DESIGN AND ACCESS STATEMENT Rev 01

Including Heritage Statement

89 Stapleton Hall Rd, London N4 4RH

To Accompany Full Planning Application

Photo taken on the 01.12.2023

This document is intended to explain the works proposed to 89 Stapleton Hall Rd, London N4 4RH. This Design and Access Statement demonstrates how the design of the scheme has evolved and emerged from detailed knowledge and understanding gained from analysis of the site and local and national planning policies.

The Proposal

We are proposing to reinstate 89 Stapleton Hall Rd from a small HMO in bad condition into a modern family home. To do this we would like to introduce some of the original features of the property lost when it was converted into an HMO and improve the external appearance of it so it is in harmony with other period properties in the street. To do this we propose to do a:

- Conversion of Class C4 Small HMO back into Class C3 A.
- Replacing the existing damaged UPVC windows for new conservation style double glazed timber Windows
- Replacing the existing concrete roof tiles for new slate tiles
- Removing the render in the front facade to expose the existing brick
- A loft conversion including two rear dormers
- A rear ground floor extension
- New roof lights
- Reintroducing the front side door that had been blocked off
- A new front door and Landscape works to the front and to the rear of the property. This includes a new bin enclosure and a bike shed in the front garden.

Problems with the existing condition:
- The front and rear gardens looks tired, damaged and poorly maintained. The existing windows and doors do not contribute towards the conservation area. Nor does the speckled render.

- The rear rooms in the ground floor are dark, mostly in shadow and have a poor connection into the garden.

- The loft space is large and tall which presents a unique opportunity to increase the number of bedrooms in the property. The loft is not insulated at the moment.

- There is a large garden at the rear of the property, under-used due to its poor connection with the ground floor. Accessed through one small double door.

Benefits of our proposal:
- The new ground floor Rear Extension will open the space up, which is much needed. The rear facade has north east orientation, in shadow most of the time. The new sliding doors and roof lights will bring natural light and vistas without overheating the space. The rear extension will also integrate better the social areas of the house with the garden. The new extension will be a modern addition sympathetic to the existing building. It will be made in London stock brick and elegant sliding doors with seamless frames. This will blend will with the existing but add a modern element of design that is subordinate to the host building.

- The loft conversion will help create an additional bedroom and a home office. It will also insulate the roof and allow us to bring natural light into the space. The new dormers will be set back from the ridge and from the party wall to allow the original roof lines to be clearly read. We propose the rear dormers are clad in zinc to present a modern addition to the property to be read in conjunction with the new rear extension. Zinc clad rear dormers are common in Crouch End and create a nice contrast with the existing Victorian fabric.

- We propose to change the roof concrete tiles for slate tiles and remove the speckled render in the façade and expose and make good the original brick. This will be in harmony with other similar buildings in the street. As part of the external works we also propose to resurface the front and rear gardens to make the property more attractive. We will also create a bin enclosure to give less prominence to the bins and allow easy access to them. We will also add bike storage which is a measure welcome in the London Plan.

- The front and rear of the property will have new double glazed timber sash windows and doors to match others in the street. This will refresh the façade while keeping its character and original features. Where timber sash windows on the side elevation are not possible due to being next to a shower or to the internal layout we propose 2 white powder coated aluminium tilt double glazed windows. These windows will be a big improvement from the existing UPVC windows and will be in harmony with the new timber sash windows. The two tilt windows will be hidden from street view by the existing wall abutment from the chimney flue.

The application should be considered against matters relating to the visual appearance, impact on the character of the area and neighbour impact.

The strategic design principals behind the design process are as follows:
• Use of appropriate materials, making good what is already there, reinstating the original layout and traditional features lost when the property was converted into an HMO.
• To increase the amount of natural daylight and ventilation in the property.
•To improve the energy efficiency of the building.

The energy efficiency of the building will be improved by the works through the use of double glazing. Internal wall insulation, loft insulation and floor insulation. Waste disposal, composting and recycling facilities are not affected by the proposal.
The new roof lights, doors and windows will be double or triple glazed and done to high quality of finishes appropriate for conservation areas. The changes proposed will have a big impact in reducing energy consumption in the building by making it thermally efficient.

