CHAPTER 15: STROUD GREEN NEIGHBOURHOOD



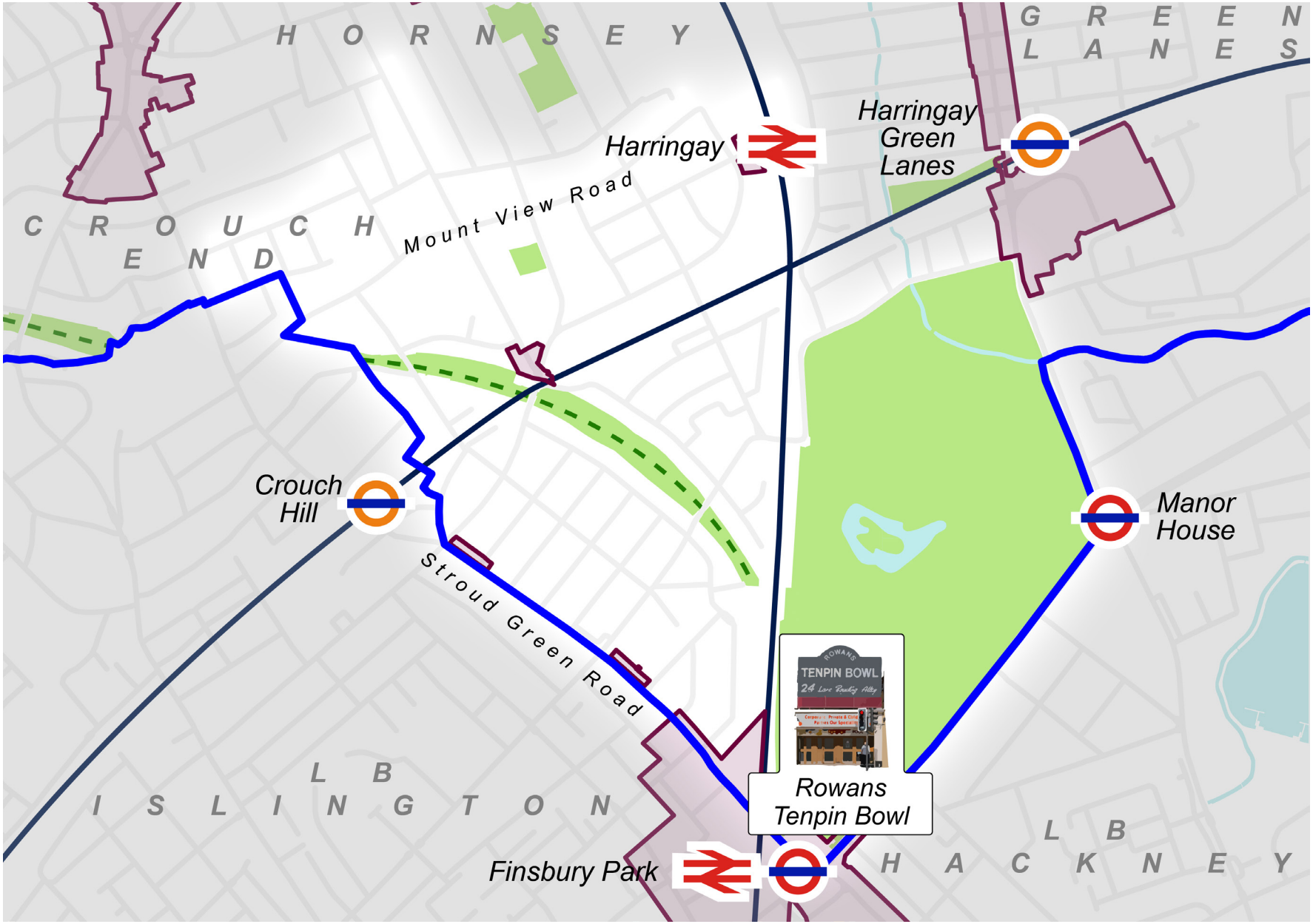


FIGURE 156 | Stroud Green Neighbourhood Map

Neighbourhood Context

Location

15.01 Stroud Green is located at the southern-most part of the borough. The neighbourhood includes the borough's flagship park – Finsbury Park - and a triangular area to the west of the East Coast Mainline railway enclosed by Stroud Green Road and the Haringey/Islington border to the south and west and Mount View Road to the north. Stroud Green Road, the main thoroughfare and high street in the neighbourhood, is divided through the middle by the borough boundary with Islington.

History

15.02 The low-lying, less populated area of land in Stroud Green was transformed radically by the development of the railways in the second half of the 19th century. At the end of Stroud Green Road, Finsbury Park railway station opened in 1861, encouraging expansion. Shortly thereafter, the Tottenham & Hampstead Junction Railway opened a line to Kentish Town connecting to Moorgate, with a station at Crouch Hill.

15.03 A further line opened in the late 19th century running from Finsbury Park to Edgware via Highgate, with branches to Alexandra Palace and High Barnet. The line included a station in Stroud Green itself, at the junction of Ferme Park Road and Stapleton Road, but the line eventually closed in the 1950s. The station platforms and wooden station building have since been demolished but the bridge still exists and forms part of Parkland Walk, while the station master's house now serves as a community centre.

15.04 Stroud Green's special character is derived from its concentrated mix of Victorian terraced housing. The area was not 'planned' in the accepted sense but Victorian developers established a liner grid of streets that was built up with a limited range of types of terrace housing.

15.05 Stroud Green Road was the first part of the area to be developed as a centre and the scale of the late-Victorian shopping parades on both sides of the road demonstrates their importance.

15.06 The inter-war period saw limited changes other than the redevelopment of a few Victorian houses to make way for blocks of flats (e.g. in Mount View Road). Stroud Green suffered extensive bomb damage in World War II and was the first and largest area of post-war reconstruction undertaken by the former Hornsey Council, largely complete by the mid-1950s.

15.07 The residential areas of Stroud Green have undergone limited change since this time and in 2003 most of Stroud Green was designated as a Conservation Area.

Town Centres

15.08 The neighbourhood is well served in terms of services and amenities. To the south of the neighbourhood is Finsbury Park District Centre, which mostly falls within the boroughs of Islington and Hackney. The District Centre is subject to a Tri-borough Accord between Haringey, Islington and Hackney to make Finsbury Park a place that works for everyone and which commits the Councils to work together on four key priorities:

- → An inclusive economy
- → An inclusive community
- → A vibrant and safe place
- → A sustainable environment

15.09 At the heart of the neighbourhood is Stroud Green Road which stretches northwest from the bustling Finsbury Park transport interchange towards Crouch End. Comprising two separate local centres, it contains a mix of leisure and retail offerings, including

independent shops and cafes.

