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This Design and Access Statement (DAS) has been prepared in support of a full planning application for a loft conversion, rear fenestration alterations, and the installation of a new stairwell to the rear garden at 135 Albert Road, London, N22 7AG.

The proposed development comprises the following key elements:

- Erection of an L-shaped dormer extension to the rear roof slope, incorporating rooflight to the front roof slope.
- Alterations to the rear fenestration, including new windows and doors to improve natural light and ventilation.
- Installation of a new external stairwell providing access to the rear garden from the upper floor.

This proposal seeks to create additional habitable space within the existing loft, enhancing the functionality of the property as a family home while respecting the architectural character of the host building and the surrounding area. The design has been developed to minimise visual impact, ensure neighbourly amenity, and comply with relevant planning policies.

The property is located within the London Borough of Haringey, on the southern side of Albert Road. It is not within a conservation area, and none of the buildings on the street are statutorily listed. The site benefits from a private rear garden and is part of a terrace of Victorian purpose-built flats/maisonettes, typical of the area’s residential development from the early 20th century.

This DAS sets out the design rationale, access considerations, and how the proposal responds to the site’s context. It draws on local precedents, including numerous approved loft conversions along Albert Road, to demonstrate consistency with established patterns of development. The statement is structured to provide a comprehensive overview, addressing key planning considerations such as design quality, heritage impact, amenity, and sustainability.

In preparing this statement, reference has been made to the National Planning Policy Framework (NPPF, 2023), the London Plan (2021), Haringey’s Local Plan Strategic Policies (2017), and the Development Management Development Plan Document (DM DPD, 2017), particularly Policies DM1 (Delivering High Quality

Design), DM12 (Roof Extensions and Alterations), SP11 (Design), and SP12 (Conservation).

2.1 Site

135 Albert Road is a mid-terrace, two-storey Victorian property, constructed circa 1900-1901, comprising an upper-floor two-bedroom flat with separate front and rear entrances. The building features a pitched roof with slate covering, brick elevations, and a rear outrigger projection typical of the period. The front elevation faces north onto Albert Road, a residential street characterised by similar terraced properties, while the rear elevation overlooks a private garden extending southwards.

The rear garden is enclosed by fencing and abuts neighbouring gardens to each side boundary, with a private access to the rear. Access to the property is via a front door from Albert Road and a rear door to the garden.

2.2 Surrounding Context

Albert Road forms part of the Bounds Green area, a predominantly residential suburb with good transport links, including proximity to Bounds Green Underground Station (Piccadilly Line).

The street is lined with Victorian terraces, many of which have undergone extensions, including loft conversions, ground-floor rear extensions, and fenestration changes. Approximately 45% of properties on Albert Road feature dormer roof extensions, establishing a clear pattern of upward development.

The immediate context includes similar properties at 133 and 141 Albert Road, both unaltered at roof level but with potential for similar enhancements. To the east and west, side streets such as Clyde Road and Harcourt Road provide oblique views of rear elevations, though visibility is limited by intervening buildings and vegetation.



Figure 1: Site Plan of 135 Albert Road

The area is not designated for special architectural or historic interest, allowing flexibility for sensitive modern interventions.

2.3 Topography

The site’s topography is relatively flat, with no significant level changes affecting design or access. The property is within Flood Zone 1 (low risk), and no ecological designations apply.

2.4 Sustainability Opportunities

In terms of sustainability, the existing building fabric is typical of its era, with solid brick walls and single-glazed windows. The proposal offers opportunities to improve energy efficiency through insulation upgrades and modern glazing.



Figure 2: Photographs of the site – 135 Albert Road
Top Left: Front of Property
Top Right: Rear of Property Alongside Neighbouring Dwellings
Bottom Left: Rear Garden Screened by Greenery

The proposed loft conversion involves the creation of an L-shaped dormer extension to the rear roof slope. This will provide two additional bedrooms and a bathroom, increasing the total floorspace by approximately 42 sqm. The dormer will span the width of the main roof (approximately 6m) and extend partially over the outrigger with a projection of 4.2m.

3.1 Materials

Materials for the dormer will include tile cladding to the cheeks and rear elevation, matching local precedents for durability and aesthetic integration. Windows will be aluminium double-glazed units. The flat roof section will be covered in a single-ply membrane.

3.2 Fenestration

Rear fenestration alterations include the replacement of existing first floor windows with larger, energy-efficient units to maximise natural light. A new single door at first floor level will improve garden access, framed in matching aluminium. These changes will enhance internal layouts, creating open-plan living spaces while maintaining the building’s architecture.

3.3 External Stairwell

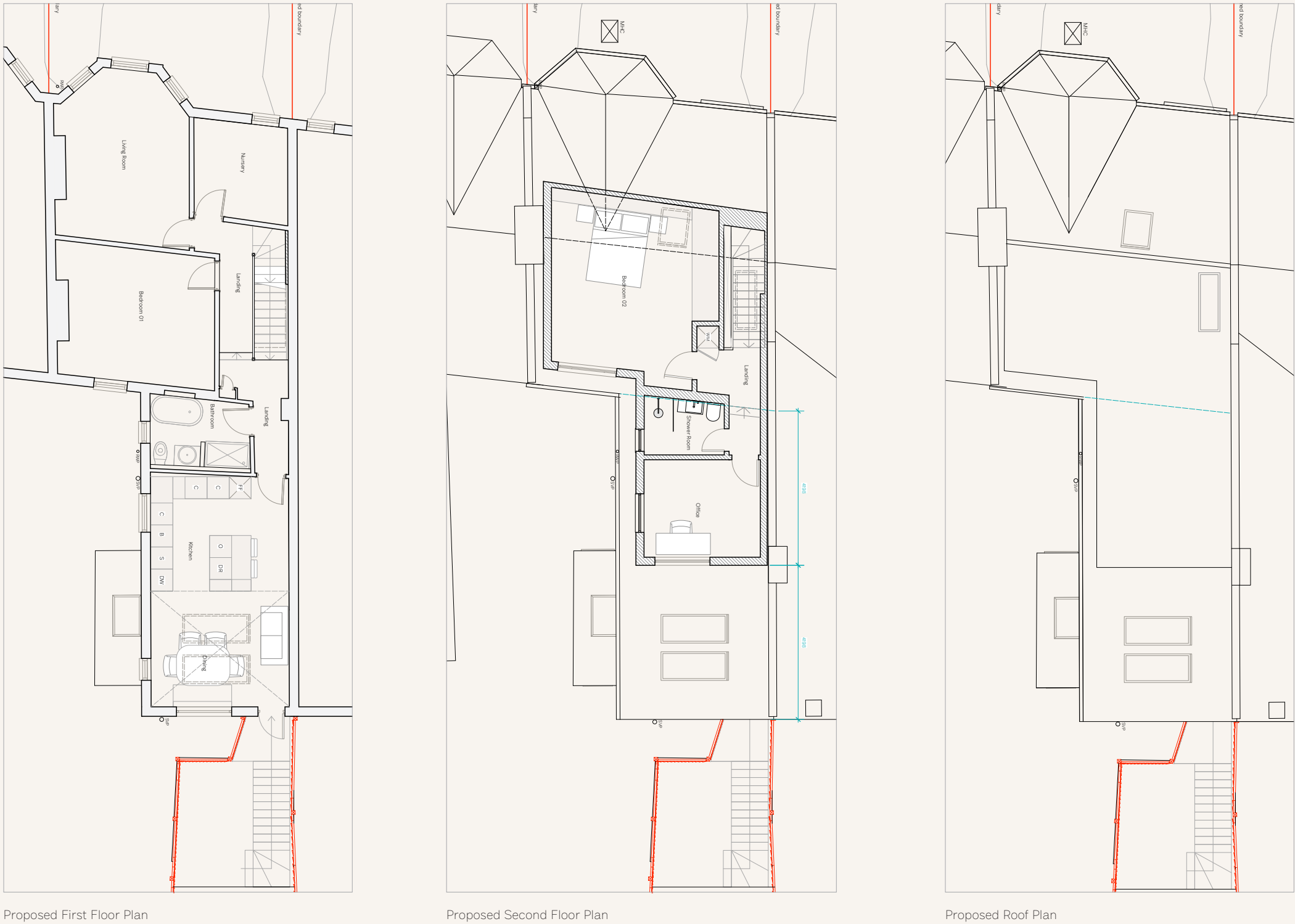
The new stairwell to the rear garden will be positioned to the rear of the outrigger. Constructed from galvanised steel with steel treads, it will provide safe, independent access from the upper floors to the garden, avoiding internal reconfiguration. The staircase will be wholly on the private land of 135 Albert Road.

