# ALBION LODGE

**Design & Access Statement**

*Rev A*
*August 2026*

FLOWER MICHELIN

CÔTE DE FOLK

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Exterior

# EXISTING INTERIOR

## Ground Floor & Reception Rooms

1.

2.

3.

4.

5.

6.

7.

*1. Entrance Hallway*
*2. Canted Bay Window*
*3. Front Reception Room*
*4. Rear Reception Room*
*5. Doors into Conservatory*
*6. Conservatory*
*7.Conservatory*

N

# EXISTING INTERIOR

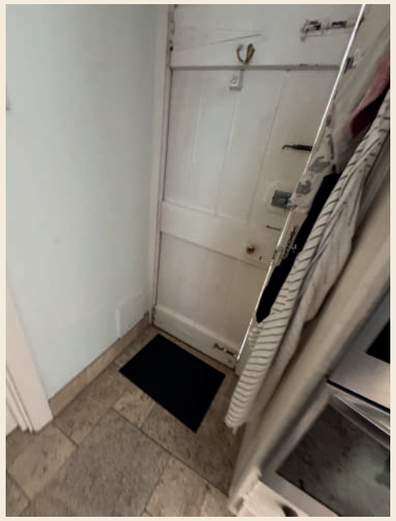
Snug, Kitichen, Dining & Garage

1.

2.

3.

4.



5.

6.

7.

*1. Snug*
*2. Kitchen Dining*
*3. Kitchen Dining*
*4. Kitchen & Secondary Stair*
*5. Side Door*
*6. Enterance Hall*
*7.Garage*

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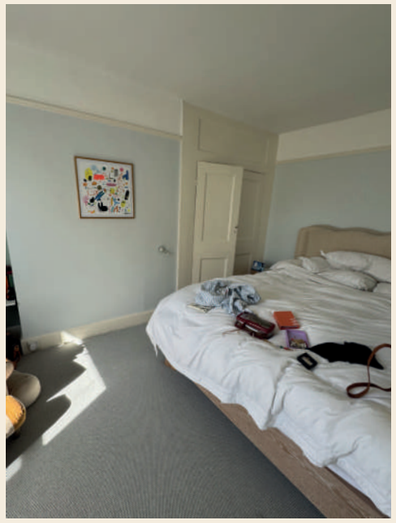
Albion Lodge, London, N2 9EP

# EXISTING INTERIOR

Hallway, Bedroom 1-4 & Shower Room

1.

2.

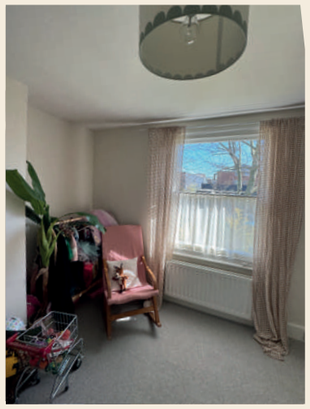


3.

4.

5.

6.



7.

*1. Main Staircase*
*2. Front Bedroom 1*
*3. Front Bedroom 1*
*4. Rear Bedroom 2*
*5. Modern Shower Room*
*6. Bedroom 3*
*7.Bedroom 4*

