintain the established proportions and sash-window character of the elevation. Their location on the less publicly prominent rear elevation, together with the retention of traditionally detailed windows to the principal frontage, limits their effect upon the experience and significance of the Conservation Area.

The proposed bin storage would be contained within the existing front garden and positioned so as to minimise its visual prominence within the streetscene. The wider landscaping proposals similarly retain the established residential character of the site.

Taken together, the proposed works would retain the elements of the property that contribute positively to the significance of the Stroud Green Conservation Area and would not materially alter the established scale, rhythm or architectural character of Stapleton Hall Road. The character and appearance of the Conservation Area would therefore be preserved.

5. Conclusion

5.2 Conclusion

The proposals represent a proportionate programme of alterations focused principally on improving the existing rear extension, internal arrangement and external amenity space while retaining the established architectural character of the host property.

The scale and form of the main building would remain unchanged, the character of the principal elevation would be maintained through appropriately detailed replacement windows, and the rear alterations would remain subordinate to the original building. The proposed landscaping and discreetly positioned bin storage have similarly been designed to respect the established residential character of the site and surrounding streetscape.

The proposals would not result in an unacceptable impact on neighbouring amenity and would preserve the contribution that 171 Stapleton Hall Road makes to the character and appearance of the Stroud Green Conservation Area.

Accordingly, the development is considered to represent an appropriate and well-integrated alteration to the property, consistent with the relevant heritage, design and amenity objectives of the Haringey Local Plan, London Plan and National Planning Policy Framework.