3.4 Dimensions

- Overall dimensions:
- Dormer height: Not exceeding the main ridge (approximately 2.4m internal headroom).
 - Outrigger projection: 4.2m, set back from eaves and ridge.
 - Stairwell: 1m width, 3m height approximately.

The floorplans in Figure 3 show the general arrangement of the proposed development.

Figure 3: Floorplans of the subject proposal.





Design Precedents

Figure 4: Precedents which informed the external design of the proposal including material choice.

4.1 Design Introduction

The design approach is guided by the principles of high-quality, context-sensitive architecture as outlined in Policy DM1 of the DM DPD. The proposal seeks to be subordinate to the host building, respecting its Victorian proportions while introducing modern elements that enhance functionality.

4.2 Scale and Massing

The L-shaped dormer is designed to appear as a natural extension of the roof form, covering 50% in length of the outrigger to avoid dominance. Comparative analysis with approved schemes (e.g., HGY/2021/2336 at 61 Albert Road) confirms this scale is proportionate. The dormer is set back from the eaves (0.45m) and ridge, ensuring it reads as secondary to the main roof.

4.3 Materials and Detailing

Decorative tile cladding provides a contemporary yet recessive finish, in a slate colour that complements the existing roof, similar to figure 4. The rooflight to the front slope will have minimal protrusion, aligning with local patterns where over 25% of properties feature similar installations. Fenestration alterations use slim profiles to maintain the elevation’s rhythm, with mullions echoing original sash designs.

4.4 Visual Impact

From Albert Road, the front elevation remains unaltered with the exception of the roof window, preserving streetscene uniformity. Rear views are limited by screening, with the dormer visible only obliquely from Harcourt Road. The stairwell is discreetly located, avoiding prominence in the garden scape.

4.5 Sustainability

The proposal incorporates high-performance insulation (U-value 0.18 W/m²K) to the dormer walls and roof, reducing heat loss. New windows achieve A-rated energy efficiency, and solar panels could be integrated subject to further approval.

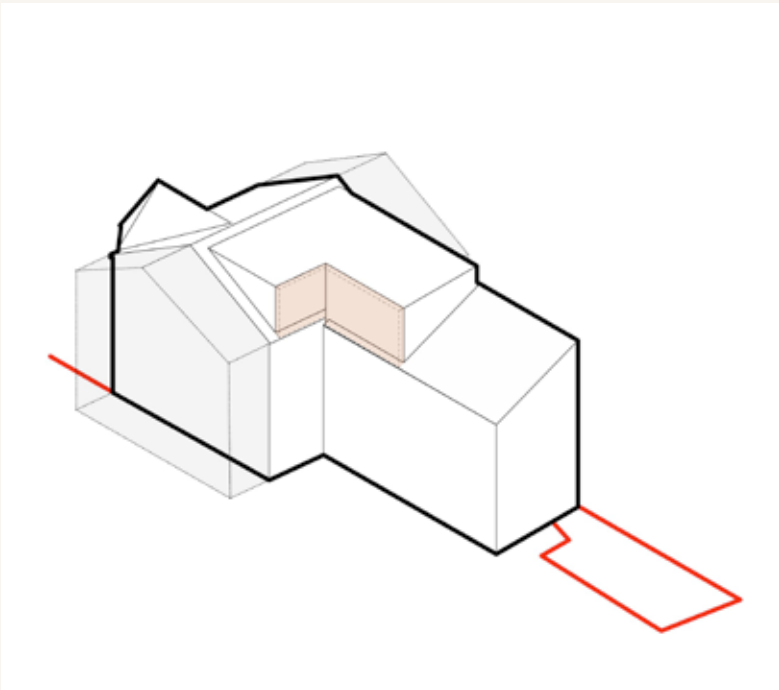
4.6 Heritage Considerations

Although not in a conservation area, the design respects the area’s Victorian character. No original features are harmed; instead, the proposal revitalises underused space, contributing to housing supply as per NPPF Paragraph 120(e).

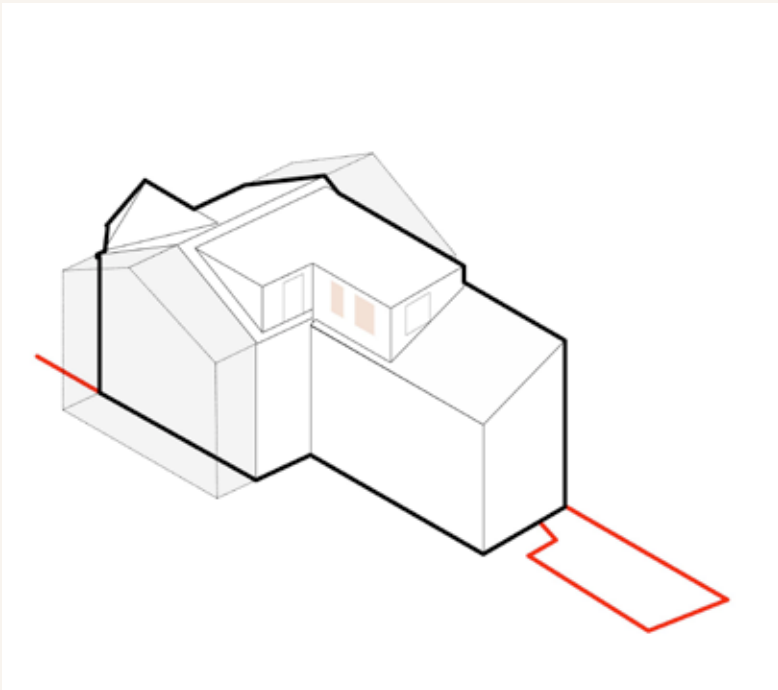
4.7 Neighbour Amenity

The size and positioning of the staircase will ensure no significant loss of daylight/sunlight to adjoining properties.

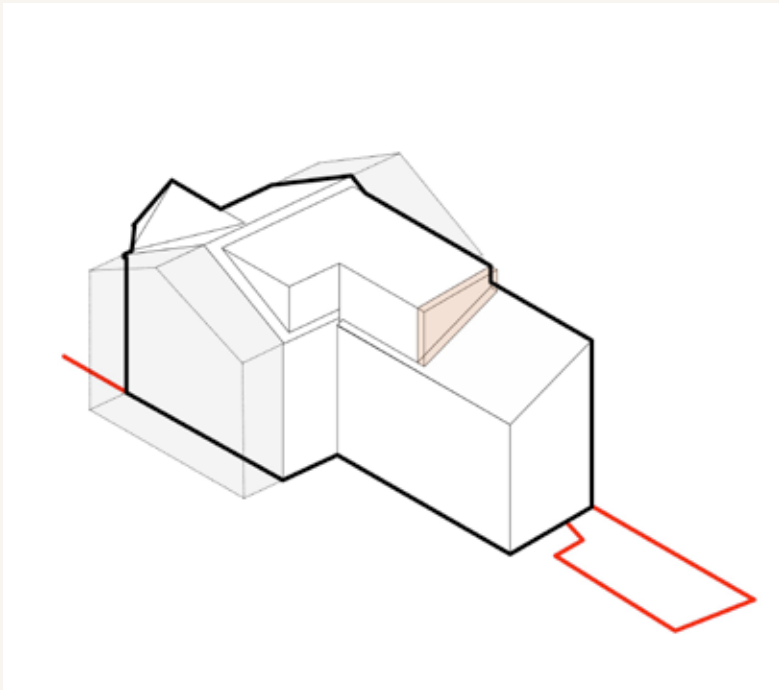
Figure 5: Diagram Representation of Key Design Considerations



Dormer Position
Dormer position set back from eaves and below main ridge.



Dormer Rear Fenestrations
Side facing dormer windows considered in size to minimise overlooking



Dormer Area
Area of dormer considered to reduce its visual impact whilst providing adequate space standards.