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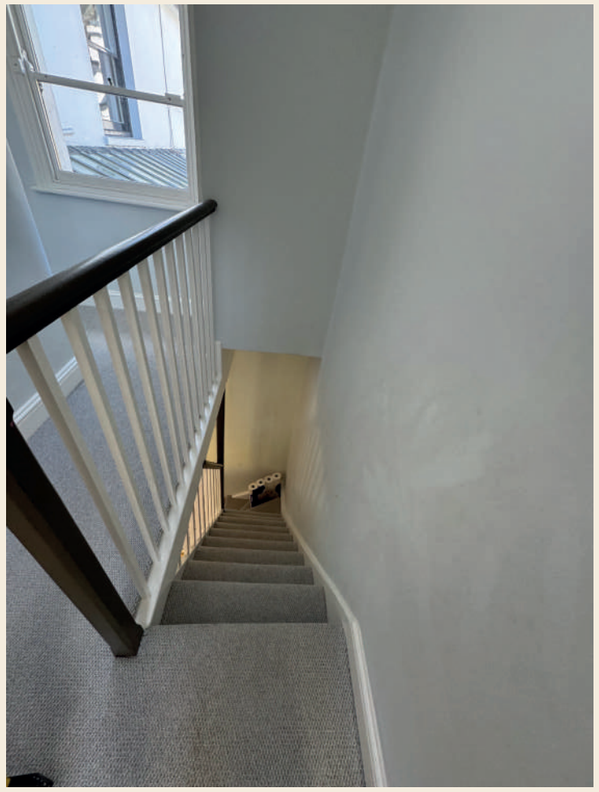
1:100@A3

# EXISTING INTERIOR

Family Bathroom, Bedroom 5 & Loft Space



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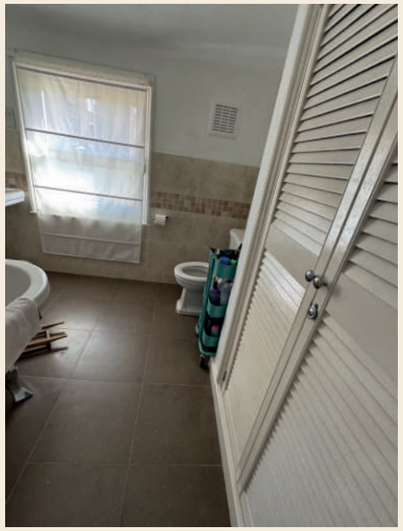

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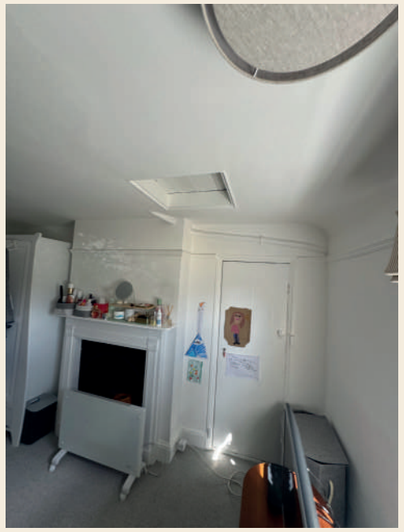
3.



4.

5.

6.

7.

*1. Secondary Staircase*
*2. Family Bathroom*
*3. Family Bathroom*
*4. Bedroom 5*
*5. Loft Spcace*
*6. Rear Window*
*7.Stable Door*

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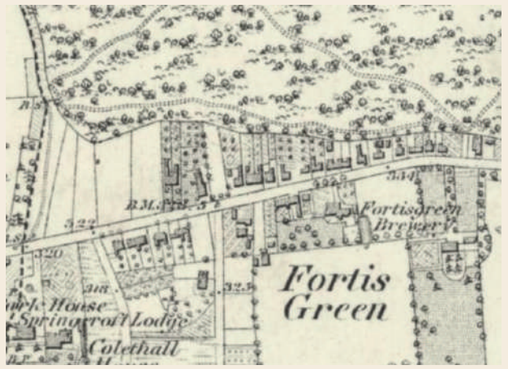
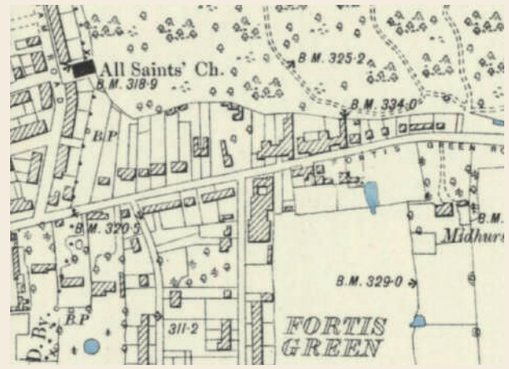
# HISTORIC CONTEXT

