



Flat 1, 31 Albany Road, N4 4RR
Design, Access and Heritage Statement
October 2022

Project Details



Client property address:

Flat 1
31 Albany Road
Hornsey
London
N4 4RR

Resi address:

6 Canterbury Crescent, SW9 7QE,
London Borough of Lambeth

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Introduction & context

Description of proposed works

Proposed ground floor rear extension, floor plan redesign, and all other associated works at Flat 1, 31 Albany Road, N4 4RR.

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a Full Planning application for a proposed development at Flat 1, 31 Albany Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The property is an end of terrace house, situated on the west side of Albany Road, which slopes upwards considerably as it extends northwards.

The house, which dates from the late Victorian period, lies within the Stroud Green Conservation Area, and the ground floor flat is occupied by two working adults.

The front elevation of the rows of houses on Albany Road are constructed of red brick with painted render accents above entrance doors and windows. Roofs are of slate, with red clay tile ridges and hips, and small dormers with a combination of pitched and flat roofs.

Rear elevations along the row are constructed of London stock brick with red brick accents, and contain a variety of roof dormer profiles and ground floor extensions. Rear gardens are generously proportioned in both length and width.

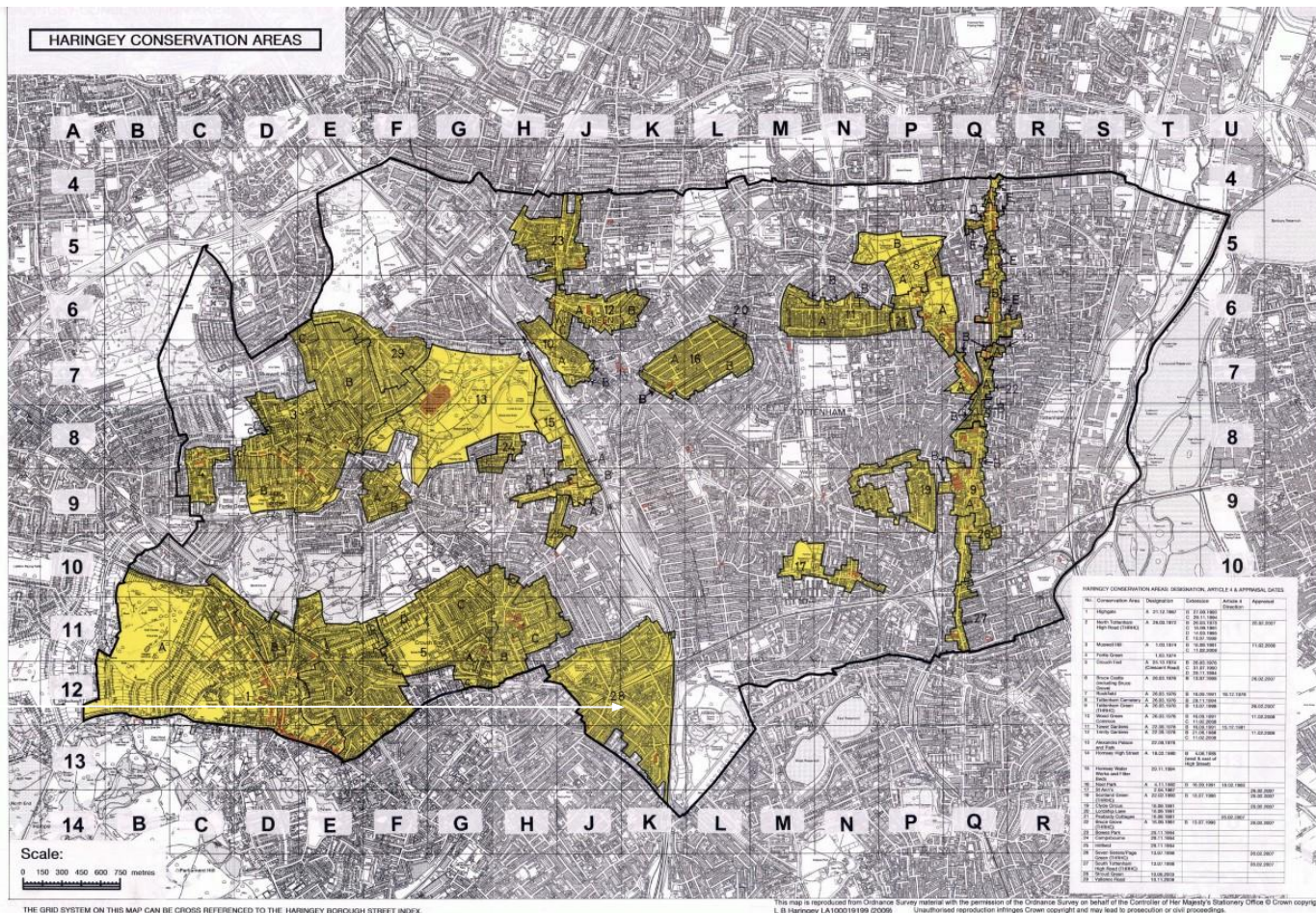
Flat 1, 31 Albany Road is not a listed building.