15.10 Convenient transport links and leisure activities such as seasonal events in Finsbury Park, Rowans bowling alley and the diverse range of restaurants and bars in the area have attracted investment, with significant transformation in recent years on the Islington side of the borough boundary. This has improved accessibility to Finsbury Park station and provided new public realm with shops and restaurants along Wells Terrace, as well as theatres and independent cinemas that enhance the local leisure and entertainment offer.

Green and Blue Infrastructure

15.11 The neighbourhood is home to Finsbury Park, which is Haringey's flagship park and provides a host of public benefits from open space, biodiversity, sports, leisure, recreation, to culture, family events and festivals. The park has something for everyone to do and includes an athletics track, boating lake, café, toilets, Changing Places toilet for people with limited mobility, disability play, netball courts, an outdoor gym, a picnic area, a playground, a skatepark, splash play, table tennis tables, tennis courts and a zip wire. The park has a very active volunteer group called Friends of Finsbury Park as well as a dedicated Finsbury Park Stakeholder Group. Since it first opened in 1869, public events have taken place at Finsbury Park. In recent years it's seen many international music acts playing to large audiences.

15.12 The neighbourhood is also home to Parkland Walk, the longest local nature reserve in London which follows the route of the former Finsbury Park to Edgware railway, cutting across the Stroud Green neighbourhood and connecting Finsbury Park with Highgate Wood and Alexandra Park.

15.13 Most residential streets have some street trees, which in some instances survive from early planting schemes, such as Stapleton Hall, Ferme Park and Mount View Roads which are lined with mature plane trees.

Connectivity

15.14 The neighbourhood is well connected by public transport with Finsbury Park station interchange providing access to mainline rail as well as the Piccadilly and Victoria underground lines. In addition, the London overground (Suffragette Line) passes through the neighbourhood with a station at Crouch Hill. Stroud Green Road forms the principal thoroughfare in the neighbourhood, with Upper Tollington Park and Stapleton Road providing important east-west y routes connecting Green Lanes to Hornsey Road.

Stroud Green Vision

Stroud Green in 2042 will have enhanced its identity as a vibrant neighbourhood with a strong sense of community with well-supported independent businesses that meet the everyday needs of local people of all ages, diverse cultures and financial means, including supporting inclusive leisure and entertainment uses.

Finsbury Park will have been further enhanced as Haringey's flagship park and will continue to provide extensive open space, recreation, biodiversity and cultural benefits for local communities. Enhancements will have been secured via a collaborative approach together with residents and other key stakeholders.

The southern gateway to the neighbourhood will have been transformed by new development with homes, expanded town centre uses and improved public realm creating an improved entrance to the Finsbury Park Station, Finsbury Park and Stroud Green Road.

The bustling Stroud Green Road will have been further strengthened as the heart of the neighbourhood so that it continues to meet the needs and requirements of residents and contributes positively to the character of the Stroud Green Conservation Area. The Council will have collaborated with Islington to ensure that Stroud Green Road is preserved and enhanced in a consistent manner and opportunities will have been taken to preserve and restore traditional shop fronts along shopping parades.

A new public square will be created at Charter Court, drawing pedestrian shoppers along Stroud Green Road from Finsbury Park station to the south. The underpass next to Finsbury Park station will have improved lighting and pedestrian and cycle crossings to improve the safety of this main entrance into the Stroud Green local centre.

Development will have protected and enhanced the verdant character of Stroud Green with mature trees retained to provide amenity and additional greening delivered where there are currently deficiencies.

Buildings which make a positive contribution to the historic character of the area will have been well-preserved.



Policy SGN1: Stroud Green Neighbourhood

A. The Council will support development proposals which contribute to the Stroud Green Vision.

B. The neighbourhood will deliver at least 350 new homes over the plan period and an uplift in jobs, with development prioritised within the following Placemaking Focus Areas:

Transform
Finsbury Park Gateway
Enhance
Stroud Green Road South

Table105 | Placemaking Focus Areas in Stroud Green

C. Stroud Green's historic character should be preserved, enhanced and celebrated. To achieve this, proposals should:

(1) restore and unify traditional shop fronts along Stroud Green Road, enhancing historic features to preserve the character of the Conservation Area;

(2) preserve and enhance historic buildings which contribute positively to local urban character; and

(3) contribute to a well-designed and managed public realm network which enhances the Stroud Green Conservation Area.

D. Proposals should strengthen the role and function of Finsbury Park District Centre and Stroud Green Road local centres in meeting the needs and requirements of local communities. Existing affordable and inclusive community/ leisure uses should be retained or re-provided in the event of redevelopment. Opportunities should be taken to improve the environment along Stroud Green Road including incorporating biodiversity improvements and public art and delivery of a new pedestrianised public space at Charter Court.

E. Ground floor conversions from commercial to residential use will be resisted.

F. Development proposals should reinforce Stroud Green's green character and protect and enhance Finsbury Park and Parkland Walk as two of the borough's key open space, recreation and ecological assets.

G. Development proposals should deliver and contribute to strategic improvements in connectivity for pedestrians and cyclists, where appropriate. These include:

(1) improved pedestrian and cycle connections to Finsbury Park, the railway station and other key facilities and amenities; and

(2) safer and accessible crossings along Stroud Green Road which give greater priority to pedestrians and cyclists.

Supporting text

Placemaking strategy

15.15 Stroud Green is a vibrant and diverse neighbourhood with a strong sense of identity and community.

15.16 The neighbourhood placemaking strategy focuses transformation around the station, providing new high-density mixed-use development while retaining and enhancing existing inclusive community and leisure uses. Stroud Green Road will be further enhanced through public realm improvements incorporating biodiversity measures and public art to support the high street and celebrate local identity.

15.17 Most new homes will be accommodated in accessible and connected areas close to Finsbury Park station.

Built heritage

15.18 Stroud Green has a high concentration of buildings with heritage significance and most of the neighbourhood falls within the Stroud Green Conservation Area. Proposals should take a conservation-led approach to placemaking, respecting the character and context of the area, in accordance with relevant conservation and design policies

Town centres

15.19 Stroud Green is currently well served by centres which provide a multitude of services including retail, community, education and leisure uses that meet the day-to-day requirements of residents, workers and visitors. They also provide places to work and are a vital source of local employment. it is important that this function continues and also that such places continue to thrive as much of the neighbourhood's character is defined by small independent businesses and retail premises. Opportunities should be taken to improve the environment along Stroud Green Road including the incorporation of biodiversity improvements and public art and the delivery of improved public realm outside Charter Court. Existing commercial uses contribute positively to the character of the Conservation Area therefore ground floor conversions from commercial to residential use, including through permitted development rights, will be resisted.