Research




1873

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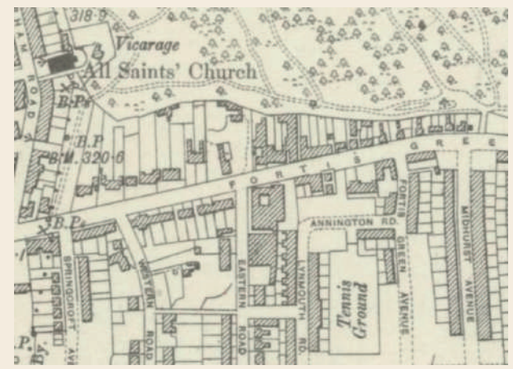
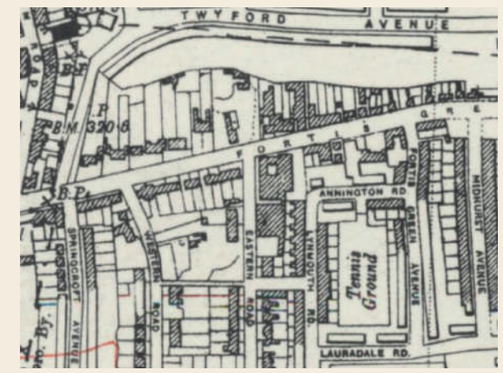



1920

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# CONTEXT APPRAISAL

## Relevant Planning Policy

We have reviewed the following policy and advise against the brief:

- National Planning Policy Framework (NPPF 2023)
- London Plan (LP, 2021)
- Haringey Strategic Policy (2007)
- Haringey Development Management DPD (2017)
- The Sustainable Design and Construction

## National Planning Policy Framework (2024)

Paragraph 11 states sets out that decisions should apply a presumption in favour of sustainable development. For decision taking, this means: "approving development proposals that accord with an up-to-date development plan without delay".

Local planning authorities are required by Paragraph 38 to approach decision making in a positive and creative way and to approve applications for sustainable development where possible.

Paragraph 47 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise.

Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. In determining applications it confirms that proposals that cause 'less than significant harm' to heritage assets should be refused unless they are outweighed by public benefits.

## London Plan (2021)

*London Plan (2021)*
*The following policies are considered relevant to the application:*

*•Policy D1 'London's form, character and capacity for growth';*
*•Policy D3 'Optimising Site Capacity Through the Design-led Approach';*
*•Policy D4 'Delivering Good Design';*
*•Policy D5 'Inclusive Design';*
*•Policy D6 'Housing, Quality and Standards';*

*Policy HC1 details that development proposals which affect heritage assets, and their wider sections, should conserve significance by being sympathetic to the asset's significance and appreciation with their surroundings. Development proposals should seek to avoid harm and identify enhancement opportunities where possible*

*Policy SP11 'Design' states that new development should be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.*

*Policy SP12 'Conservation' sets out the Council's priority to ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. It notes that, where possible, development should help increase accessibility to the historic environment.*

## Haringey Strategic Policy & Haringey Development Management (2017)

Policy DM1 'Delivering High Quality Design' stipulates that proposals must relate well to their surroundings and ensure a high standard of privacy and amenity for both the development's users and neighbours; proposals should provide an appropriate amount of privacy to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents.

Policy DM9 'Management of the Historic Environment' states that development that conserves and enhances the significance of a heritage asset and its setting will be supported.

# Existing

Albion Lodge, London,  N2 9EP

# ELEVATION PRINCIPLES

## Front Facade

**Front Elevation**

The front elevation of Albion Lodge is a well-resolved and coherent composition that reflects the refined architectural language of mid-19th century suburban villas.

