

Design and Access Statement for the refurbishment
and roof extension at 68 Albert Road, London N22 7AH

1.0 Introduction	This is an application seeking permission for the refurbishment and roof extension of an existing upper maisonette at the terraced property at 68 Albert Road, London N22 7AH. The proposed refurbishment and extension seeks to improve the thermal performance and sustainable credentials of the existing fabric whilst modestly extending and internally adapting the dwelling so that it better aligns with the needs of the modern family.
2.0 Site	The application dwelling is a terraced property located in the London Borough of Haringey. The house is unlisted and is not situated within a Conservation Area. Albert Road is composed of a series of terraced residential houses that share a broadly common architectural language, with decorative features such as bay frontages and stucco and brick façades. These architectural features provide the area with a somewhat unified suburban character that is reflected in the neighbouring streets but with subtle differences in detail and form along and between different streets.
3.0 Planning history	There is no planning history available on the planning portal for 68 Albert Road.



House at Caithness Road, Hammersmith and Fulham by Architecture for London

4.0 Proposals

The proposals seek to tactfully refurbish 68 Albert Road with an internal atmosphere using colourful hues, natural materials and craftsmanship to produce a comfortable home for the occupier. The scheme is led by thermal performance improvements to the dwelling including enhanced insulation and high-quality windows.

A modest L-shaped dormer extension is proposed at roof level clad in clay tiles to match the existing roof finish. A rooflight is proposed to be sited to the front elevation and will be the only alteration to the main dwelling visible from the public highway.

A modest garden studio is proposed at the rear boundary wall to replace an existing shed. A bike store is proposed to the front garden.

5.0 Sustainability

The proposed extension and refurbishment is the result of sustainability being the primary design driver. The thermal performance of the existing building is poor with little evidence of suitable insulation in the external and party walls.

It is widely recognised that to meet national energy goals, all historical properties will require improvement. Although it is generally accepted that historical buildings cannot be expected to perform to the standard of new-builds, the proposal includes careful intervention which can provide transformative improvements to the buildings performance and health. This has implications not only on energy savings but also the comfort of it's occupants.



Rear outrigger extension to a listed building at Albion Street, Westminster by Architecture for London

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