15.20 The town centres provide important affordable and inclusive community leisure uses that should be retained or re-provided in the event of redevelopment. For example, Rowans bowling alley is a local independent business which has long been recognised for its contribution to the vibrancy of Stroud Green, providing an inclusive and affordable leisure destination that attracts a wide range of people of all ages and backgrounds. Youth groups, community groups and disability groups all use the bowling alley as it is an accessible and inclusive place where these groups can feel they belong to a community by taking part in sport together. Rowans is part of a cluster of local independent leisure venues in the immediate vicinity of Finsbury Park station, located on the 'Islington side' of the borough boundary, including Park Theatre on Clifton Terrace and Finsbury Park Picturehouse cinema on Wells Terrace. Any proposals for the bowling alley site will be expected to re-provide the bowling alley and the range of community and leisure uses that it provides as part of any future redevelopment.

Green and Blue infrastructure

15.21 The neighbourhood is home to Finsbury Park and the Parkland Walk, which are two of Haringey's most well-used and valued natural assets. Finsbury Park is the borough's flagship park providing a wealth of benefits to local communities. There is the opportunity to further enhance these benefits in the future in collaboration with key stakeholders such as Friends of Finsbury

Park. Finsbury Park together with Parkland Walk also vital for supporting biodiversity in the borough, a function which needs to be protected and reinforced. Elsewhere smaller pockets of greenery including mature trees on residential streets and in private gardens contribute collectively to the neighbourhood's leafy, suburban feel. Proposals should reinforce Stroud Green's green character and protect and enhance its open spaces and ecological assets

15.22 Stroud Green Road itself is heavily trafficked with a lot of hard-surface landscaping. To further enhance the neighbourhood's green character and help reduce the urban heat island effect and improve air quality all new public realm and improvements along Stroud Green Road should incorporate soft landscaping, greenery and street trees, taking opportunities to enhance biodiversity, extend existing local ecological corridors and create new 'green links' and 'pocket parks' wherever possible.

Connectivity

15.23 The neighbourhood benefits from excellent public transport accessibility by rail but there is a need for strategic improvements in connectivity for pedestrians and cyclists, including better crossing options on Stroud Green Road and enhanced links to Finsbury Park itself and the Finsbury Park transport interchange.