Order and rhythm are explored through the use of reeded architraves with classical paterae at the corners, framing the ground floor canted bay window with elegance and restraint. Vertical emphasis is introduced by recessed sash windows set between slender pilaster strips, lending a subtle articulation to the facade. The gabled entrance porch, with detailing that mirrors the treatment of the bays, reinforces the overall unity of the design.

Together, these elements establish a strong and balanced architectural identity, with a harmonious interplay of depth, symmetry, and decorative detail.

# ELEVATION PRINCIPLES

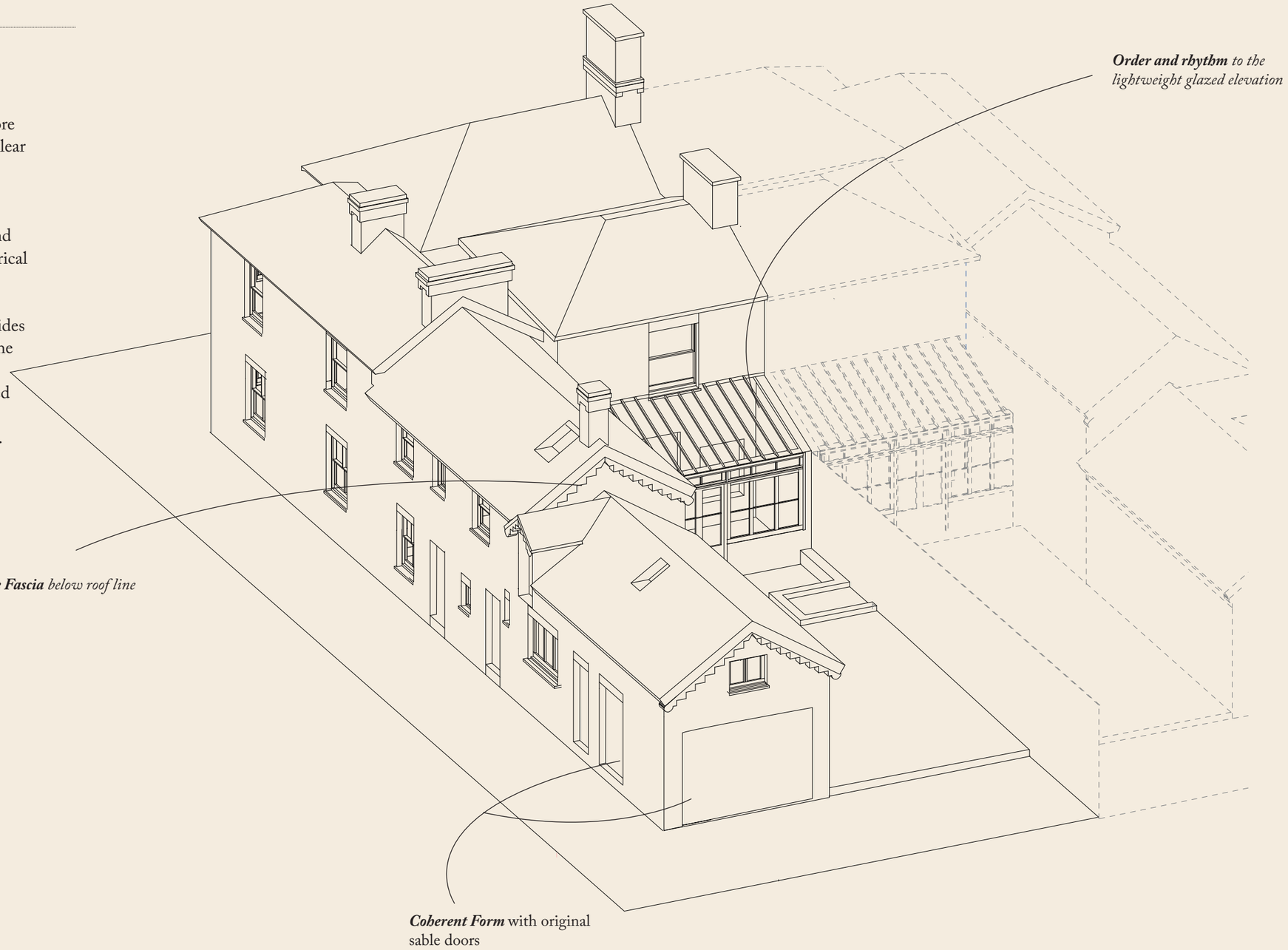
Rear Facade

**Rear Elevation**

The rear elevation of Albion Lodge, though more modest than the formal front façade, retains a clear sense of order and rhythm.

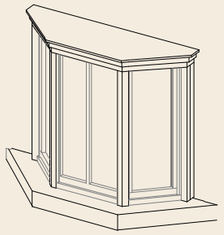
The elevation is characterised by a coherent architectural form, with original stable doors and promiate gables that reflect the building's historical function and layout.

