



PROPOSED ALTERATIONS AT
11 ALBERT ROAD
LONDON N22 7AA

DESIGN AND ACCESS STATEMENT

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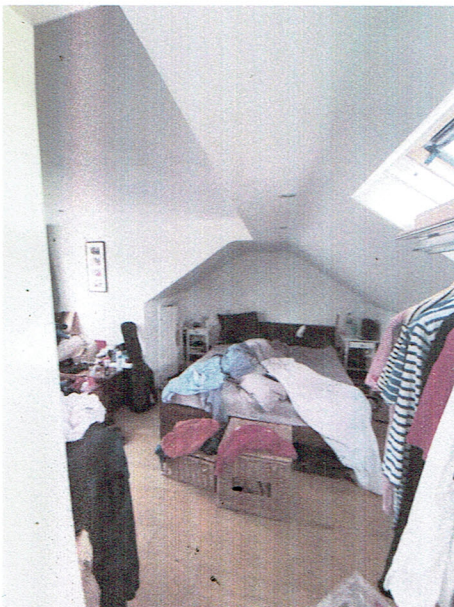
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Introduction

Property

Location

Albert Road runs from East to West and no 11 is in the middle of the terrace on the South side of the street. The property is not in a Conservation Area.

House

The property is a two storey property with a two storey rear extension and was purpose built as two flats. No 11 is the upper maisonette with a converted space in the main roof.

Proposals

Outline proposals

The owners of the flat wish to extend the loft space over the outrigger in order to form a further bedroom and also extend the width of existing dormer over the main roof.

Planning history

There was an application for a loft extension [HGY2007/ 0312] which was approved and has been implemented

Planning Policies

DM Policy 2017 – DM1, DM9 and DM12

London Plan 2016 – 7.4, 7.6

Local Plan 2017- SP11, SP12

NPPF2021

Use and Amenity

The work will consist of the erection of a dormer over the outrigger and amendments to the existing rear dormer. The new room will be used as a guest bedroom and also as a home office. Making the existing dormer wider will make the main bedroom a more useable and it will bring more light into the room. This will not affect any neighbouring houses. The work will be undertaken at the same time as the proposed dormer in the outrigger of no 9 Albert Road -an application has been submitted simultaneously

Materials

The new window and door will be in UPVC. The rooflight will be a flat Velux. The external cladding will be in slates to match the existing dormer in the main roof and the dormer roof will be in glass fibre

Refuse

There will be no change to the refuse arrangements

Parking

There will be no change to the parking arrangements

Access

There will be no change to the access arrangements

Summary

The overall design objective is to be in keeping with the existing terrace in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications. It is considered that the proposals have been prepared according to policies in the City Plan, UDP and London Plan. The proposals are of the highest standards of sustainable architectural quality – ie using high quality materials and take account of local character. The proposal will enable the owners to upgrade and extend the flat without any detriment to the property.