Site analysis

2.1 Conservation area map

Haringey Conservation areas including Stroud Green Conservation Area.

Stroud Green Conservation Area.



Site Analysis

2.2 Site Location Plan



created on **edozo**

Plotted Scale - 1:1,250

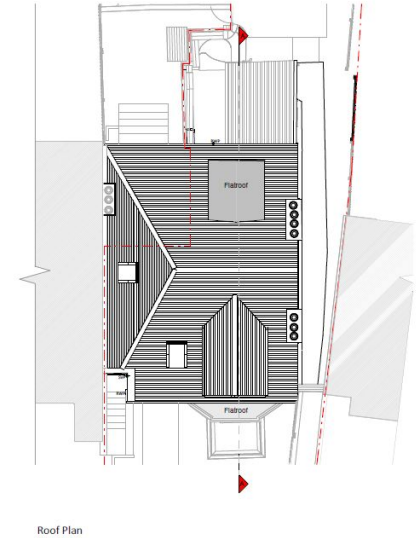
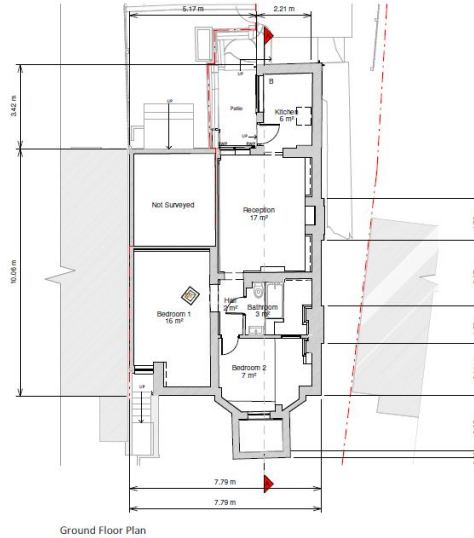
Site Analysis

2.3 Existing Plans

The existing layout for the flat doesn't match the practical need of the residents.

Main problem with current layout:

- The main entrance to the flat is from the kitchen
- The owner will have to walk to the rear garden to be able to enter the flat.
- Living space is not spacious enough for a modern family needs
- The flat benefits from nice garden but flat is visually isolated from the views.