A decorative fascia just below the roofline provides a unifying horizontal element, subtly echoing the classical detailing found at the front. Together, these elements lend the rear elevation a balanced and considered appearance, contributing to the overall integrity of the building's historic fabric.

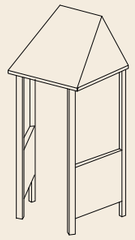


# ARCHITECTURAL ELEMENTS

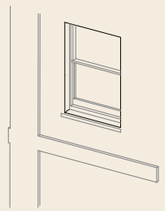
Gables Entrance Porch



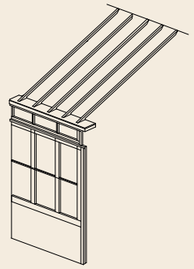
*Canted Bay Window*



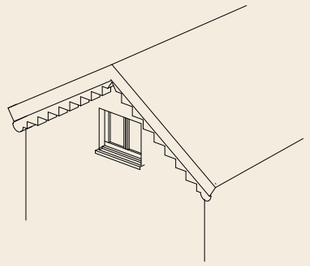
***Gable Entrance Porch***



*Pilaster Ditains*



*Glazed Conservatory*



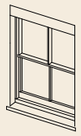
*Detailed Flashing*

*Reeded & paterae architraves*

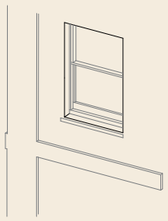
# ARCHITECTURAL ELEMENTS

## Window Fenestration

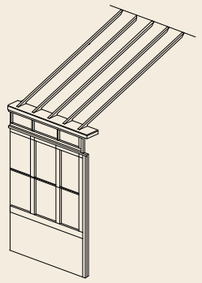
Typical ground floor:
*2 over 2 vertical sash*



