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23029 – 216 Stapleton Hall Road, London, N4 4QR

Design & Access Statement (Householder Application)

Application for the refurbishment and extension of an existing terraced house at 216 Stapleton Hall Road.

23029-A30-001-P1



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1.0 Introduction

References:

- 1.1 This is an application for Full Householder Planning Permission regarding the proposal for the refurbishment and extension of an existing, single-family, terraced dwelling, located at 216 Stapleton Hall Road, Hornsey, London, N4 4QR.

2.0 Project Team

- 2.1 The applicant has employed Mulroy Architects as the Lead Consultant.

Mulroy Architects are a small, locally based practice with meaningful experience working with residential projects across North London, including within the Borough of Haringey.

3.0 The Existing Building & Locality

- 3.1 The site is located on the East side of the residential street Stapleton Hall Road, London, N4 4QR. 23029-3-001
- 3.2 The site is located within the Stroud Green conservation area.
- 3.3 The immediate local area is largely residential. The houses on this part of Stapleton Hall Road, as well as neighbouring Quernmore Road and Mount View Road, are of Edwardian style. The street scene features an abundance of well-preserved historical dwellings and original architectural features which contribute to the area's special interest as a conservation area.
- 3.3 The surrounding properties have been subject to varied development in the recent past with many dwellings having been extended to the rear, including the neighbouring properties at 218, 210 and 222 Stapleton Hall Road. Conversely, the frontages of the surrounding properties are largely uniform and well-preserved from their original state, characterized by red brick, painted timber sash windows and canopied porches.
- 3.4 The existing dwelling at 216, Stapleton Hall Road is a large three-storey Edwardian terraced house. The existing property has some structural issues with movement, related to the building's age – we have developed the design with the assistance of a structural engineer. The Edwardian layout of 216 Stapleton Hall Road is not well suited to contemporary living and no longer provides the applicant with the spaces they require to sustain their daily lives.

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3.0 Applicant's Brief

- 3.1 The applicant's brief is to undertake localised refurbishment and extension of the existing property to the rear to provide additional internal accommodation. The client wishes to achieve greater flexibility of the internal space to support family living and gatherings, while creating spaces that better suit new requirements for working from home.

4.0 Planning History & Planning Policy

- 4.1 This proposal has been developed in line with local and national planning policy and guidance, including:

- NPPF
- London Plan
- Haringey Local Plan: Strategic Policies
- Haringey Development Management DPD

Special consideration has been placed on policies in the Strategic Policies and DPD relating to conservation areas. Stroud Green conservation area does not currently have its' own character appraisal.

- 4.2 There is approved planning precedent in the immediate vicinity of rear extensions to similar properties that have undertaken work of a similar nature, massing, and materials, including (but not limited to) the following applications:

- 210 Stapleton Hall Road, 'Erection of single storey rear extension incorporating glazed roof lantern' (HGY/2007/0893)
- 185 Mount View Road, 'Proposed demolition of existing single storey rear extension and replacement with new remodeled extension to the ground floor level. Re-cladding of two existing rear dormers and the addition of 3 no velux type roof lights to the front roof plane.' (HGY/2017/2051)
- 181 Mount View Road, '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.' (HGY/2018/3174)

- 4.3 There have been no recent applications to undertake extension and refurbishment works to the dwelling at 216 Stapleton Hall Road.

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4.0 The Proposed Scheme

4.1 The proposed scheme will comprise the following:

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| 1. Demolition of the existing single storey kitchen at rear. | 23029-3-010 |
| 2. Extension to the rear to accommodate a new open plan kitchen/ dining/ living area and additional utility and study spaces. | 23029-3-011 |
| 3. A glazed roof lantern to bring natural light to the existing rear reception room and new dining area. | 23029-3-012 |
| 4. Reconfiguration of existing bathroom at loft level, including removal of 1no. existing rooflight and replacement with a larger conservation window. | 23029-3-013 |
| | 23029-3-020 |
| | 23029-3-030 |

4.2 Rear extension:

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| - The rear extension proposed is a single storey, split-height extension. | 23029-3-010 |
| - The extension height does not extend beyond 3000mm from ground level on the boundary lines either side of the property. | 23029-3-011 |
| - The extension is to have a brick finish matching the colour and style of the existing house. | 23029-3-020 |
| - The overall massing and design of the extension was carefully considered to create a high-quality living area within the home, while maintaining a coherent visual relationship to the original house. | 23029-3-030 |
| - The extension was carefully considered with respect to the property's neighbours and historical interest of the local area. | |
| - The proposed extension extends no more than 2000mm beyond the existing furthest rear wall of the property, as shown in the proposed plans. | |
| - There are no proposed works to any trees in the vicinity. | |

4.3 Second floor works:

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| - An existing rooflight on the second floor is to be removed and replaced with a conservation window in an adjusted location, allowing a better quality of natural light into the room. | 23029-3-012 |
| | 23029-3-013 |
| | 23029-3-020 |
| - The external roof finishes are to be replaced in materials to match the existing. This will not increase the height any more than 150mm. | 23029-3-030 |

5.0 Access, Waste, Parking & Amenity

5.1 The property is accessed from Stapleton Hall Road by either car or by foot.

The property is currently served by off street parking, with direct access from Stapleton Hall Road via an existing dropped curb.

Bins are kept to the side of the front porch, away from the street.

There is no planned change to these arrangements within this proposal.

7.0 Submitted Documentation

7.1 Alongside this Design & Access Statement the following drawings have been submitted as part of this application:

23029-3-001-P1 [Location Plan]
23029-3-002-P1 [Block Plan]
23029-3-003-P2 [Site Photographs]

23029-3-010-P2 [Ground Floor Plan – Existing & Proposed]
23029-3-011-P2 [First Floor Plan – Existing & Proposed]
23029-3-012-P2 [Second Floor Plan – Existing & Proposed]
23029-3-013-P2 [Roof Plan – Existing & Proposed]
23029-3-020-P2 [Section AA – Existing & Proposed]
23029-3-030-P2 [Rear Elevation – Existing & Proposed]
23029-3-031-P2 [Front Elevation – Existing & Proposed]

8.0 Conclusion

Whilst acknowledging the property's spatial and historical assets, we have endeavored to develop a proposal which greatly improves the livability, functionality, and flow for the applicant. Special acknowledgement was given to preserving the surrounding area's exceptional street scene by keeping all major works to the rear of the property. We believe the rear extension proposal to be sympathetic and complimentary to the original structure in terms of form, scale, and materiality. The scale of the proposal is in line with other built precedent in the immediate local area and has been carefully considered to minimize effects on neighbouring properties.

Consequently, we believe this application should be viewed positively and therefore considered for approval.