



PROPOSED ALTERATIONS AT
9 ALBERT ROAD
LONDON N22 7AA

DESIGN AND ACCESS STATEMENT

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Introduction

Property

Location

Albert Road runs from East to West and no 9 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 into two flats. No 11 is the upper maisonette with a converted space in the main roof

Proposals

Outline proposals

The owner of the flat wishes to extend the loft space over the outrigger in order to form a further shower and utility space. It is also proposed to fit two new rooflights into the rear dormer roof over the stairs and in the corridor to the shower. One of the Veluxes in the first floor rear extension roof will be omitted and one will be replaced with a larger Velux

Planning history

There was an application for a loft extension [HGY/2007/1832] which was approved and has been implemented. There are precedents for similar developments being approved in the same street.

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, the fitting of 1 new rooflight into the existing dormer flat roof, 1 in the new dormer roof and an enlarged Velux in the first floor roof. 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 will be in UPVC. The rooflights will be Glazing Vision Flushglaze. The external cladding to the dormer will be tiles to match the existing dormer on the main roof

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 owner to upgrade and extend the flat without any detriment to the property.

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