

DESIGN, ACCESS & HERITAGE STATEMENT

**20 STAPLETON HALL ROAD
LONDON N4 3QD**

- **Ground floor single storey rear infill extension**
- **Roof terrace over existing closet wing flat roof**
- **Rear dormer loft extension**
- **Associated internal and external alterations**

PLANNING APPLICATION ISSUE

REF NO: 4348/PL

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1.0 Introduction

This planning application is for extensions and alterations to the existing family dwelling house at 20 Stapleton Hall Road, London N4 3QD.

A previous planning consent was obtained in 2018 for a single storey side and rear extension (ref: HGY/2018/1267) but this has not been implemented.

2.0 Existing Building and Site

20 Stapleton Hall Road is a five bed, 3 storey, Victorian mid terrace house on the south-eastern side of the road. The building is a single-family dwelling. The property is not listed but is situated in the Stroud Green Conservation Area.

The existing property at ground floor level has reception rooms in the main body of the house and the kitchen/dining is two steps down in the rear closet wing. A small cellar area is access via a door under the main staircase.

The first floor contains two bedrooms and a bedroom/study, bathroom and WC in the first floor closet wing. The second floor contains a further two bedrooms and a bathroom. The half landing between first and second floors contains a door in the rear elevation leading out to the existing flat roof over the rear closet wing.

The front elevation is composed of attractive red brickwork with painted stucco render detailing around the front bay windows, windows, entrance door and in cornice bands up the elevation.

The roof is slate covered, with brick party parapet walls with stone parapet cappings.

The rear elevation is finished in stock brick with red brick window arches. There is a large door with fanlight above from the rear reception room, smaller windows in the flank elevation of the closet wing at ground and first floor levels and a sliding folding patio door in the rear elevation of the closet wing.

The rear closet wing forms part of a pair shared with the adjoining property at no.22 but atypically for the terrace the closet wing is finished in a flat roof rather than a pitched, tiled roof. The roof is finished in a brick parapet wall to the rear elevation and the flat roof finishes along the flank elevation terminating in a rainwater gutter above the first floor flank elevation windows.

Windows are generally painted timber sashes, with some casement windows to the rear elevation. Doors are also in painted timber.

The rear garden is finished in decking to the rear yard and part of the main body of the rear garden and in grass to the rear. The garden has timber fences to all three garden boundaries.



View of existing rear closet wing



View of existing rear wall and flank wall of closet wing



View of existing flat roof of closet wing



View of existing rear wall, flat roof of closet wing and parapet wall between no's 20 and 22

3.0 Heritage Statement

The Stroud Green Conservation Area does not have a current adopted appraisal. It was first designated as an area of special character or historic interest, the character and appearance of which it is desirable to preserve or enhance in 2003.

The terrace of which no.20 Stapleton Hall Road forms a part retains to large degree its original historic character and appearance to the front street elevations, including the decorative stucco render detailing, bands, two storey bays etc.

The rear of the terrace is less homogenous, with walls finished in London stock brick, and includes a variety of later additions in the form of single storey garden extensions generally in the gap between the closet wings and boundary, and in dormer extensions to the rear roof slopes. The rear closet wings are generally finished in pitched roofs, apart from the closet wing at no.20 which has a flat roof.

The conservation area is characterised by a variety of late 19th Century Victorian domestic residential architecture. The southern part of Stapleton Hall Road contains buildings in the Queen Anne Style, including the Stroud Green Library and the first Anglican Church of the Holy Trinity. Stapleton Hall, one of the oldest buildings in the area (from the 16th century) is at the southern end of the road. None of these are directly visible from the proposed application site.

4.0 Relevant Planning History

20 Stapleton Hall Road, N4 3QD

Ref: HGY/2018/1267

Single storey side and rear extension

14 Stapleton Hall Road, N4

Ref: HGY/2018/0473

Rear dormer roof extension with Juliet balcony and 2 x front rooflights

24 Stapleton Hall Road, N4

Ref: HGY/2019/0650

Works to three flats including rear ground floor side infill extension with rooflight, loft conversion with rear dormer and 2 no. rooflights to front roof slope

26 Stapleton Hall Road, N4

Ref: HGY/2016/2031

Erection of side extension and small rear addition

28 Stapleton Hall Road, N4

Ref: HGY/2014/2264

Erection of side extension and small rear addition

28 Stapleton Hall Road, N4

Ref: HGY/2023/1219

Installation of rear dormer extension and front rooflights

35 Stapleton Hall Road, N4

Ref: HGY/2016/0943

Ground floor side conservatory, glazed handrail to existing roof terrace

56 Stapleton Hall Road, N4

Ref: HGY/2019/1583

Formation of roof terrace to existing flat

102 Stapleton Hall Road, N4

Ref: HGY/2019/1583

Removal of rear extension at upper ground level and formation of roof terrace, and new extension at ground floor level

102 Roseberry Gardens, N4

Ref: HGY/2023/0306

Erection of single storey rear and side infill extension

5.0 The Proposed Design

The application proposals are in summary as follows:

- Erection of single storey ground floor rear infill extension.
- Roof terrace with associated privacy screens/walls over existing closet wing flat roof.
- Erection of rear roof dormer extension.
- Associated internal and external alterations

The owners of 20 Stapleton Hall Road wish to alter the internal layout of their house at ground, first and roof levels to provide improved living accommodation in a layout that is more suited to their family and contemporary living standards.

A previous planning consent was obtained in 2018 for a single storey side and rear extension (ref: HGY/2018/1267) but this has not been implemented.

