DESIGN AND ACCESS STATEMENT

211 ALBERT ROAD N22 7AQ

INTRODUCTION
The application site is located on Albert Road, which adjoins Alexandra Park Road. The application site does not lie within any Conservation Area. The site forms part of a row of terraced properties. The property is the ground floor flat of a purpose built maisonette, both adjoining buildings are of similar typology.

PLANNING HISTORY
The only planning history available on the planning website is to that planning permission was granted in 1994 for the construction of vehicle crossover, ref HGY/1994/0135.

DETAILS OF PROPOSAL
The proposal is to construct a rear extension. Which will accommodate a living and dining area, with large glazed folding doors and sky light.

REAR EXTENSION
The proposal is to extend the side of the rear of the property out to the existing boundary line, without removing any existing windows from the current side elevation. The extension will be in line with the furthest external wall of the property. The rear elevation is proposed to extend 4.130m out from the existing wall and 6.6m in length along the boundary line. For which a small existing tree is proposed to be removed. The extension would be no more than 3m high on the boundary and as such would not have a detrimental effect on the amenity of adjoining neighbours.

Materials proposed are in keeping with the existing materials, using matching bricks, timber folding doors, white double glazed door and timber fascia detail for the new flat roof eaves.

It should be noted there is a similar extension to the rear of property 219 Albert Road, ref HGY/2014/1851, for which permission was granted on 26/08/2014.

The current lease holder of 213 has agreed to the proposed works, who subsequently is also the freeholder for both 213 and 211.



Photo: Existing rear elevation to 211 Albert Road

RELEVANT PLANNING POLICY
UD3 General Principles
UD4 Quality Design
SPG1a Design Guidance

ACCESS
Access to the rear garden will be improved with stepped thresholds and wide opening doors between living room and patio areas.

CONCLUSION
The proposed extension would be constructed of materials to match existing materials of the property and would rationalise the rear elevation of the property. The extension is of respectable size and would not have an undue effect on the privacy, light and amenity of adjoining neighbours. The current lease holder of 213 has agreed to the proposed works, who subsequently is also the freeholder for both 213 and 211.

End