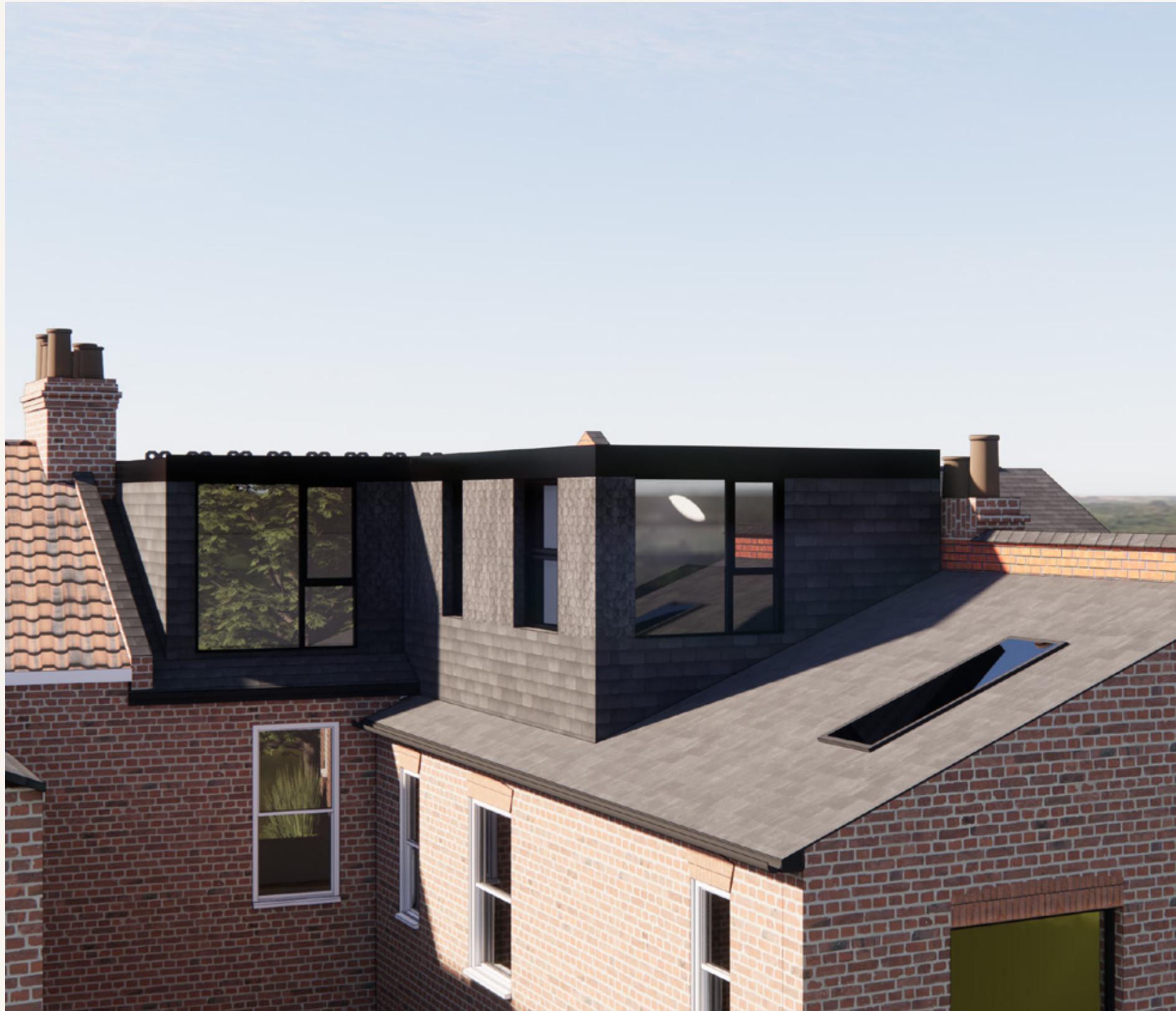


Figure 6: 3D Representation of the proposed rear alterations

5.1 Access Introduction

Access is a key component of the design, ensuring inclusivity in line with London Plan Policy D5 (Inclusive Design).

5.2 Vehicular and Pedestrian Access

The front entrance from Albert Road remains unchanged. Rear garden access is enhanced by the new stairwell, providing a secondary egress route for emergencies.

5.3 Emergency Access

Fire escape routes comply with Approved Document B, with the stairwell providing an alternative means of escape.

6.1 Policies

The proposal fully accords with national, regional, and local planning policies, as detailed below.

National Planning Policy Framework (2023): Paragraph 124 supports efficient land use, including upward extensions consistent with local character. Paragraph 130 requires high-quality design that enhances the environment.

London Plan (2021): Policy D3 (Optimising Site Capacity) encourages residential intensification. Policy D6 (Housing Quality) ensures new spaces meet space standards.

Haringey Local Plan (2017): Policy SP11 promotes well-designed developments. Policy SP12 requires respect for local character, which the proposal achieves through subordination and material choices.

Development Management DPD (2017): Policy DM1 demands context-sensitive design. Policy DM12 specifies roof extensions should be rear-located, subordinate, and not harm amenity—criteria met here.

Policy DM6 (Building Heights) is satisfied as the dormer does not exceed the ridge.

6.2 Local Precedents

Albert Road has a consistent history of approving similar schemes, with no refusals for loft conversions since 2019. Key examples include:

- HGY/2021/2336 (61 Albert Road): Approved L-shaped dormer with outrigger extension, similar proportions to that of the subject proposal. Officer’s Report noted it as “proportionate and subordinate.”
- HGY/2021/1801 (165 Albert Road): Similar scale, approved for visual amenity protection.
- HGY/2020/2578 (150 Albert Road): L-shaped dormer, deemed in keeping with area.
- HGY/2020/0706 (46 Albert Road): Approved despite visibility concerns.
- HGY/2020/0353 (55 Albert Road): Front rooflights approved as common feature.
- HGY/2019/2908 (85 Albert Road): Similar to appeals at 45 and 157 Albert Road.

- HGY/2019/2662 (69 Albert Road): Officer’s Report highlighted “established form of development.”
- HGY/2019/2062 (39 Albert Road) and HGY/2019/2064 (37 Albert Road): Corner sites with prominent dormers.
- Appeal APP/Y5420/W/16/3166368 (45 Albert Road): Allowed despite scale, due to limited visibility.
- Appeal APP/Y5420/D/19/3220311 (157 Albert Road): Confirmed outrigger extensions as acceptable.

These precedents demonstrate that L-shaped dormers with outrigger elements are an established characteristic, comprising over 80% of recent approvals. The proposal at 135 Albert Road is smaller or equivalent, with reduced outrigger projection for enhanced subordination.

6.3 Visibility Analysis

Similar to 101 Albert Road, views from Clyde Road are minimal, screened by intervening outriggers. Rear garden scape impact is negligible, with most neighbouring properties featuring dormers.

6.4 Outrigger Development

Approximately 60% in length over the outrigger, aligning with DM12 guidance. Precedents confirm this as non-dominant.

6.5 Front Rooflight

Over 25% of Albert Road properties have similar, with varied layouts adding character.

6.6 Fenestration and Stairwell

Alterations enhance light without overlooking; stairwell is functional and discreet.

