

2 December 2022

DESIGN AND ACCESS STATEMENT

62 Albert Road, London N22 7AH

PROPOSED LOFT CONVERSION TO FORM 2 BEDROOMS AND SHOWER ROOMS WITH DORMERS TO REAR ROOF SLOPE AND OUTRIGGER, AND 3 VELUX WINDOWS TO THE FRONT SLOPE, AND AN EXTERNAL STAIRCASE TO THE REAR GIVING ACCESS TO THE GARDEN.

THE PROPERTY

62 Albert Road is a mid-terraced, residential-use property. The property is arranged as two self-contained flats, 62 being the first floor flat and 64 being the ground floor flat. This application site is the upper floor (first floor) flat.

The site is located outside of the conservation area which is approx. 500m to the south of the site.

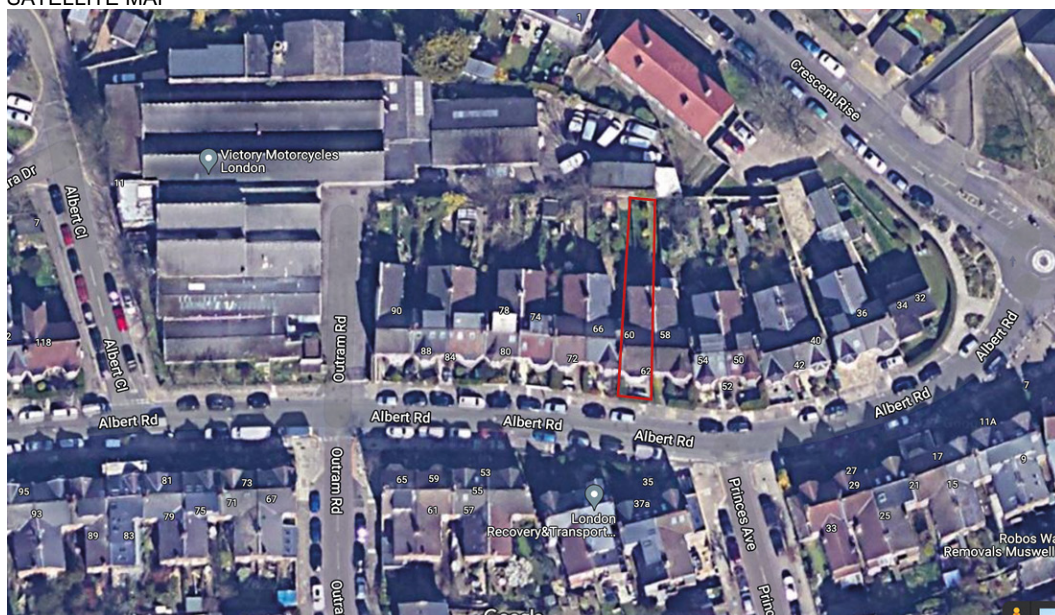
Flat no. 62 is 2 bedroom flat with an internal floor area of 76m² / 826ft². There is a roof space directly above this flat.

Albert Road mainly consists of similar properties to no. 62 which are 2 storeys in height, with bays to the frontage. The houses are mainly brick with some cornice detailing to window heads and above entrance doors. There is a mix of roof styles to the bays including flat roof (as on no. 62), pitched roof, and gable ends. There are other houses adjacent and opposite 62 which have had loft spaces converted and have rooflights installed to the roof slopes. The properties at no. 39, 45, 46, 61 and 65, 150 and 161 have dormers to the rear and outrigger roof slopes.

62 Albert Road is accessed from its own entrance door, and internal staircase from Albert Road.

EXISTING SITE PHOTOS

SATELLITE MAP



FRONT OF PROPERTY



REAR OF PROPERTY



PROPERTY BACKS ONTO AN INDUSTRIAL BUILDING



PLANNING HISTORY

There is no record of previous planning applications submitted with Haringey local

authority for this property.

DESIGN AND ACCESS

The application seeks planning consent for conversion of the existing roof space above flat 62 into additional bedrooms / bathrooms.

After review of the existing loft space and the loft conversions of surrounding properties, converting the loft space by adding the two dormers (a rear dormer, and a dormer above the outrigger) would provide extra bedrooms, and an office space for working from home, making for a comfortable home for a family.

The heights of these two dormers will be no higher than the existing ridge as advised in planning guidance.

There is one narrow, obscured side-facing window on the east elevation which would improve the elevational treatment of the dormer, and due to planning requirements, any zone within 1.7m of the floor level will be obscured glazed and fixed shut. Any opening clear glazed windows would be located to the rear façade only.

This application also includes for the installation of an external staircase to the rear, giving access to the garden. Currently, the only access to the property's garden is an internal staircase, accessed via a large and heavy trapdoor in the kitchen. This trap door is un-safe to use and takes up considerable floor space within the kitchen.

The proposed rear glass door/s and external spiral stair provide a much safer route to the rear garden and removes the dangerous internal trapdoor, providing an open and more efficient rear kitchen space, as well as much needed natural light to the rear of the flat.

A number of similar external stair installations have been carried out on neighbouring properties at numbers 46, 85 and 159.

The proposed rear metal spiral staircase will be a simple addition to the rear elevation and sits entirely within the garden area of no 62.

And in addition, this part of the terrace on Albert Road backs onto an industrial building, not neighbouring gardens.

MATERIALS

With regards to external materials, we intend to detail and specify a selection of good quality materials for the project match the existing property and the surrounding area. The existing property itself is in need of modernisation, which we will be doing as part of the loft conversion works, if approved. We intend to replace a number of the old, inefficient single-glazed sash windows with new wooden, double glazed sash units, and any new windows and doors to the rear façade will be good quality, double glazed steel or aluminium units. Insulation throughout will also be upgraded wherever possible.

CONCLUSION

We feel the alterations proposed are appropriate to those approved for surrounding properties in terms of mass and scale, and seek to limit the impact to the adjacent properties.

We feel this proposal meets planning guidance, and would work further with the local authority to address any issues as they are raised to work towards a successful decision for the application.

ENVIRONMENTAL CONSIDERATIONS

The property is dated and not energy efficient, as part of the loft conversion works, we plan to upgrade the existing parts, as well as better insulate and seal the property as a whole. Most of the old sash windows will be replaced by new wooden double-glazed units, to replicate the original Victorian style. Both will reduce heat loss.