PLACEMAKING STRATEGIES + SITE ALLOCATIONS

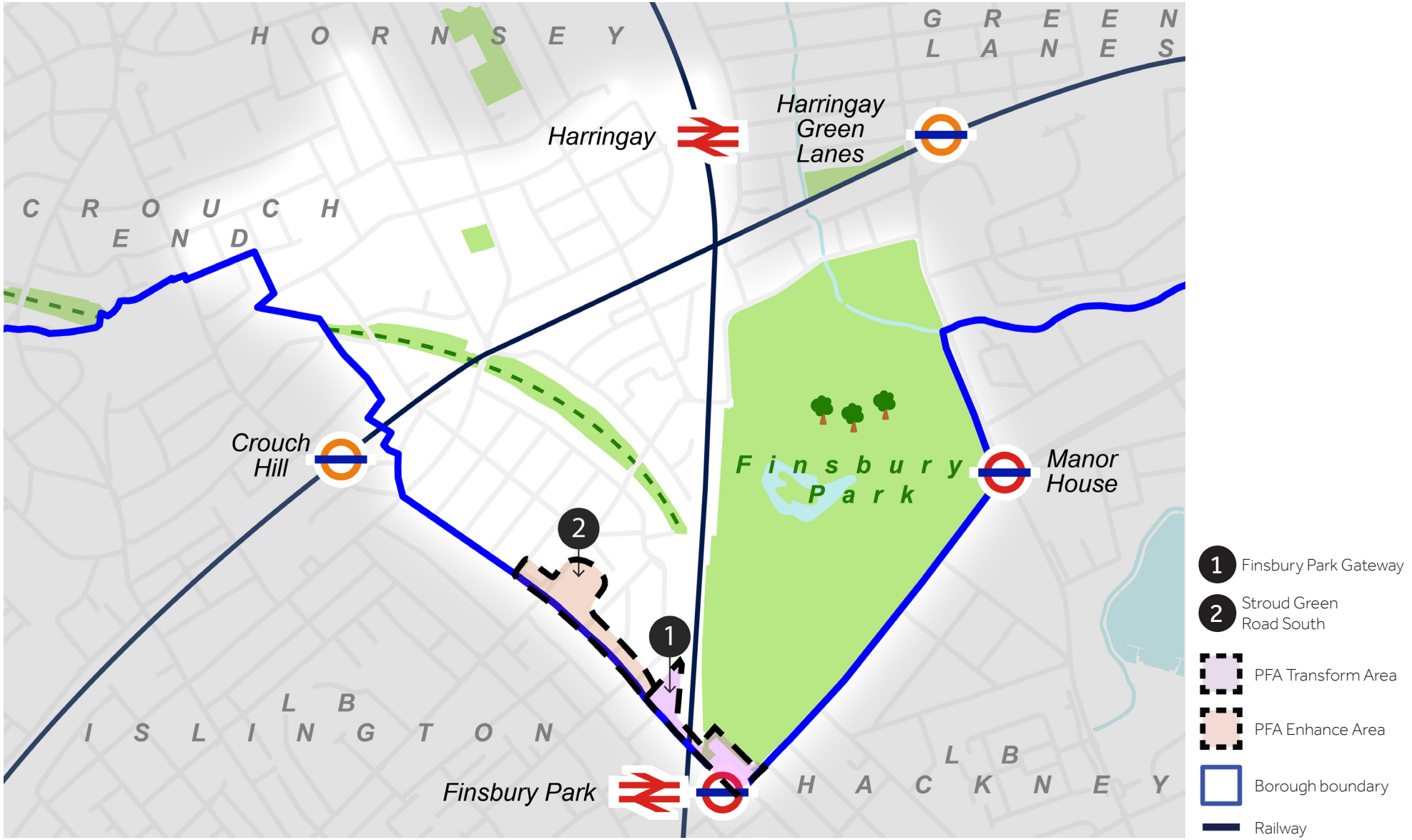


FIGURE 157 | Map of Placemaking Focus Areas in Stroud Green

SG PFA1: Finsbury Park Gateway

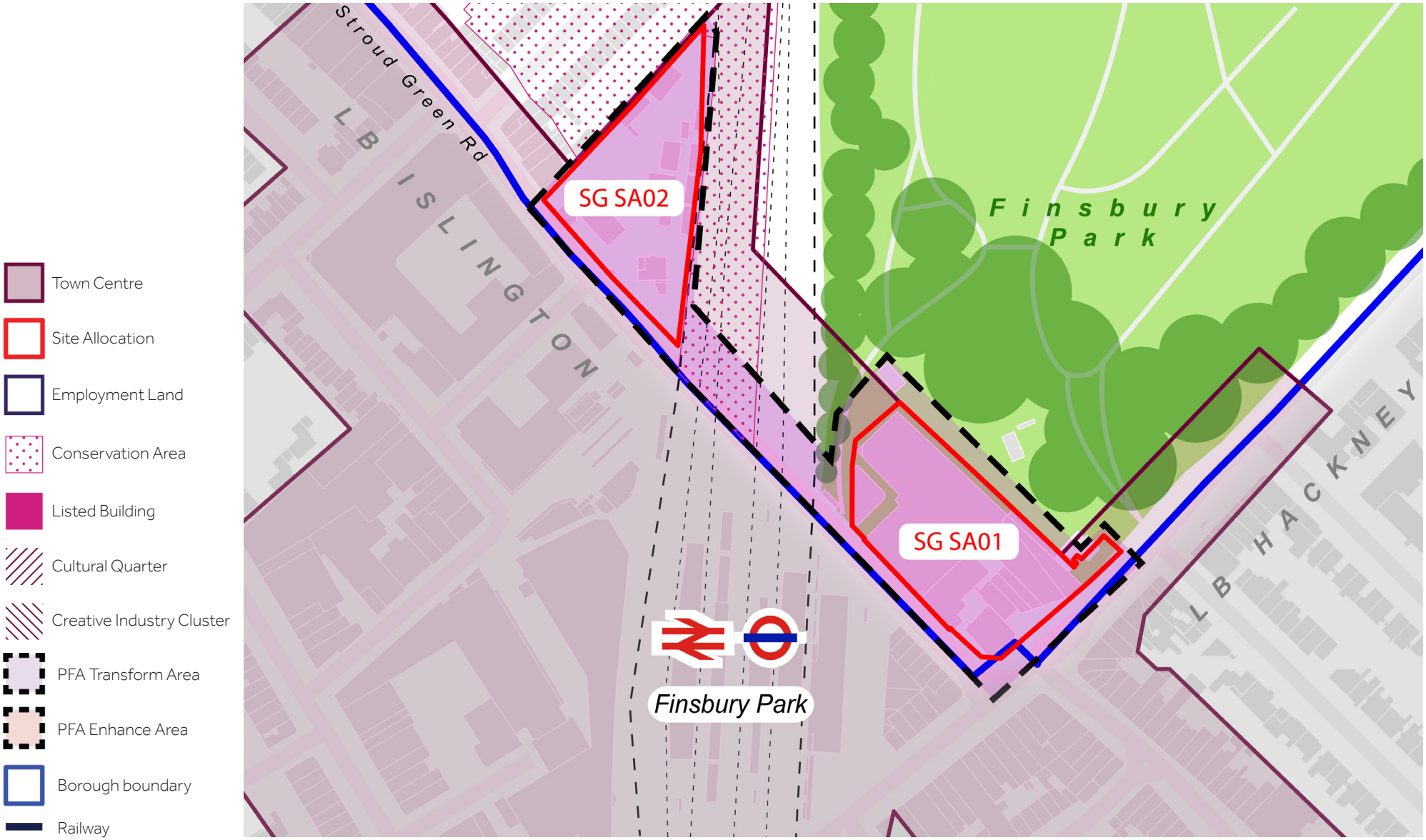


FIGURE 158 | Map of Placemaking Focus Area SG PFA1: Finsbury Park Gateway

Strategy

15.24 This part of the neighbourhood will be transformed as the gateway to Finsbury Park and the entrance to the characterful and historic Stroud Green Road.

15.25 This area falls in a highly accessible location adjacent to Finsbury Park transport interchange. New high-density mixed-use redevelopment should provide a mix of town centre uses and new homes with the potential for a landmark tall building that enhances the legibility of the entrance to the park and the railway station. Proposals should explore the opportunity to create a new pedestrian and cycle entrance to Finsbury Park, improving visual connection and wayfinding between the park and the station.

15.26 Existing leisure and community uses should be retained/re-provided and the shopping parade along Stroud Green Road should be extended to enhance the character of this location in the Finsbury Park District Centre. The two site allocations should contribute to and deliver public realm improvements including to the railway underpass. Improvements should include community-led public art and enhanced street lighting to enhance a sense of place and local identity, support the night-time economy and draw customers into Stroud Green Road from the station.

15.27 This strategy will be implemented through adherence to Policy SGN1, the site allocations outlined below, and the following initiatives:

- Taking the opportunity to create a new, high-density mixed-use residential and commercial development, providing a landmark development to the south of Finsbury Park that will assist local wayfinding and make the best use of land in this highly accessible location;
- Creating a new pedestrian route through to Finsbury Park with continuous active frontages at ground floor as part of any redevelopment at the bowling alley site;
- Protecting inclusive community and leisure uses that exist in the local area, including by re-providing existing use at Rowans bowling alley, recognising their value to the local community as an affordable and inclusive indoor leisure destination for young people;
- Preserving and enhancing older buildings which contribute positively to local urban character, including the Twelve Pins pub and Stroud Green Library;
- Enhancing local character by extending the shopping parade along Stroud Green Road up to the railway underpass with traditional shop fronts following the massing, form and architectural details of the historic street pattern;
- Improving safety and local character in the railway underpass by providing improved crossings and street lighting and taking a consistent approach to segregated cycle routes;
- Enhancing a sense of place through community-led public art in the public realm, including the existing railway underpass and all new public space created as part of redevelopment, working together with local artists and engaging proactively with the local community;
- Celebrating local identity and heritage through public art, working with local artists and stakeholders to design the re-provision of the iconic Rowans bowling alley neon signage visible from the station platforms;
- Enhancing climate resilience through preserving and enhancing biodiversity, including on adjacent land,
- Supporting safer walking and cycling through providing improved visual connection, pedestrian and cycle crossings and wayfinding between Finsbury Park Station and Finsbury

Park; and

- Working strategically and collaboratively with local stakeholders, including the Finsbury Park and Stroud Green Neighbourhood Forum, local business owners, and Hackney and Islington Councils to ensure a consistent and joined-up approach to public realm improvements across the borough boundaries.