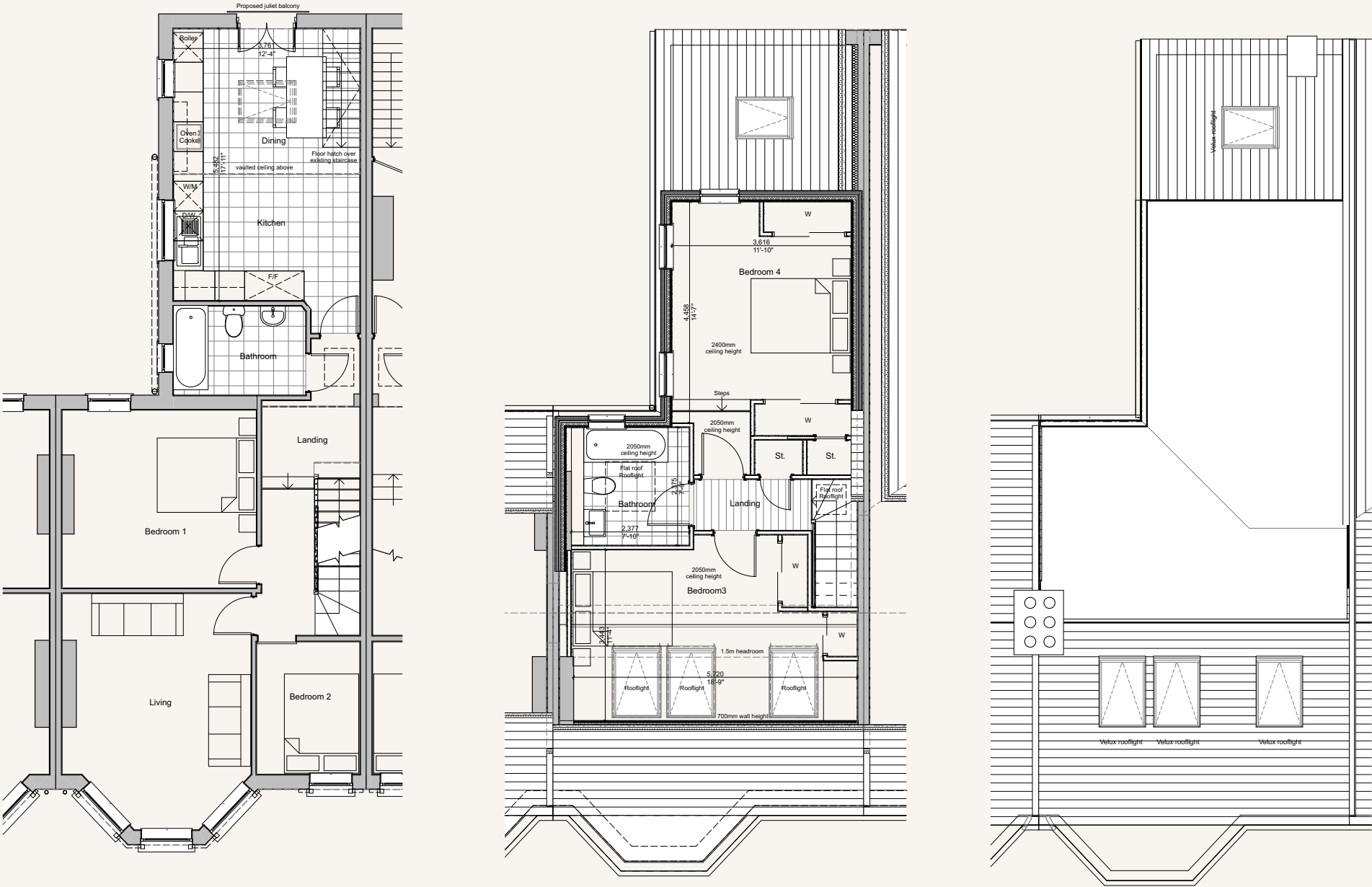


Figure 7: Approved HGY/2021/2336 at 61 Albert Road, with a proposed dormer exceeding 50% of the length of the outrigger. Proposed first, second floor and roof plan (left to right)

- KEY
- = Application Site
 - = L-Shape Dormer (Approved & Constructed)
 - = Dormers (Approved & Constructed)
 - = L-Shape Dormer (Approved)

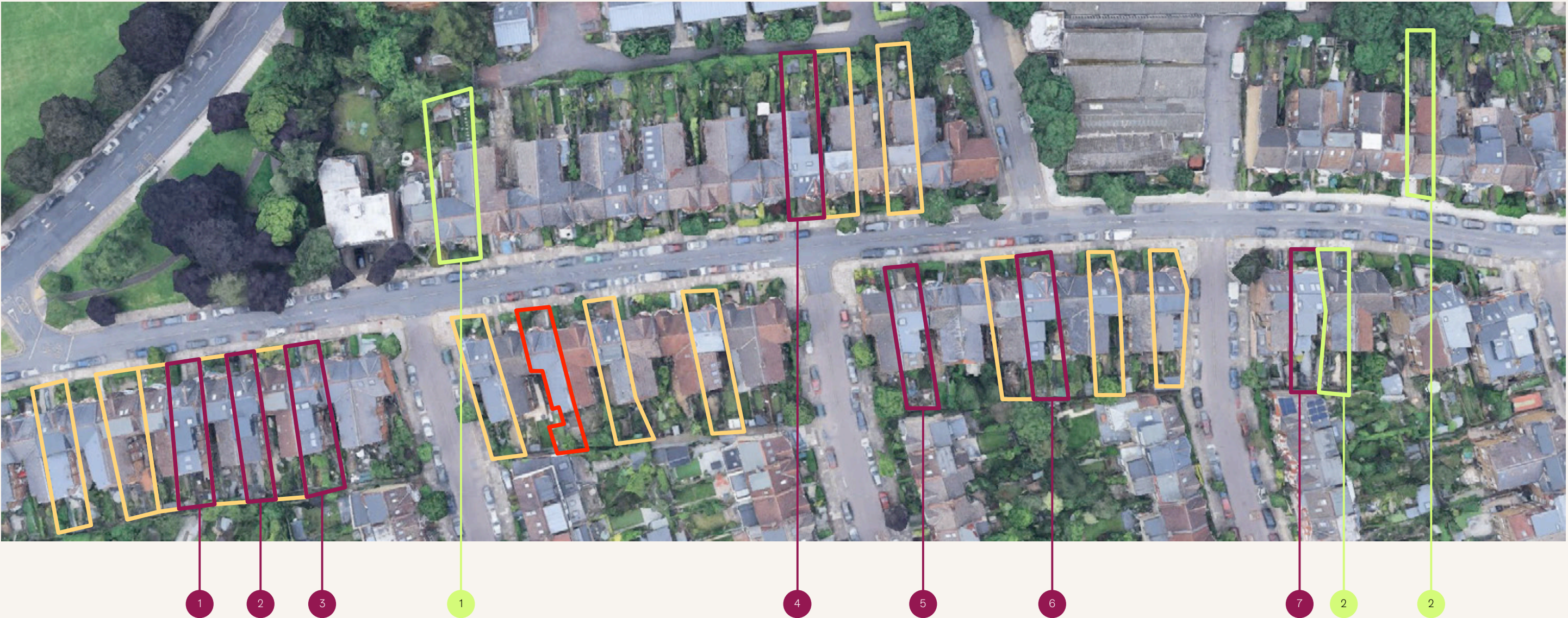


Figure 8: Approved Local Dormer Locations along Albert Road

Approved and Constructed L-Shaped Dormers (from Figure 8)

- 1 – HGY/2023/0210 – 173 Albert Road, Wood Green, London, N22 7AQ
- 2 – HGY/2021/1801 – 165, Albert Road, London, N22 7AQ
- 3 – HGY/2018/3204 – 157, Albert Road, London, N22 7AQ
- 4 – HGY/2023/0909 – 140 Albert Road, Wood Green, London, N22 7AH
- 5 – HGY/2022/2543 – 101, Albert Road, London, N22 7AG
- 6 – HGY/2020/0627 – 85, Albert Road, London, N22 7AG / HGY/2019/2908 – 85, Albert Road, London, N22 7AG
- 7 – HGY/2021/2336 – 61, Albert Road, London, N22 7AA

Other Approved L-Shaped Dormers (from Figure 8)

- 1 – HGY/2024/3121 – 182 Albert Road, Wood Green, London, N22 7AH
- 2– HGY/2023/1819 – 68 Albert Road, Wood Green, London, N22 7AH
- 3 – HGY/2023/0014 – 55 Albert Road, Wood Green, London, N22 7AA

The planning permissions illustrated in Figure 8 establish a clear and consistent precedent within the immediate locality of Albert Road for the introduction of L-shaped rear dormer extensions to typical two-storey terraced dwellings with rear outriggers.

Numerous examples have not only been granted consent by the Local Planning Authority but have also been constructed and are now in situ, forming part of the established and evolving character of Albert Road. These schemes demonstrate that L-shaped dormers, when carefully proportioned and detailed, are considered an acceptable and proportionate form of development that enables households to meet modern living requirements without causing material harm to visual amenity, neighbouring residential amenity, or the overall coherence of the streetscape.