Typical first floor:
*1 over 1 sash*

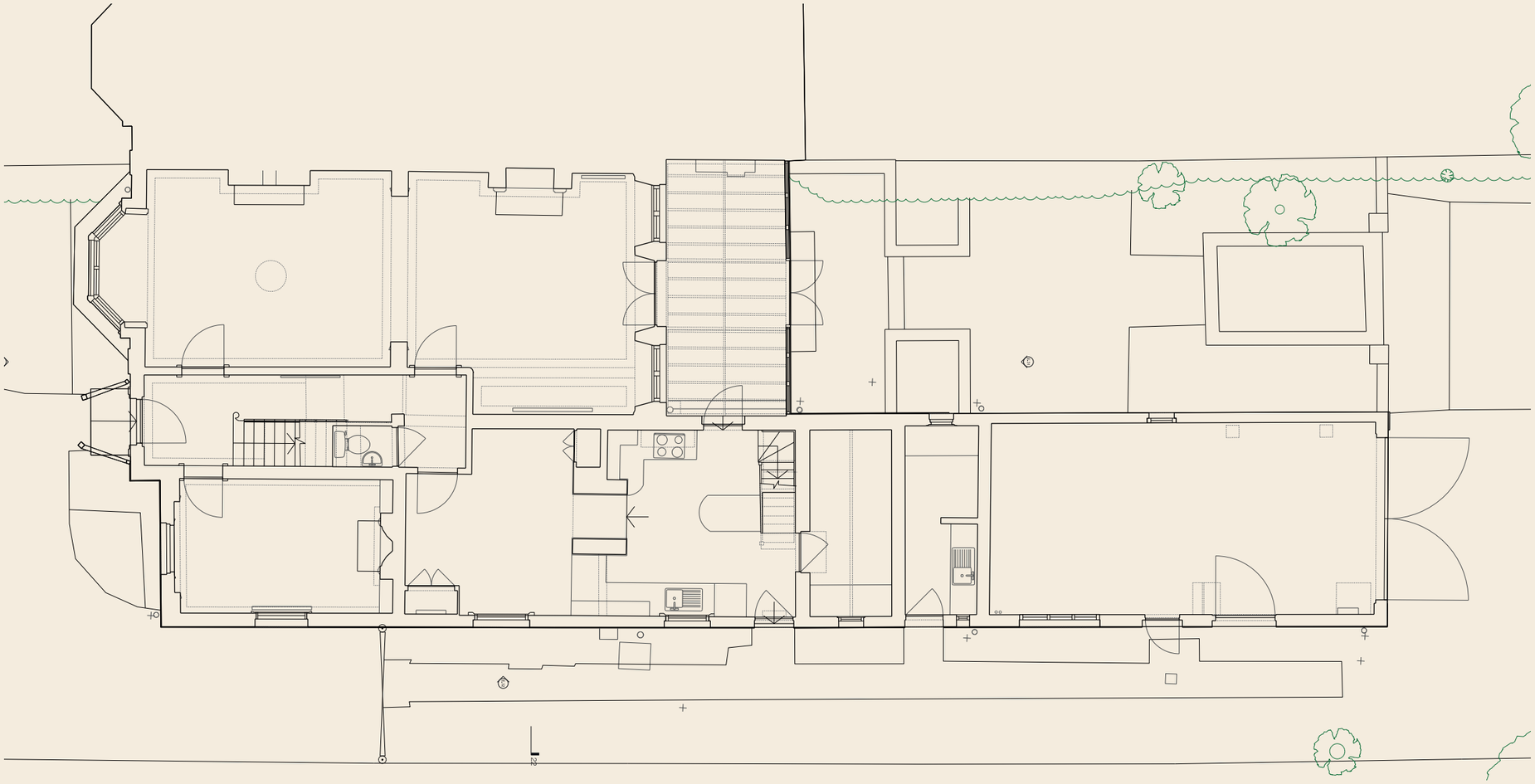


Conservatory :
*Fixed window with central mullion*