Existing Plans

Site Analysis

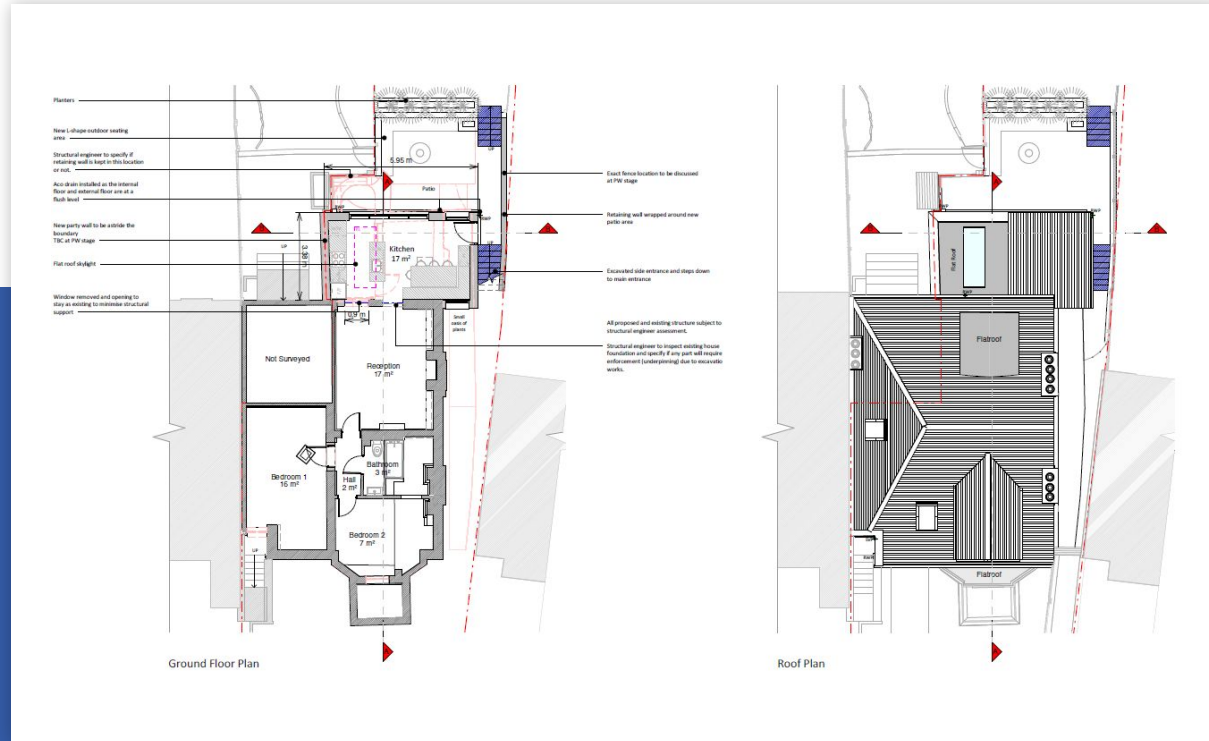
2.4 Proposed Plans

Design Description:

Special consideration is taken when designing the lower ground rear extension. The proposal fits the owners need of practical living layout and enhance the overall appearance of the property.

Key design strategies:

- Providing the flat with better access without interfering with the street scene.
- The design is discrete and sunken within the landscape which does not impose or impact any neighboring properties. In fact the extension is much lower than both adjoining properties.
- The materials of the proposal match the existing materials of the main house and are in line with the current Victorian look and features of all the existing houses.



Proposed Plans

General Arrangement Drawings

3.1 Existing Materials

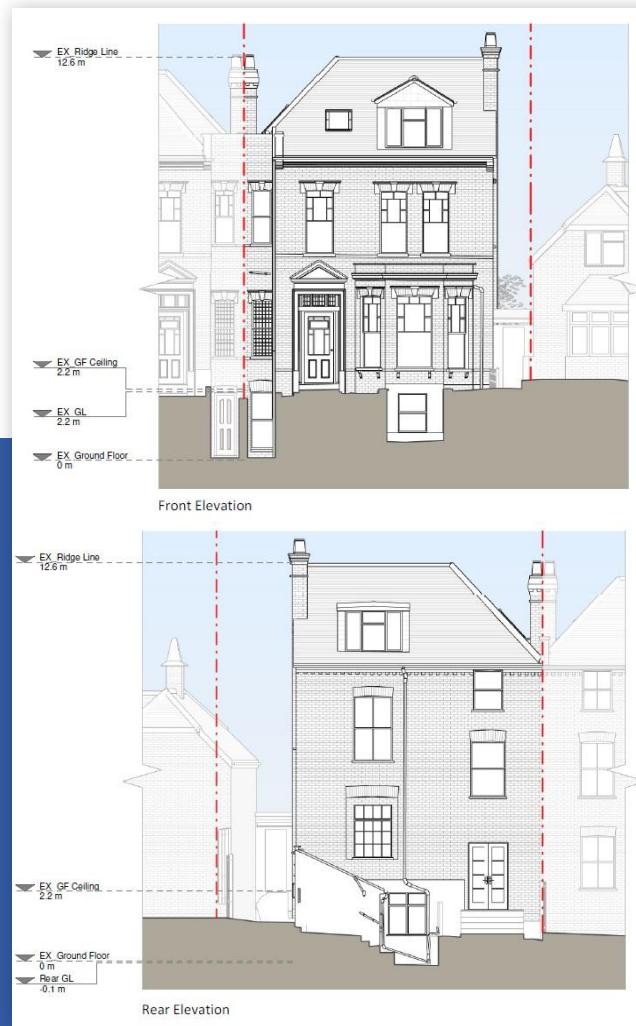
Brickwork / Walls - Red brick walls to front, London stock brick to side and rear walls, and white rendered walls to rear extension