Of particular relevance is the repeated approval of L-shaped dormers where the section over the outrigger extends to a depth significantly greater than the proposed development. Several constructed examples have been judged acceptable in terms of their impact on light, privacy, and sense of enclosure for adjoining properties.

This body of decisions confirms that the Local Planning Authority exercises a degree of flexibility with regard to outrigger depth where the design incorporates appropriate mitigation (such as obscure-glazed and non-openable side windows) and remains subordinate to the main roof form.

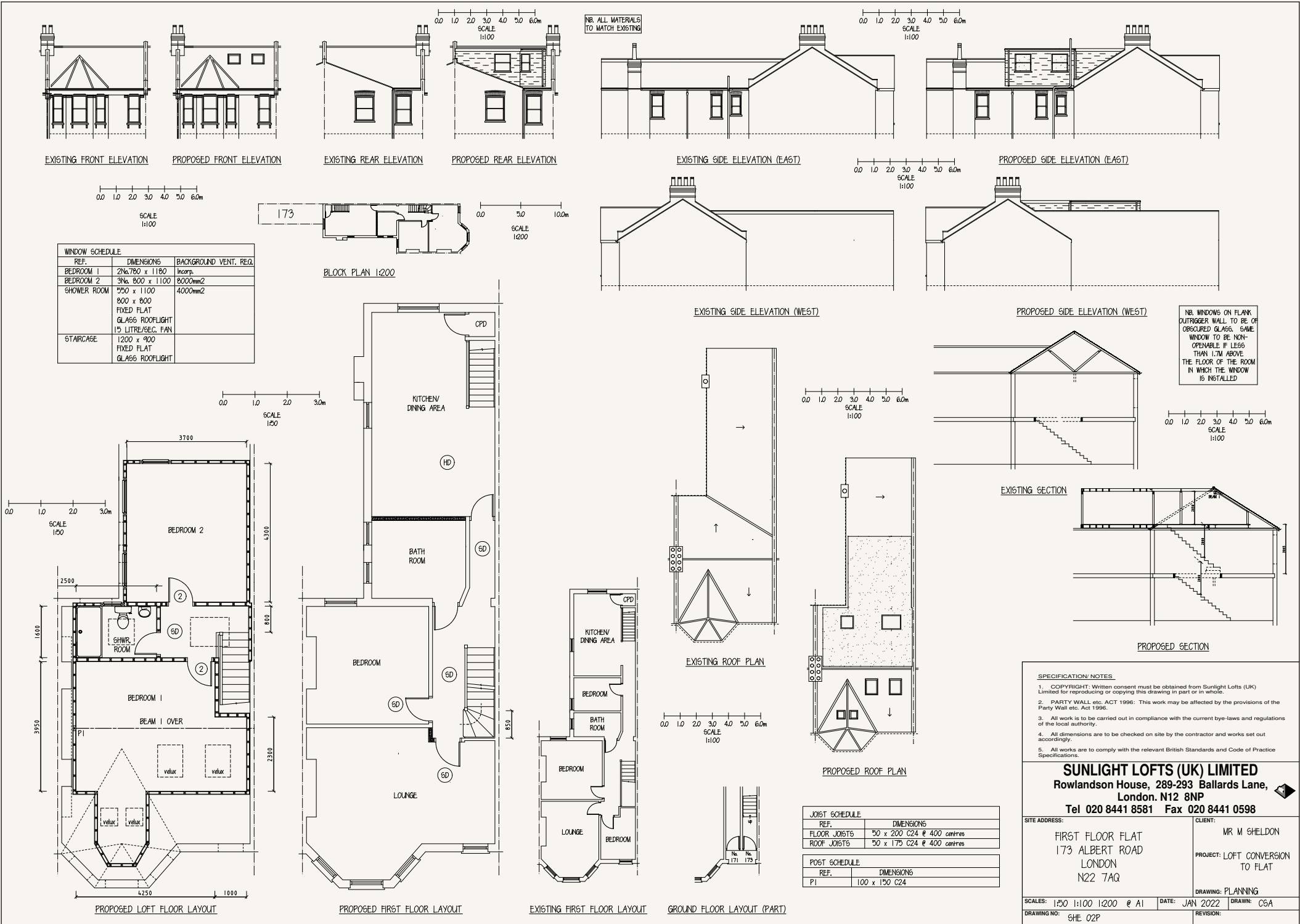
The 4.20m depth proposed therefore falls comfortably within the parameters repeatedly found acceptable along Albert Road, providing further reassurance that the scheme will integrate successfully with its surroundings and represent a sympathetic addition to the existing built fabric.

This DAS demonstrates that the proposed loft conversion, rear fenestration alterations, and new stairwell at 135 Albert Road are thoughtfully designed, accessible, and compliant with planning policies. By drawing on local precedents and minimising impacts, the scheme integrates seamlessly into the street’s character.

The development optimises underused space, providing sustainable family housing while preserving amenity and visual quality. Approval is respectfully sought.

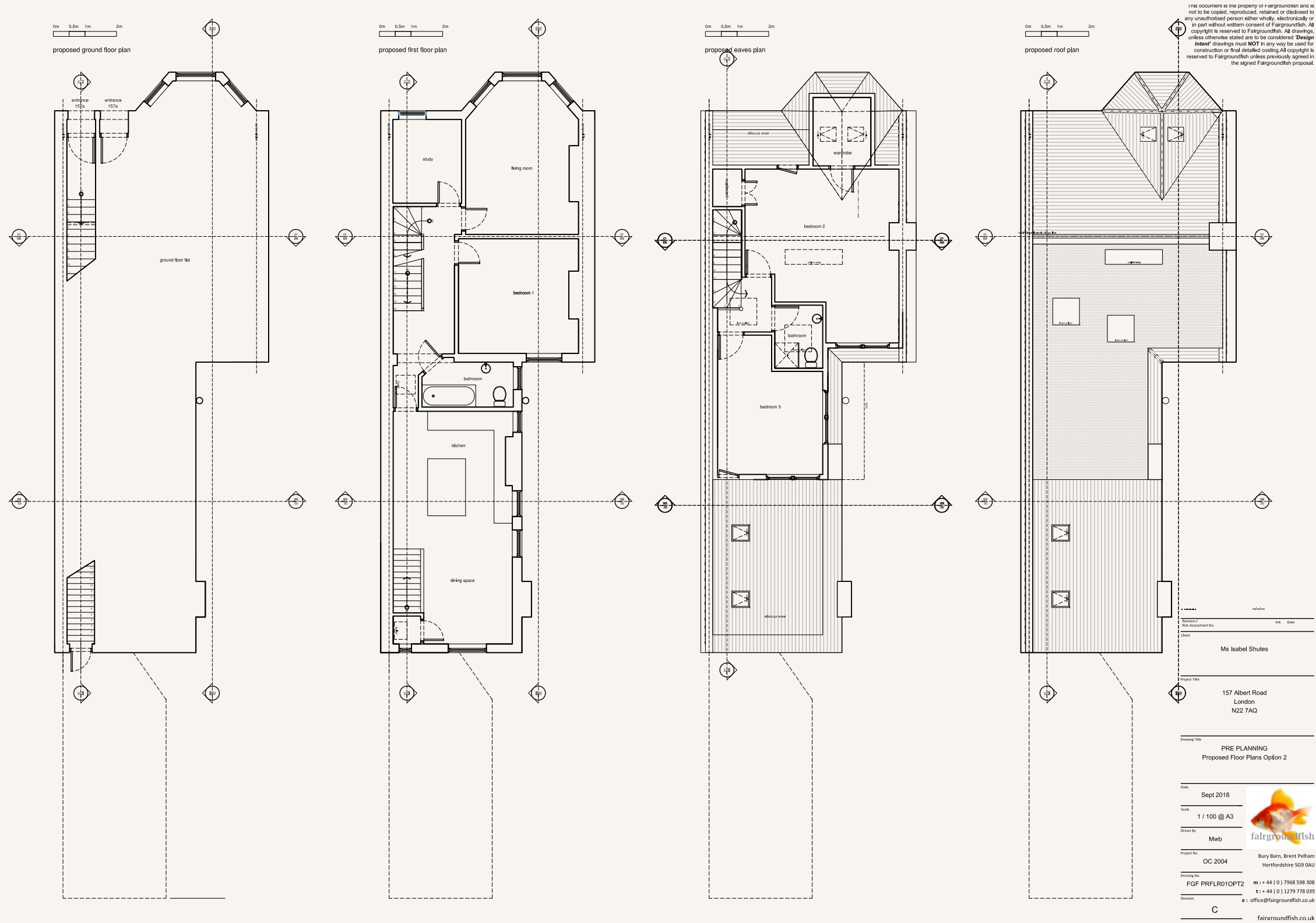
The following section will provide approved drawings for applicates referenced in Section 6: Planning Policy Compliance and Local Precedents.