5.1 Ground floor rear infill extension

It is proposed to infill the space between the rear closet wing and the boundary with no.18 Stapleton Hall Road with a new single storey extension. The extension would sit half a brick back from the rear wall of the existing outrigger.

The extension would be finished in a flat brick parapet wall and flat roof along the boundary and adjacent the rear wall of the main body of the house. The top of the boundary wall is set at 3m above the ground level at no.18 Stapleton Hall Road.

The submitted application drawings include cross sections through the closet wing and infill extension which show that a 45 degree angle line drawn from the top of the infill extension would fall outside of the centre of the window in the rear wall of no.18. This indicates that the impact of the extension on the outlook and light from this window and others in the flank elevation of no.18 is likely to be small.

The proposed extension would have a pitched roof from the rear wall back to approximately 1m from the rear wall of the main body of the house. This pitched roof section would be finished in zinc standing seam cladding with glazing flush with the roof finish over the kitchen island area below.

The existing fanlight in the opening from the rear reception room would be slightly modified in order to fit above the proposed new flat roof. The rear door would be removed and a new opening with steps down created between the rear reception room and the kitchen/dining area in the new rear extension.

The proposed extension would have a subtle contemporary appearance in materials that will match and blend in well to the appearance of the existing house and similar properties in the area.

5.2 Roof terrace over rear closet wing roof

It is proposed to insert an enclosed roof terrace over the existing flat roof of the rear closet wing. The flank wall of the closet wing will be raised in brick to match the existing parapet to the rear garden facing elevation to a height of 1.1m above the terrace finished floor level.

New terrace decking/paving will be inserted over the flat roof finish. Access to the roof terrace will be via the existing opening from the half landing between the first and second floors. A new slimline aluminium door will be inserted in to the opening and metal steps leading down to the roof terrace.

The raising of the brick parapet walls around the terrace and positioning of box planting around the external edges of the will minimise overlooking of the adjacent properties. The arrangement will be similar to existing examples of roof terraces in the vicinity, for example those consented at no's 35 and 56 Stapleton Hall Road.

The appearance of the closet wing will be improved from the existing appearance by the raising of the parapet wall to the flank elevation in brickwork to match the existing.

5.3 Rear dormer loft extension

It is proposed to add a rear dormer loft extension to provide an additional room and storage area for the house.

The proposed dormer would be set down from the main roof ridge and also set in from the sides of the roof and parapet party walls. The dormer would also be set back from the rear roof eaves. All of the above would ensure that the dormer would be sufficiently subservient to the original roof. The proposed dormer would be clad in matte standing seam zinc cladding to the walls and roof. This material would blend with the colour of the roof slates and reflect the appearance of other dormers in the local area. A low profile rooflight will be added to the dormer roof to light over the staircase below.

A slimline sliding window/door arrangement is proposed in the garden facing elevation with a structural glass balustrade.

The siting of the proposed dormer within the main roof would ensure that there would not be any material effects on the amenity of adjoining properties (light, overlooking, restrictions of outlook etc). The new garden facing windows would allow views over the garden as is the case with the existing rear windows and other windows at first, second and roof levels in the local area.

Two conservation type rooflights (set flush with the roof finish) are proposed in the front roof slope. Again this would be in keeping with other similar features in the local area. The proposed rooflights would not allow any material increase in overlooking of neighbouring properties.

The proposed rear dormer and front rooflights would be similar to others consented in the local area, including on Stapleton Hall Road at no's 14, 24 and 28.

6.0 Use, Layout, Scale, Appearance

Use:

The property use will be retained as a dwellinghouse.

Layout:

The proposed ground floor extension and alterations will provide additional high quality family living accommodation.

The proposed roof terrace will provide additional amenity space with no increase in overlooking to any adjoining properties.

The proposed roof dormer extension will provide an additional bedroom and storage space.

These and the associated internal and external alterations will assist in adapting the accommodation to better suit the needs of the family, current circumstances, and lifestyle.

Scale:

The proposed ground floor extension will fit within the yard to the side of the existing closet wing and will be subservient and proportionate to the existing dwelling form, and scale. The submitted application drawings include cross sections through the closet wing and infill extension which show that a 45 degree angle line drawn from the top of the infill extension would fall outside of the centre of the window in the rear wall of no.18. This indicates that the impact of the extension on the outlook and light from this window and others in the flank elevation of no.18 is likely to be small.

The proposed roof terrace alterations will improve the appearance of the existing closet wing roof and the overall height of the closet wing will not be any higher than the existing maximum height of the parapet wall between no's 20 and 22.

The proposed loft dormer extension will sit below the roof ridge and set in from the side parapet walls and back from the roof eaves in order to be subservient and proportionate to the existing dwelling form and scale.

Appearance:

The proposed ground floor extension will be finished in materials to match and complement the existing and the form is a simple, contemporary form that will not compete with the host building.

The proposed roof terrace will be largely invisible behind the brick parapet walls.

The proposed roof dormer will be finished in standing seam zinc that will blend well with the existing roof slate material. New external windows and doors will be in slimline powder coated aluminium that will sit comfortably with the original and existing fenestration in the host building.

All new materials and forms in the modified house will match those found in the existing building and in similar contemporary alterations and extensions in the surrounding area.

7.0 Access Statement

The application site currently contains a dwellinghouse. The existing primary and access to the building will remain unaltered via the existing front entrance door. The new steps and staircases will comply with the relevant building regulation standards.