Site Allocations in SGPFA1

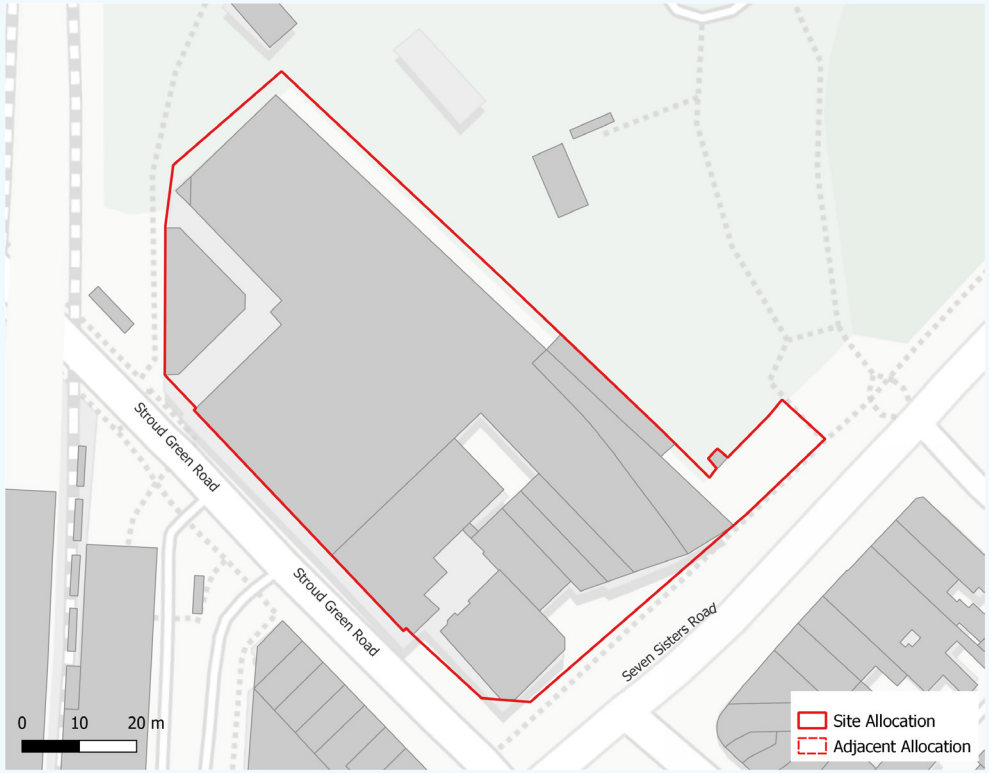


FIGURE 159 | Map of Site Allocation SGSA01

SG SA01: Finsbury Park Bowling Alley

Site Information	Details
Address	2-8 Stroud Green Road, 263-271 Seven Sisters Rd, N4 2DF
Area (Ha)	0.59 ha
PTAL	6b
Planning designations	Finsbury Park Gateway PFA: Enhance Finsbury Park District Centre Flood Zone 1 Ecological corridor (part) SINC borough grade metropolitan (part): Parkland Walk SINC borough grade II: Finsbury Park (part) Metropolitan Open Land and Registered Historic Park (part) Stroud Green Conservation Area (adjacent) Adjacent to Tier 2 Archaeological Priority Area
Relevant permissions	None
Indicative capacities	190 homes alongside replacement leisure and community uses
Phasing	2032-2041
Ownership	

Proposal

Provide a landmark high-density, mixed-use development at the gateway to Finsbury Park and Stroud Green Road, bringing the land into more intensive use in this highly accessible location.

Existing community, culture and leisure uses should be re-provided as part of redevelopment and a mix of other town centre uses and homes provided. Existing public benefits arising from Rowans bowling alley must be re-secured including providing affordable and inclusive facilities which cater to a full range of people including young people.

Masterplanning, engagement and delivery

A masterplan is required for this site.

Proactive engagement is required with the following local stakeholders:

- Rowans bowling alley
- Network Rail and Transport for London due to adjacency to major rail and underground station, as well as bus interchange
- Friends of Finsbury Park
- The Twelve Pins pub to ensure it has ongoing access during the works

Land uses and activities

Existing land use(s):

- Bowling alley
- Shops and restaurants
- Supermarket
- Public House
- Residential

Acceptable land uses:

- New and/or replacement leisure, culture and community uses
- Town centre uses
- Residential on upper floors

Built form, character and heritage

Proposals should:

- preserve and enhance the character of the adjacent Stroud Green Conservation Area and its setting
- improve access and visual connection between the station and Finsbury Park, creating a new pedestrian and cycle route between the two.

The site is identified as a location that is potentially suitable for Tall Buildings. Tall buildings proposed in this location should:

- Minimise adverse impacts on the Stroud Green Conservation Area, on protected local views from Alexandra Palace, on the Metropolitan Open Land and National Register of Parks and Gardens of Historic Interest statuses of Finsbury Park, and on locally sensitive views from adjacent residential streets including Woodstock Road;
- Be located in proximity to the rail corridor and Finsbury Park, with buildings stepping down in height to relate to scale of existing buildings on Stroud Green Road and Seven Sisters Road;
- Contribute positively to wayfinding and orientation, by relating building height to strategic approaches along Seven Sisters Road, Blackstock Road and Stroud Green Road; and
- Support local identity and placemaking by contributing to a distinctive cluster and skyline for the wider area that is centred on Finsbury Park station

Movement and public realm

Proposals should:

- → Create an improved pedestrian link between Finsbury Park station and Finsbury Park
- → Support safer, accessible pedestrian crossings on Stroud Green Road
- → Improve the visual connection between the station and the park, enhancing wayfinding and improving road safety during event days in Finsbury Park

Environment and sustainability

Proposals should protect and enhance the nature conservation value of the adjacent SINC and ecological corridor