Planning History
We couldn't find any recent planning history for 89 Stapleton Hall Rd.
OLD/1984/1492 - 5/10/83 Shared house for 6 persons plus housekeepers flat. (As confirmed by Haringey Planning, C4 small HMO)

There have been several successful planning applications for extensions and loft conversions in Stapleton Hall road and within the Stroud Green Conservation Area which serve as precedents to this proposal. They are listed below:

HGY/2023/1219 at Flat 3, 28 Stapleton Hall Road - Rear dormer loft conversion
HGY/2023/1084 at 118 Stapleton Hall Road - Two storey rear extension, dormer, flat conversion
HGY/2023/2581 at 7 Addington Road - Rear Extension
HGY/2023/2027 at Flat A, 29 Marquis Road – Rear Extension
HGY/2022/3374 at 132 Stapleton Hall Road – Dormer and garden works
HGY/2021/3372 at 95 Stapleton Hall Road - Rear Extension
HGY/2021/3027 at 125 Stapleton Hall Road - Rear Extension
HGY/2021/0470 at Flat A, 28 Quernmore Road – Rear Extension
HGY/2019/0650 at 24 Stapleton Hall Road - Rear extension and dormer loft, flat conversion
HGY/2018/0171 at 105 Weston Park – Zinc Rear Dormer
HGY/2018/3202 at 31, Quernmore Road – Rear Extension
HGY/2018/3355 at 107a Stapleton Hall Road - Rear Extension
HGY/2016/1189 at 1, Addington Road – Rear Extension
HGY/2013/0511 at 4 Stapleton Hall Road - Rear dormer
HGY/2016/2888 at 18A, Addington Road – Rear Extension
HGY/2011/0942 at 5, Addington Road – Rear Extension

The Site, Listing and Conservation
89 Stapleton Hall Rd is a small HMO. It forms part of a row of terraced houses in a predominately residential area. The property is in the Stroud Green Conservation Area and does not fall within the curtilage of a listed building.

The Use
89 Stapleton Hall Rd is a small HMO. It falls under class C4. We propose the property is converted back to its original use, A single dwelling house for a family under class C3.

Character, Landscape and Appearance
Properties in this residential street are set back from the road and there are private gardens at the front and rear. No trees or hedges will be affected or removed as part of this application.

Layout, Amount, Scale and Access
The internal layout of the property will be modified as part of this extension to create better access to the garden, a larger living space and a bathroom, bedroom and office in the loft. Access to the property from the road will not be altered. The scale of the building and its roof line has not been affected by the proposals. Nor has the unity character.

Heritage Statement
Based on the Local Authority's website, the fundamental consideration that should not be altered within Conservation Areas without specific permission covers the frontages, side facing roads, porches, front gardens, gates and painting the fronts. All other considerations, which cover the request for planning now before the Local Authority, should be allowable if sufficiently well designed or of a stature so as not to affect the amenity enjoyed by the neighbourhood. The proposal itself is considered not to cause harm to the amenity of surrounding land or buildings and it is considered to have little impact on the character of the heritage asset within the Stroud Green Conservation Area. Furthermore, the proposal will significantly improve the existing condition of the property and restore it to match other houses that positively contribute to the Stroud Green Conservation area.

Policy
The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design and in drafting this report.

Particular reference has been made to the following documents: **NPPF** (in particular Chapter 12: Achieving well-designed places), **London Plan 2021:** Policy D3 Optimising site capacity through the design-led approach and policy D4 Delivering good design. **Haringey Local Plan:** SP11 Design; **DMP 2017** DM1: Delivering High Quality Design and Policy DM12: Housing Design and Quality. The Stroud Green Conservation Area does not have a current adopted appraisal.

We believe the works proposed are in compliance with the policies listed above. Their size, design and location would cause no harm to the appearance of the property or local area, nor would they harm the amenities of nearby residents.

Site photos:

Photo taken on the 01.12.2023

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97A
97B
97D
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Stapleton Hall Rd
Stapleton Hall Rd
Stapleton Hall Rd
Stapleton Hall Rd
184

Stapleton Hall Rd
Stapleton Hall Rd

Albany Rd
Albany Rd
Addington Rd
Addington Rd
Stapleton Hall

Addington Rd
Addington Rd
Oakfield
Stapleton Hall Rd
Stapleton Hall Rd