173 Albert Road, London, N22 7AQ

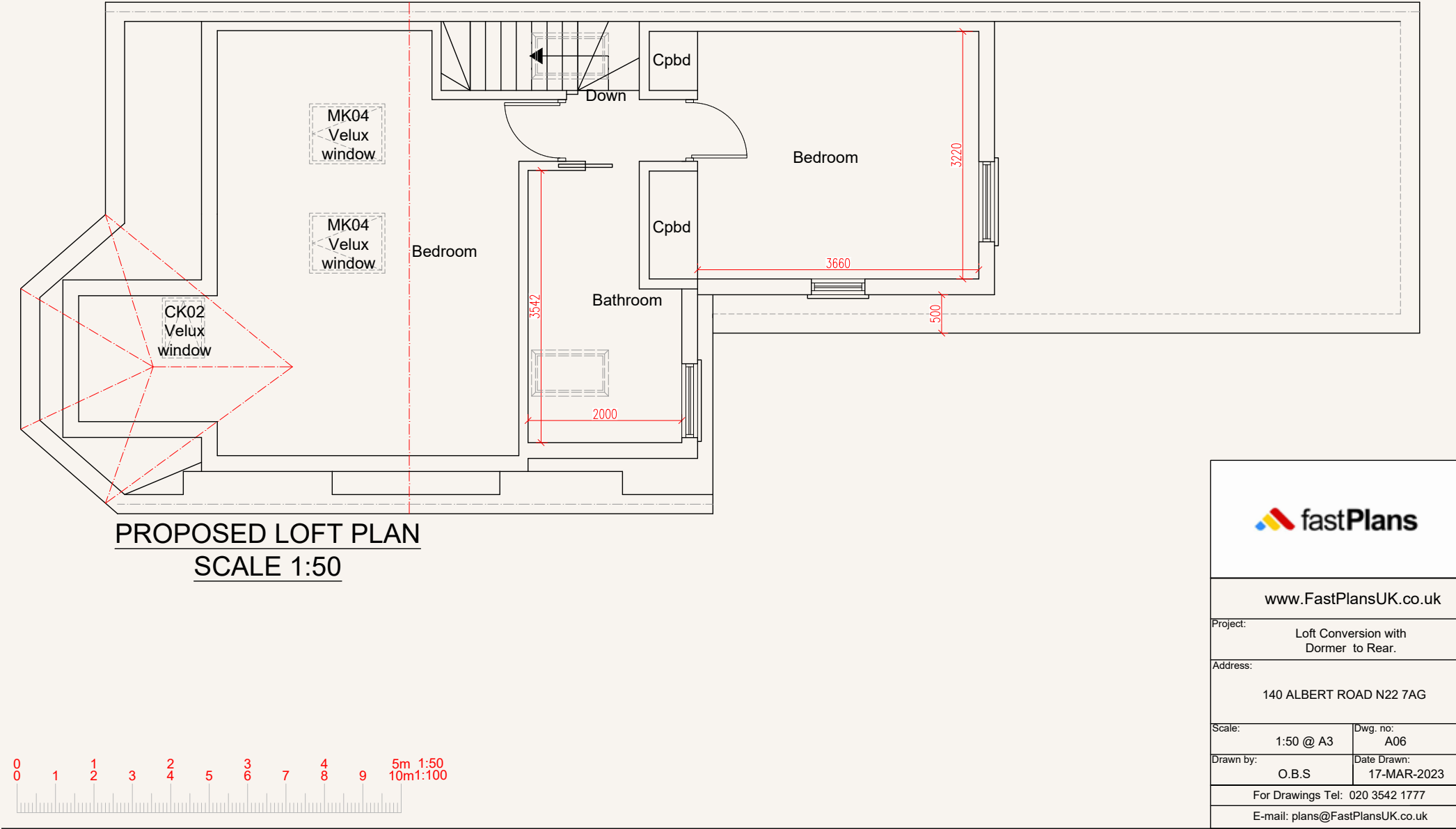




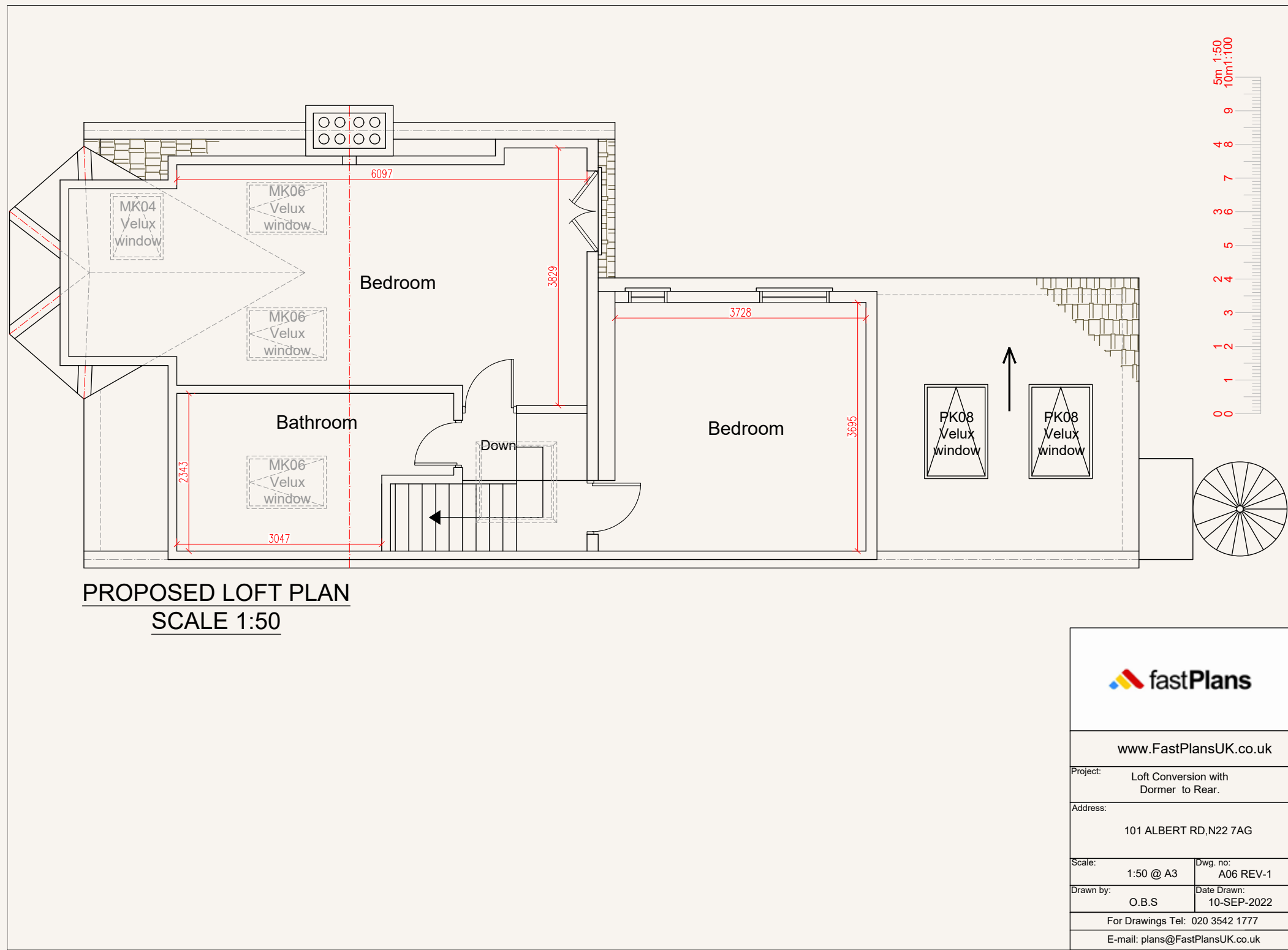
157, Albert Road, London, N22 7AQ



140 Albert Road, Wood Green, London, N22 7AH

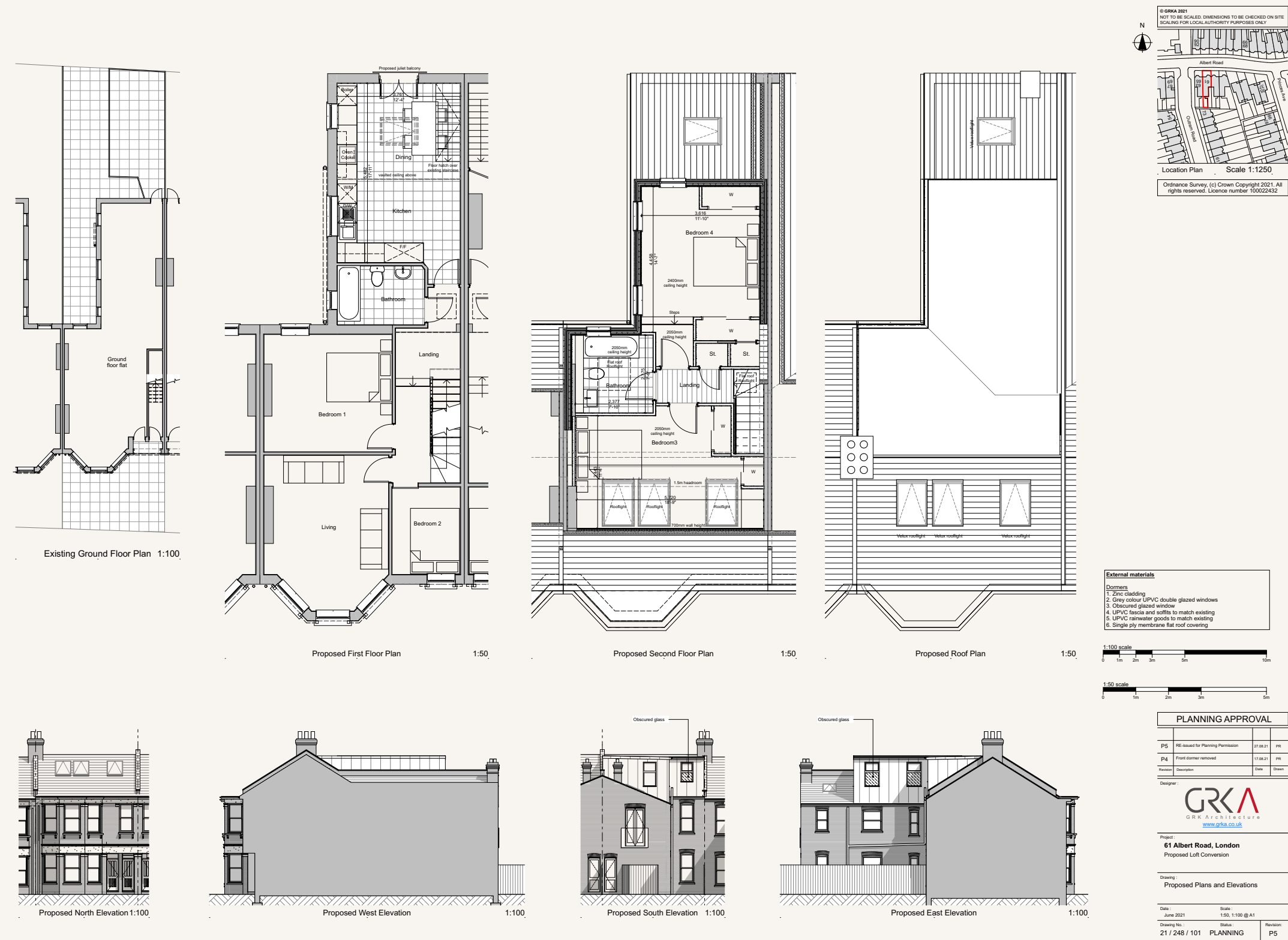


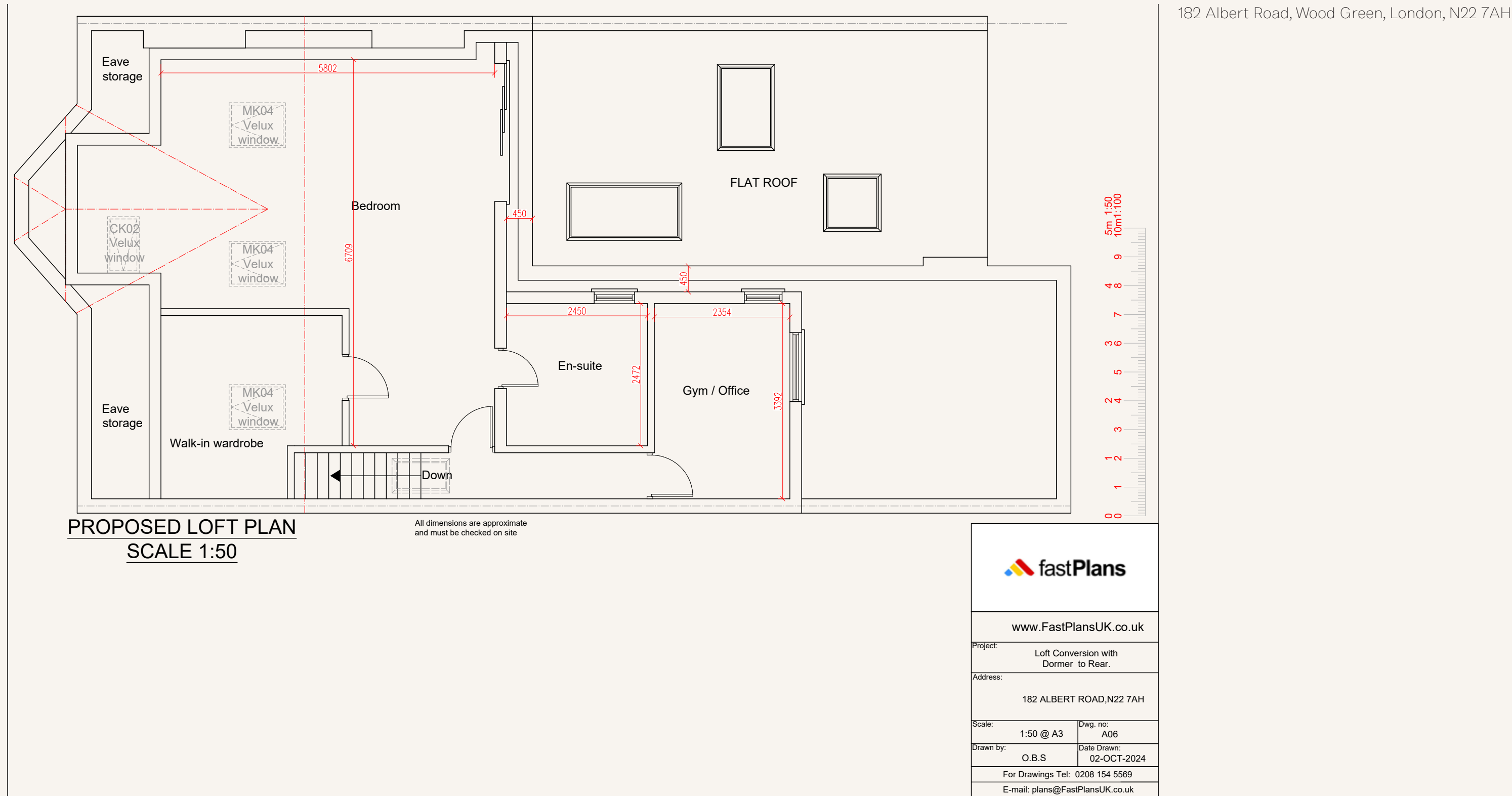
101, Albert Road, London, N22 7AG