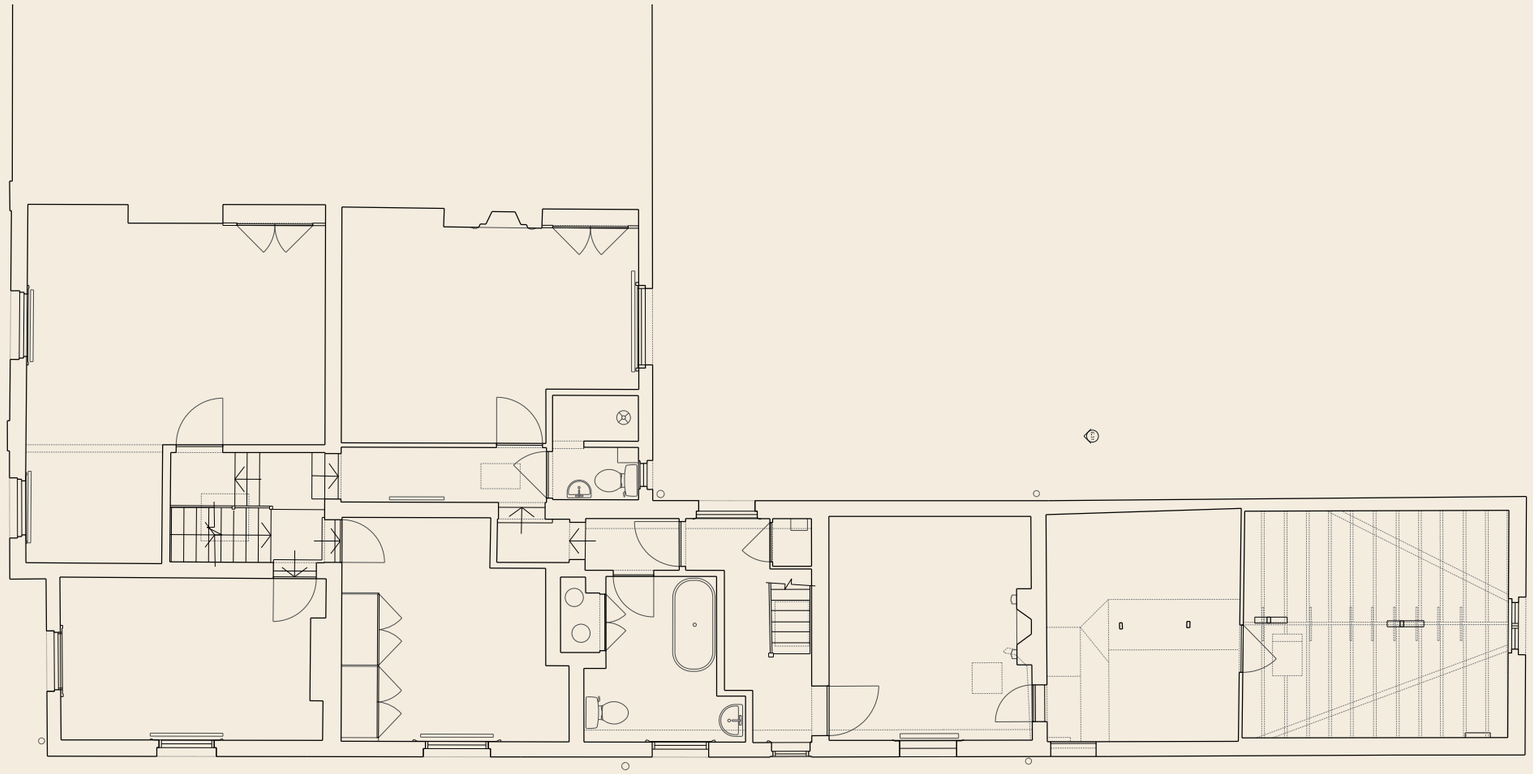
# EXISTING

## Ground Floor Plan



# EXISTING

## First Floor Plan