SG SA02: 18-20 Stroud Green Road

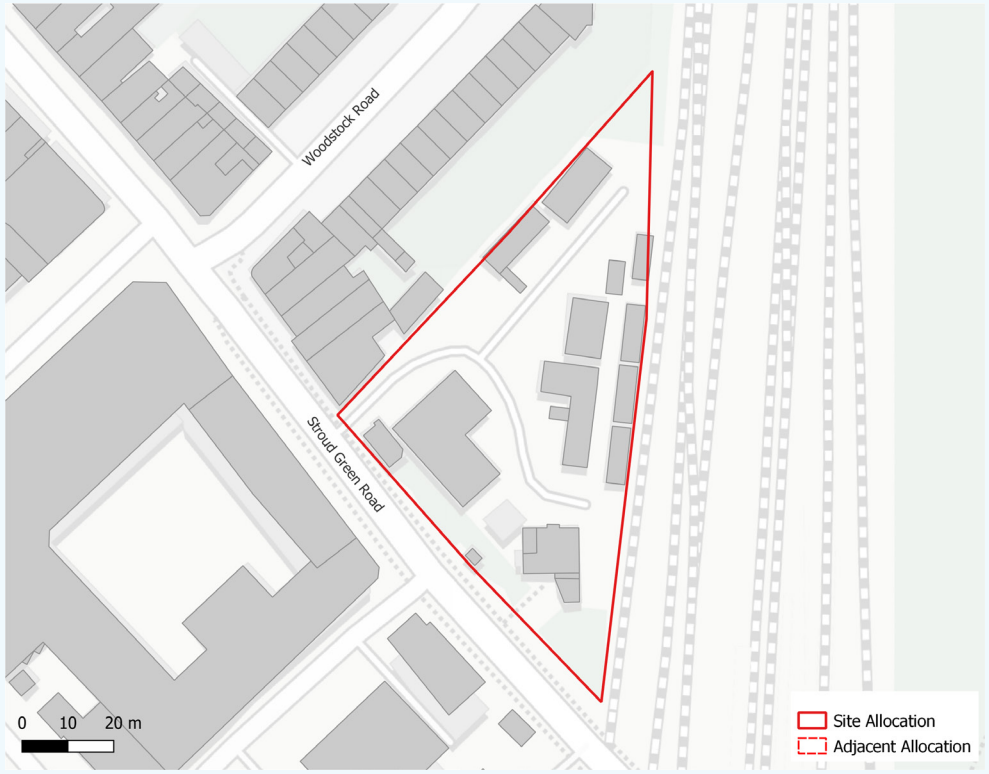


FIGURE 160 | Map of Site Allocation SGSA02

Site Information	Details
Address	18-20 Stroud Green Rd, Finsbury Park, N4
Area (Ha)	0.44ha
PTAL	6b
Planning designations	Finsbury Park Gateway PFA: Enhance Finsbury Park District Centre Ecological corridor Metropolitan Open Land and Registered Historic Park (adjacent) Stroud Green Conservation Area (adjacent)
Relevant permissions	None
Indicative capacities	114 homes, 490sqm Class E (GIA)
Phasing	2032-2036
Ownership	Private

Table 106 | SGSA02 Site Allocation Details

Proposal

This site represents an opportunity to deliver new town centre uses within the Finsbury Park District Centre, alongside new homes through comprehensive redevelopment at higher densities.

Masterplanning, engagement and delivery

Applicants should demonstrate proactive engagement with Network Rail due to the proximity to the railway line. If comprehensive redevelopment is not proposed, a masterplan must be prepared outlining how the remaining land parcels could come forward to meet the objectives of this policy.

Land uses and activities

Existing land use(s):

- Network Rail yard
- Minicab office
- Advertising

Acceptable land uses:

- Town centre uses to extend the existing shopping parade
- Residential on upper floors

Movement and public realm

Proposals should support improvements to local public realm including lighting and paving of the railway underpass, providing a safer and more attractive entrance to Stroud Green Road.

Built form, character and heritage

- Proposals must preserve, and where possible enhance, the character of the adjacent Stroud Green Conservation Area and its setting
- Height will be limited adjacent to the residential properties on Woodstock Road and will need to demonstrate an acceptable relationship with neighbouring residential sites.
- Noise pollution from the rail line will need to be adequately mitigated. Residential development will not be suitable directly adjacent to the railway embankment.
- Town centre uses will be required at ground floor level on the Stroud Green Road frontage of this site, with residential above and behind.

Environment and Sustainability

Proposals should seek to enhance the ecological corridor running along the eastern boundary of this site and utilise land adjacent to this to provide a biodiverse rich natural environment and amenity space, which could also provide a buffer from the railway line to residential development.

SG PFA2: Stroud Green Road South

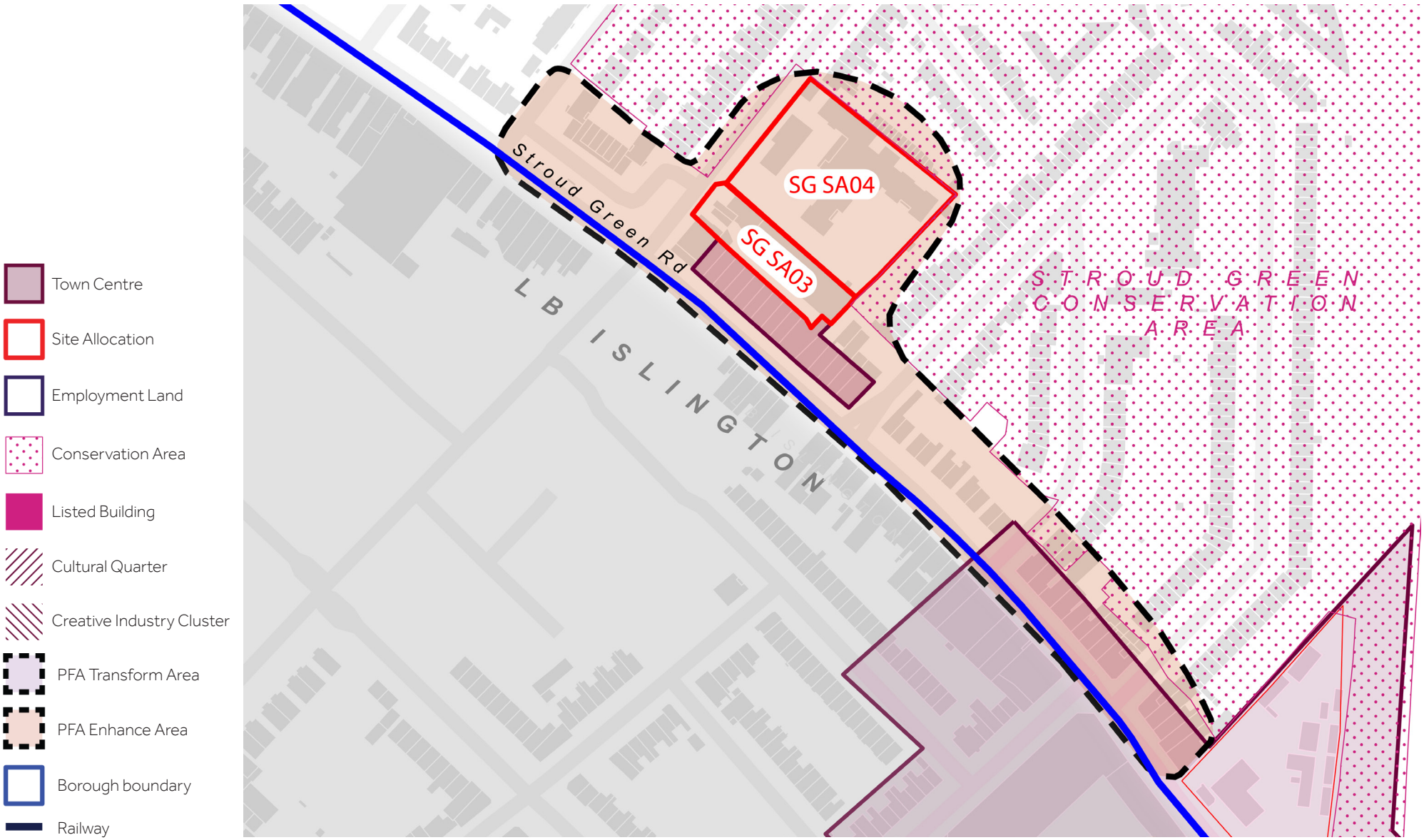


FIGURE 161 | Map of Placemaking Focus Area SG PFA2: Stroud Green Road South

Strategy

15.28 Stroud Green Road will be unified through the restoration of traditional shop fronts, preserving and enhancing the heritage significance of the neighbourhood and celebrating Stroud Green's distinctive and rich local character.