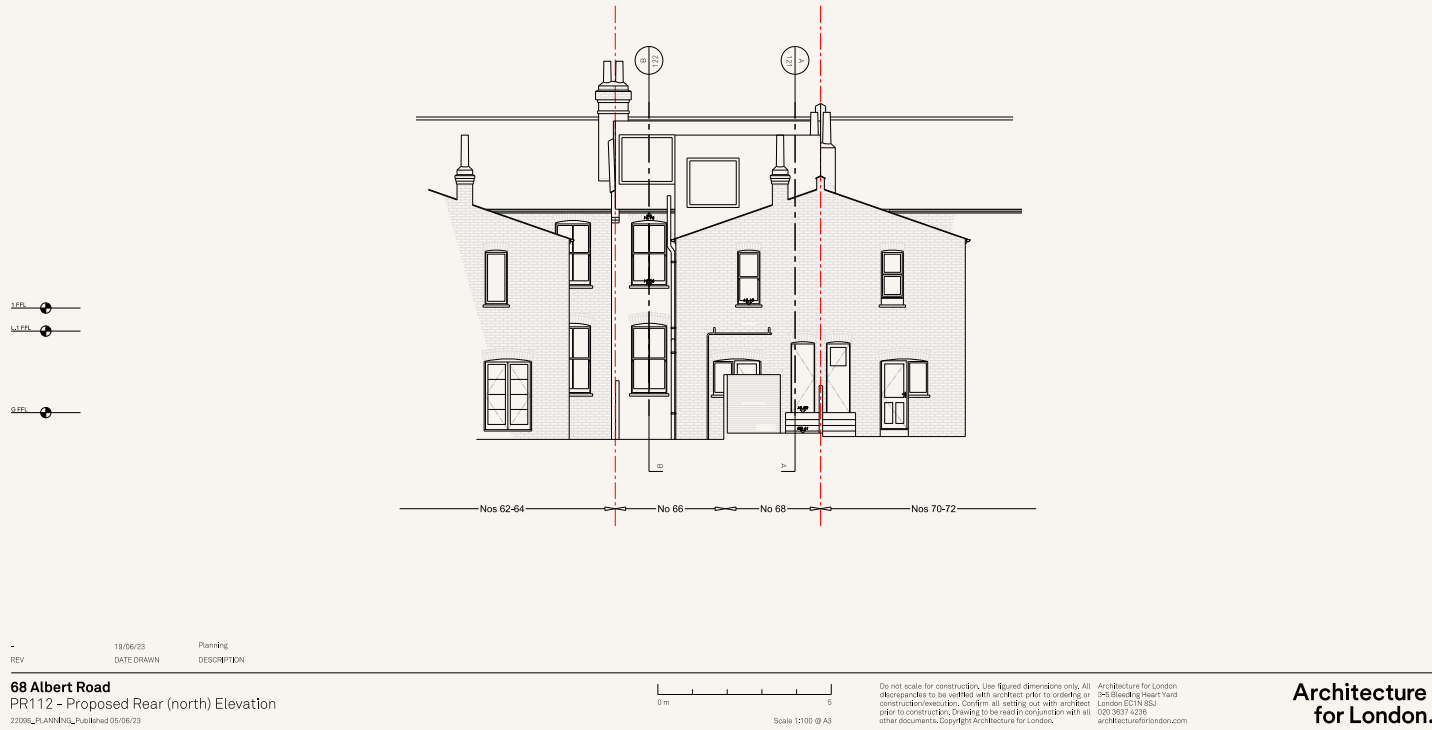


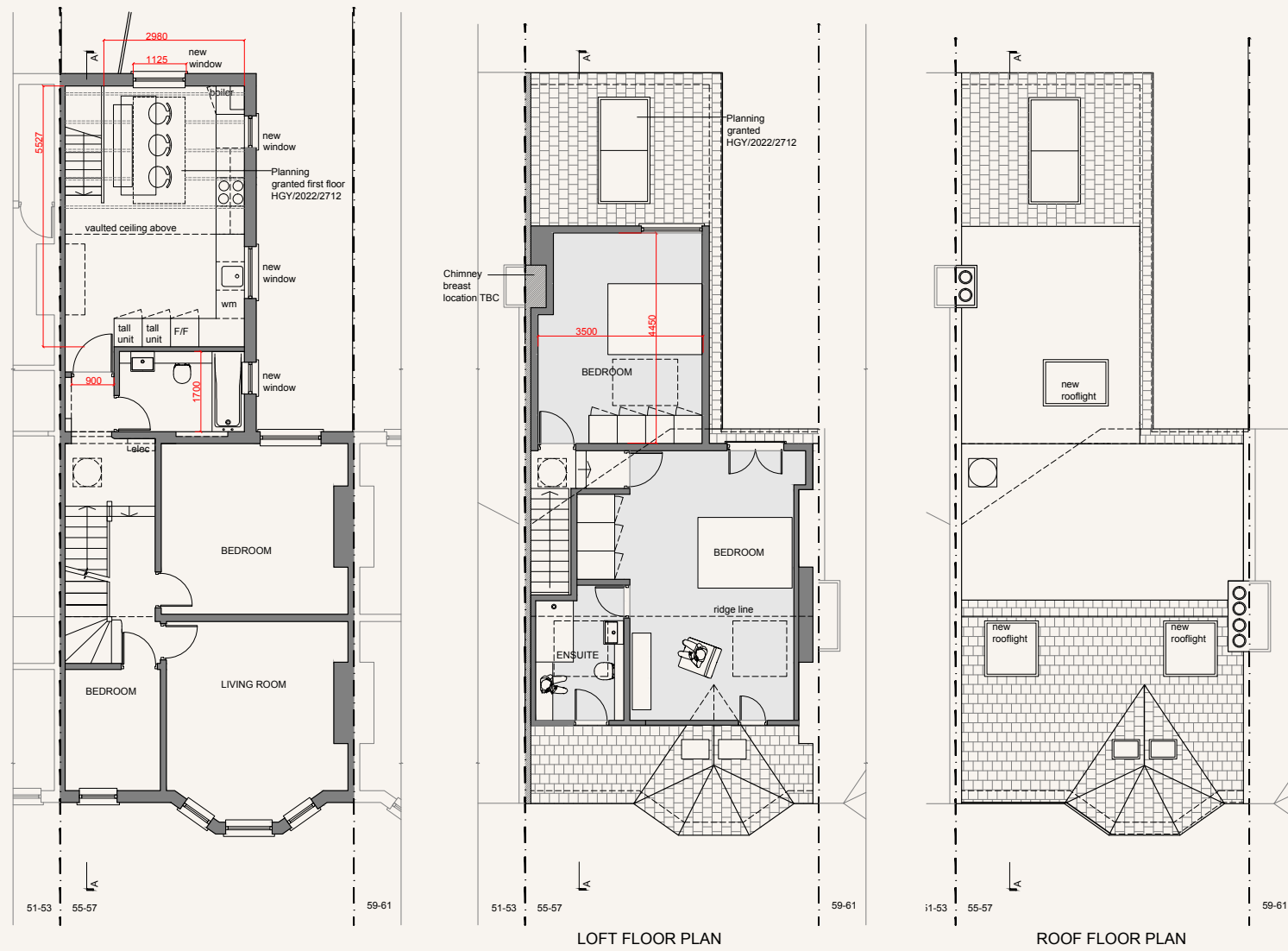
61, Albert Road, London, N22 7AA





68 Albert Road, Wood Green, London, N22 7AH





	revision	date		
	FOR PLANNING			
55 Albert Road				
As proposed loft				
 ana alonso architect Dipl Arch ARB T 07754888138 E anatruan@yahoo.com facebook.com/ana.alonso.architect ana alonso architect muswell hill				
Scale	1:100@A3	Job No	Dwg No	Re
Date	July 22	2021/110	AP(00)04	.
Drawn	AAT			
Checked	AAT	© COPYRIGHT	This drawing is the copyright of Ana Alonso.	

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DESIGN AND ACCESS STATEMENT

135 Albert Road, London, N22 7AG

27.01.2026