Pitched roof - Slate tiles

Windows - White uPVC frame glazed windows

Doors - White uPVC door

RWPs / Gutters / Fascias - Black uPVC guttering, downpipes and fascias.



General Arrangement Drawings

3.2 Proposed Materials

Brickwork / Walls - London stock brick to match existing.

Pitched roof - Slate tiles to match the existing.

Flat roof - Fiberglass or similar.

Windows - White aluminium windows to the front facade to match the existing & Black aluminium frame windows to the rear.

Doors - Black aluminium framed glazed door.

RWPs / Gutters / Fascias - Black uPVC guttering and downpipes to match the existing and metal fascias



General Arrangement

3.3 Existing Site Photos - Visual Impact



Front Elevation



Rear Elevation

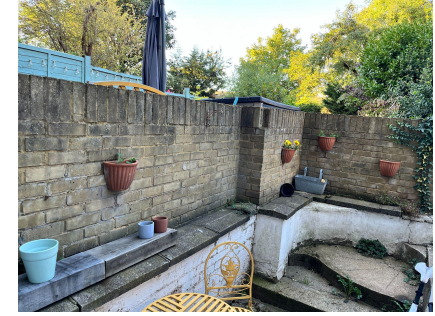
Clear photo shows that client property much lower than both neighbours



The above photo shows that the rear extension will be not seen from front elevation due to enclosed side entrance



The above photos showing the existing tired patio. New patio will enhance the amenity space and improve the property.

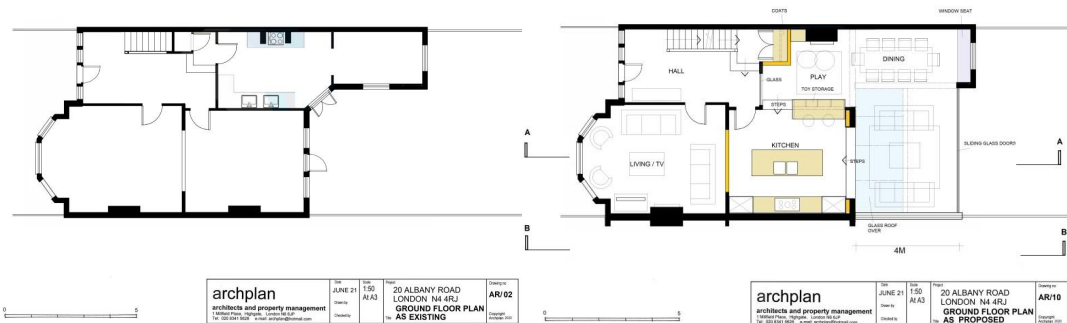


3 photos for front windows showing them in bad shape. Client to replace them with white aluminum windows.

3.4 Local precedents

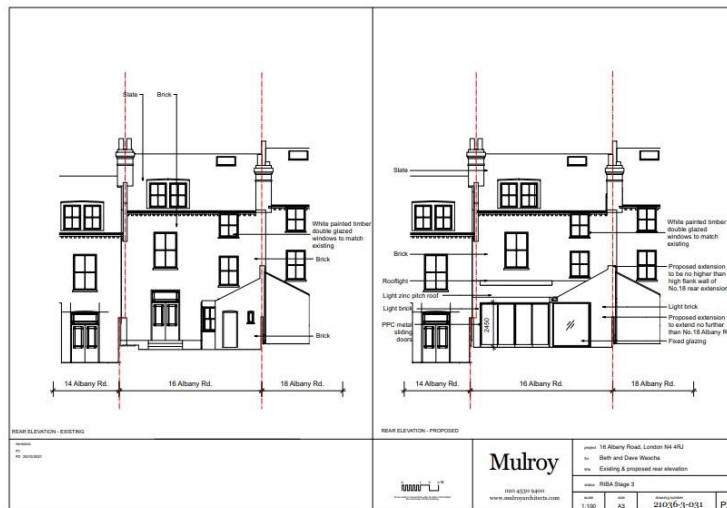
Erection of single storey rear extension and alterations to existing adjoining single storey rear projection including replacement rear glazing, alterations to roof, and insertion of roof light.