15.29 Stroud Green Road's walking and cycling environment will be enhanced through the creation of a new green, inclusive and accessible public space at Charter Court. Charter Court will be enhanced to become a welcoming place for residents and shoppers to stop and rest, encouraging more customers to visit the adjacent retail businesses which will be retained as part of redevelopment.

15.30 This strategy will be implemented through adherence to Policy SGN1, the site allocations outlined below, and the following initiatives:

- Taking a conservation-led approach to placemaking along Stroud Green Road, including through retaining, unifying and restoring traditional shop fronts as part of new mixed-use development at 74-104 Stroud Green Road;
- Enhancing climate resilience through providing street trees, soft landscaping and seating along Stroud Green Road and improving the public realm outside Charter Court;
- Celebrating local identity and sense of place through public art in the new public space at Charter Court, working with local artists and engaging proactively with local residents and businesses;
- Supporting safer walking and cycling through providing improved pedestrian and cycle crossings across Stroud Green Road and new cycle parking at Charter Court
- Working strategically and collaboratively with local stakeholders, including the Finsbury Park and Stroud Green Neighbourhood Forum, local business owners and Islington Council to ensure a consistent and joined-up approach to public realm improvements.

Site Allocations in SGPFA2

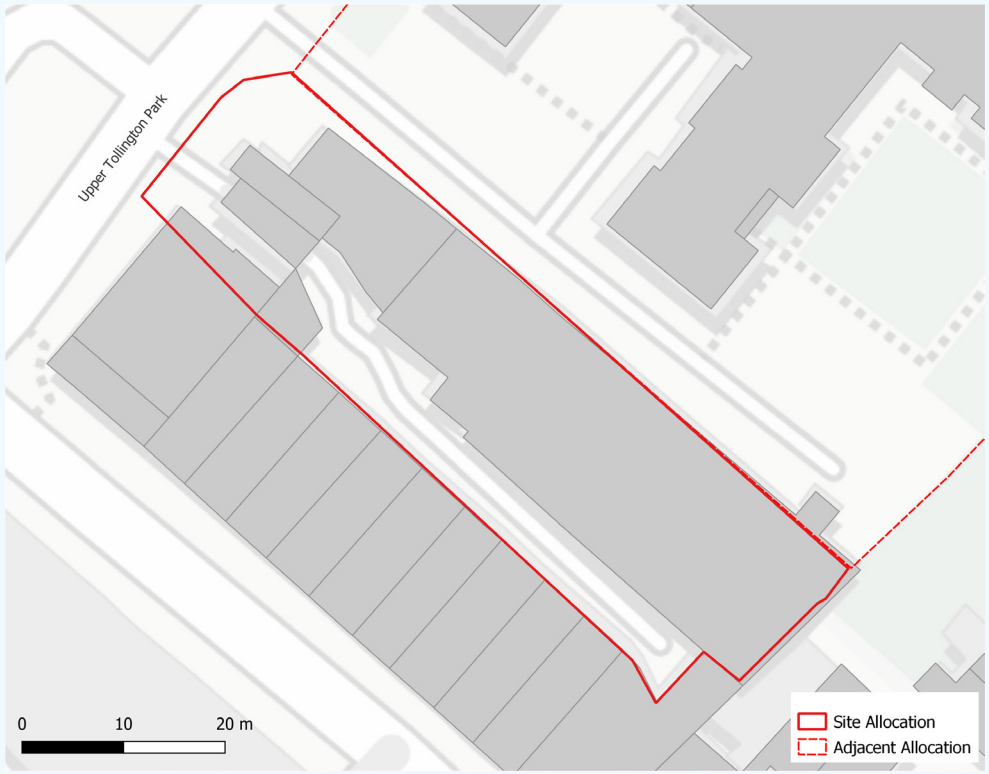


FIGURE 162 | Map of Site Allocation SGSA03

SG SA03: Rear of 84-106 Stroud Green Road

Site Information	Details
Address	2-4 Upper Tollington Park and land rear of 84-106 Stroud Green Road, Finsbury Park, London N4 3EL
Area (Ha)	0.15ha
PTAL	6a-b
Planning designations	Stroud Green Road South PFA: Enhance Stroud Green Conservation Area (adjacent) Stroud Green Road Local Centre (adjacent)
Relevant permissions	None
Indicative capacities	20 homes
Phasing	2032-2036
Ownership	Private

Table 107 | SGSA03 Site Allocation Details

Proposal

This site represents an opportunity to deliver homes to the rear of Stroud Green Road.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use(s):

- shop
- car wash & auto-repair to Osborne Road mews behind Stroud Green Road

Acceptable land uses:

- Infill residential mews along northern site boundary adjacent to Osborne Grove.
- Town centre uses on frontage of Upper Tollington Park

Movement and public realm

Proposals should deliver improvements to the public realm outside ethe entrance to the site incorporating new paving with street trees.

Built form, character and heritage

Proposals must preserve, and where possible enhance, the character of the adjacent Stroud Green Conservation Area and its setting

Environment and sustainability

Opportunities should be taken to maximise greening on the site and deliver biodiversity enhancements

