



PROPOSED ALTERATIONS AND CONVERSION AT 1 ALBERT ROAD LONDON N22 7AA

DESIGN AND ACCESS STATEMENT

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Contents

Introduction

Property

Location

House

Proposals

Outline proposals

Planning history

Policies

Use and amenity

Materials

Refuse

Parking

Access

Summary

Introduction

Property

Location

Albert Road runs from East to West and no 1 is at the end of the terrace of house on the South side of the street. The property is not in a Conservation Area.

House

The property is a three storey property which has a retail unit and a studio flat on the ground floor and a two bedroom self-contained flat on the first and second floors

Proposals

Outline proposals

The owner of the property wishes to extend to give a further bedroom over the outrigger at second floor level and convert the upper unit to 2 no1 bedroom flats

Planning history

See appendix A

Planning Policies

DM Policy 2017 – DM1 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 an extension over the outrigger to the same dimensions as built in the adjoining property [no3]. Because of the position of the stairs to the second floor loft extension access to this room has to be from the rear part of the first floor. Forming a larger 3 bedroom family unit with very little amenity space would be inappropriate given that it is over a busy retail unit on the ground floor. Instead the proposal is to make 2 no 1 bedroom maisonettes. – this will involve minor internal alterations to the current layout. Both flats will comply with the Mayor of London space standards for maisonettes

Materials

The walls of the new dormer will be clad in Cedar slates and the new windows to both dormers will be UPVC. The bathroom window will have obscured glazing

Refuse

There will be designated refuse store at ground floor level with direct access to the street. Each unit will have internal storage for waste and recycling within the kitchen

Parking

There will be no change to the parking arrangements. A designated cycle space will be made in the ground floor access stair well

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 a further residential unit to be created which will be more appropriate to the type of property

APPENDIX A

06/10/2021

Application Reference

[HGY/2019/2257](#)

Proposal

Certificate of Lawfulness for the existing use of ground floor premises to the rear of retail unit as a self-contained studio flat.

Application Status

Decision Made

Site Address

1 Albert Road London N22 7AA

Date Valid

11/7/2019

Decision

Approve with Conditions

Decision Notice Sent Date

01/7/2021

Application Reference

[HGY/2009/0566](#)

Proposal

Creation of vehicle crossover to Crescent Road, N22.

Application Status

Decision Made

Site Address

1 Albert Road London N22 7AA

Date Valid

01/4/2009

Decision

Approve with Conditions

Decision Notice Sent Date

26/5/2009

Application Reference

[HGY/2009/0164](#)

Proposal

Erection of detached garage to rear and creation of vehicle crossover to Crescent Road, N22.

Application Status

Decision Made

Site Address

1 Albert Road London N22 7AA

Date Valid

21/1/2009

Decision

Refuse

Decision Notice Sent Date

19/3/2009

Application Reference

[HGY/2008/1708](#)

Proposal

Erection of single storey rear and two storey side extension to provide 4 bed maisonette together with loft conversion with rear dormer window, rooflight to front roof slope and alterations.

Application Status

Decision Made

Site Address

1 Albert Road London N22 7AA

Date Valid

18/8/2008

Decision

Approve with Conditions

Decision Notice Sent Date

10/10/2008

Application Reference

[HGY/2008/1345](#)

Proposal

Erection of single storey rear and two storey side extension to provide 4 bed maisonette together with loft conversion with rear dormer window, rooflight to front roof slope and alterations to garden wall.

Application Status

Decision Made

Site Address

1 Albert Road London N22 7AA

Date Valid

20/6/2008

Decision

Refuse

Decision Notice Sent Date

11/8/2008