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Single storey ground floor rear extension, front roof dormer, replacement windows, front light well to serve existing storage.

16 Albany Road, London, N4 4RJ



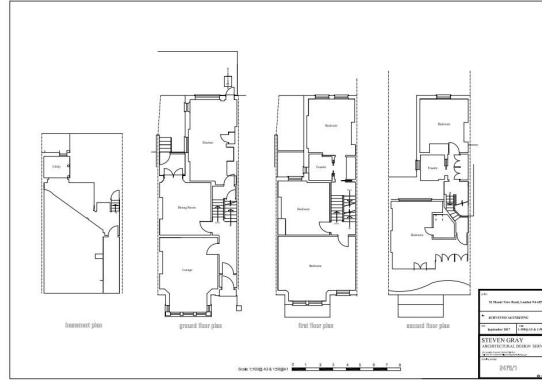
Site analysis

3.4 Local precedents

HGY/2018/3287 - Granted - 12/12/2018

Ground floor rear and basement extension including stairwell in front garden.

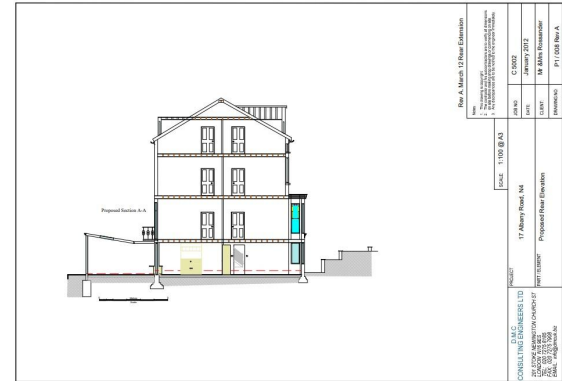
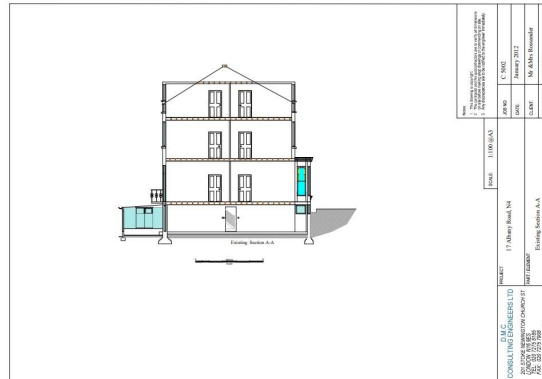
52 Mount View Road, London, N4 4JP



HGY/2012/0727 - Granted - 29/06/2012

Demolition of existing extension and erection of single storey rear extension, lowering of existing habitable basement floor level and formation of lightwell in front garden. Erection of dormer window to front roof slope and replacement of rooflight to side slope of main roof.

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Our Conclusion

We believe the proposal fits in with the local context and causes no impact on the streetscape whilst providing a better and more functional main entrance to the flat. Access into the house would be unaffected, but access from the house to the garden would be improved.

The proposed development will be of a high design quality, using high-quality materials, and will enhance the appearance of the site at the rear, and thus complies with the National Planning Policy Framework, The London Plan and local planning policies.

The proposed alterations will be visually discrete, and as they are confined to the rear and side elevations, will not be visible from the public realm. Due to the landscape of the property the proposal is concealed from street view.

Given the nature and location of the proposed alterations, they will not result in a detrimental effect on the amenity of neighbouring properties in terms of outlook, overlooking or loss of light.