SG SA04: Osborne Grove

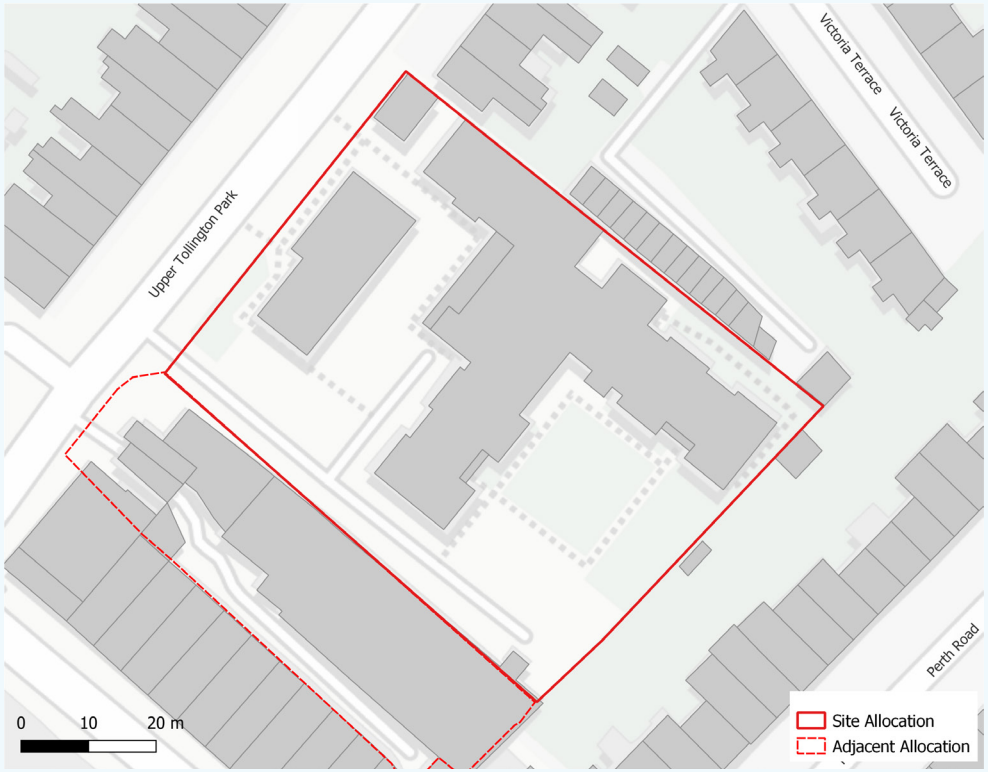


FIGURE 163 | Map of Site Allocation SGSA04

Site Information	Details
Address	Former Osborne Grove Nursing Home, 16 Upper Tollington Park, Finsbury Park, N4 3SG
Area (Ha)	0.45ha
PTAL	6a-b
Planning designations	Stroud Green Conservation Area (adjacent) Partially within Flood Zone 3 (Surface Water)
Relevant permissions	None
Indicative capacities	Dependent upon specific user group
Phasing	2027-2041
Ownership	Public

Table 108 | SGSA04 Site Allocation Details

Proposal

This site provides an opportunity, subject to need, to accommodate new or improved housing for older and vulnerable people.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use(s):

- → Meanwhile use as supported housing

Acceptable land uses:

- → Housing for older and vulnerable people

Movement and public realm

Proposals should provide improved private shared amenity for occupants.

Heritage and Character

Proposals should enhance the significance of the adjacent Stroud Green Conservation Area and its setting.

Environment and sustainability

Development should retain and protect the significant existing significant trees on the site.

The site is partially within Flood Zone 3 (Surface Water). A Flood Risk Assessment should accompany any planning application.

Other site allocations in Stroud Green

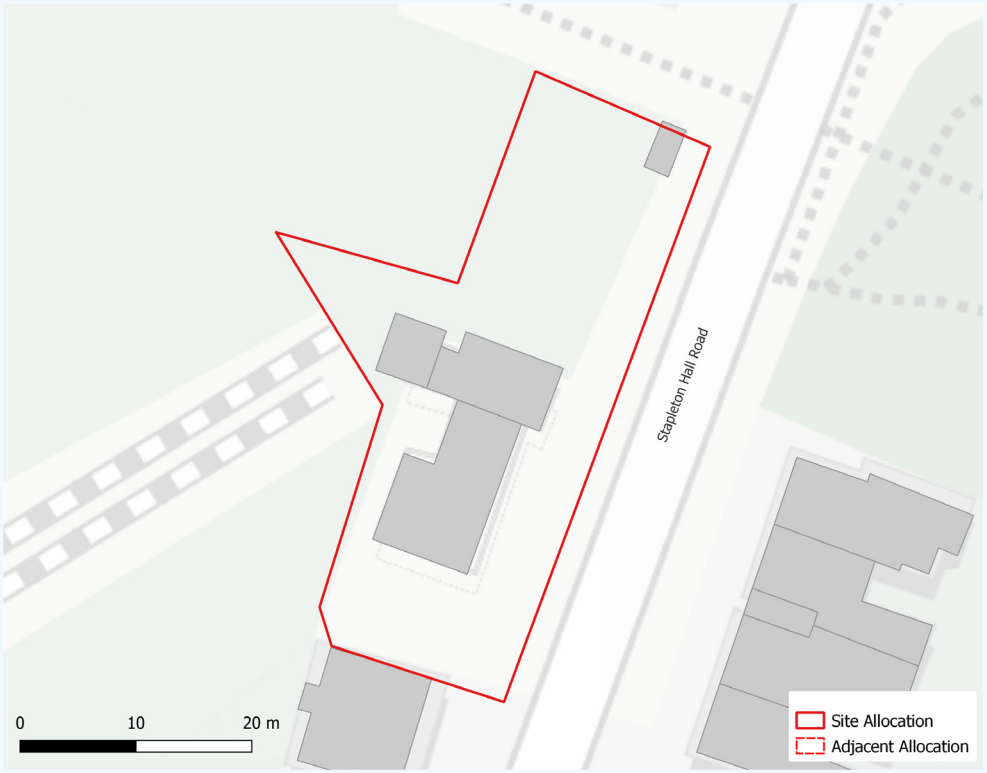


FIGURE 164 | Map of Site Allocation SGSA05

SG SA05: 73 Stapleton Hall Road

Site Information	Details
Address	73 Stapleton Hall Rd, Finsbury Park, N4 3QF
Area (Ha)	0.1ha
PTAL	3-4
Planning designations	Stroud Green Conservation Area Parkland Walk Local Nature Reserve (SINC) Ecological corridor Partially within Flood Zone 3(Surface Water)
Relevant permissions	None
Indicative capacities	6 homes
Phasing	2037-2041
Ownership	Private

Table 109 | SGSA05 Site Allocation Details

Proposal

Provide new infill residential development on the petrol station site, extending the residential street frontage along Stapleton Hall Road.

Masterplanning, engagement and delivery

A masterplan is not required for this site.

Land uses and activities

Existing land use(s):

- Petrol station

Acceptable land uses:

- Residential

Movement and public realm

Proposals should replace/renew the existing damaged pavement and provide an improved pedestrian environment along Stapleton Hall Road

Built form, character and heritage

Proposals should:

- preserve and enhance the significance of the adjacent Stroud Green Conservation Area and its setting
- reflect the scale, form and character of the existing street
- preserve and enhance neighbouring locally listed building 73A Stapleton Hall Road, which shares the southern boundary of the site allocation

Environment and sustainability

Proposals should protect and enhance the adjacent to ecological corridor/Metropolitan SINC