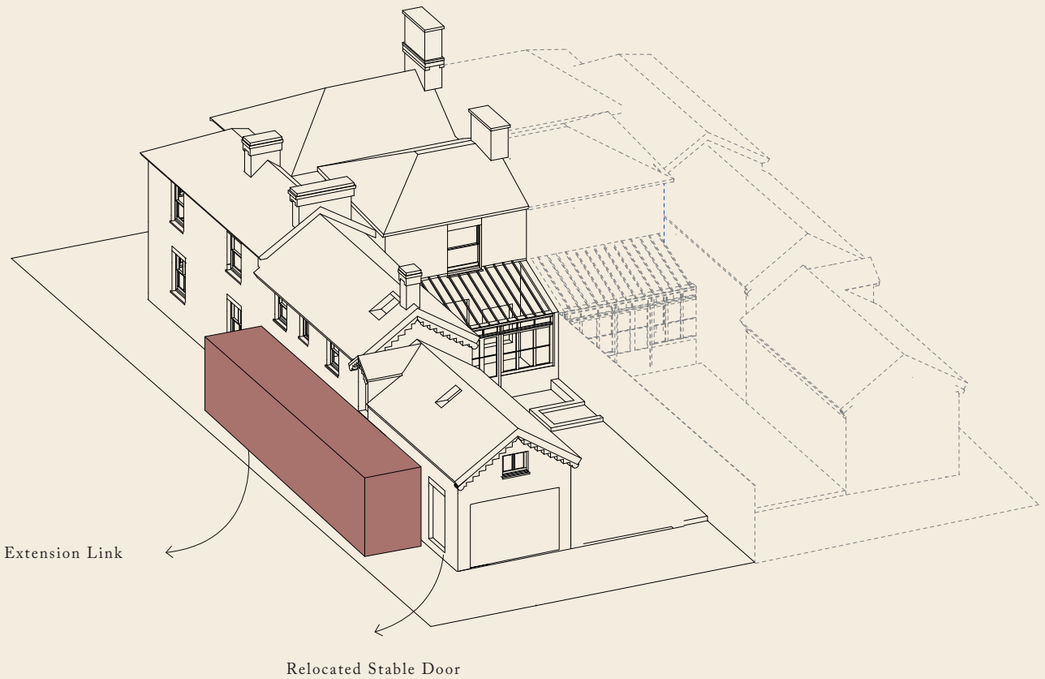


Proposed

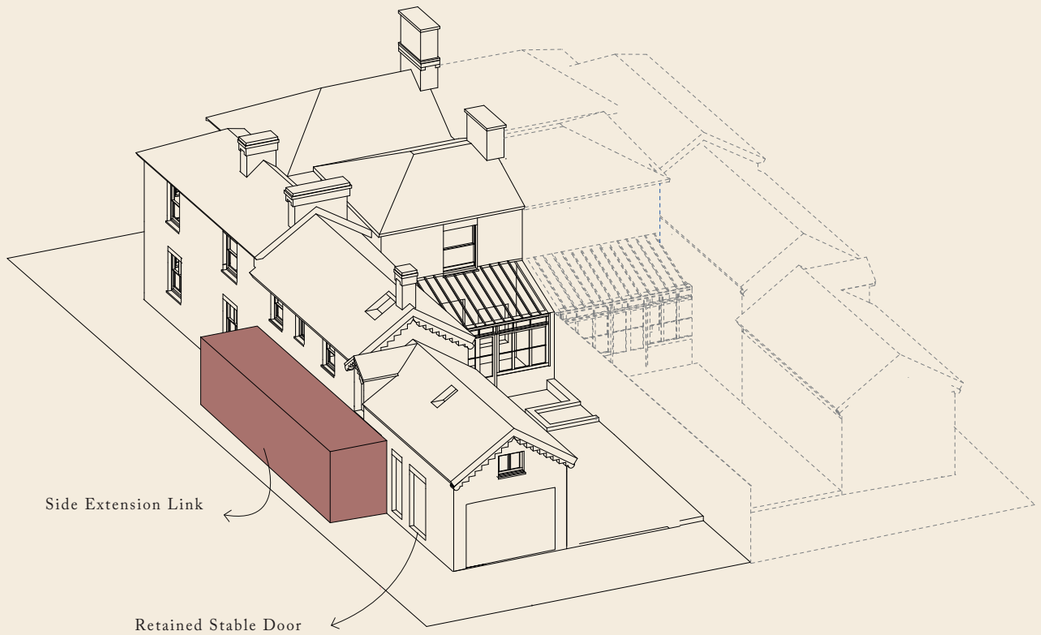
# PROPOSED

## Axonometric

*Pre Application Proposal*



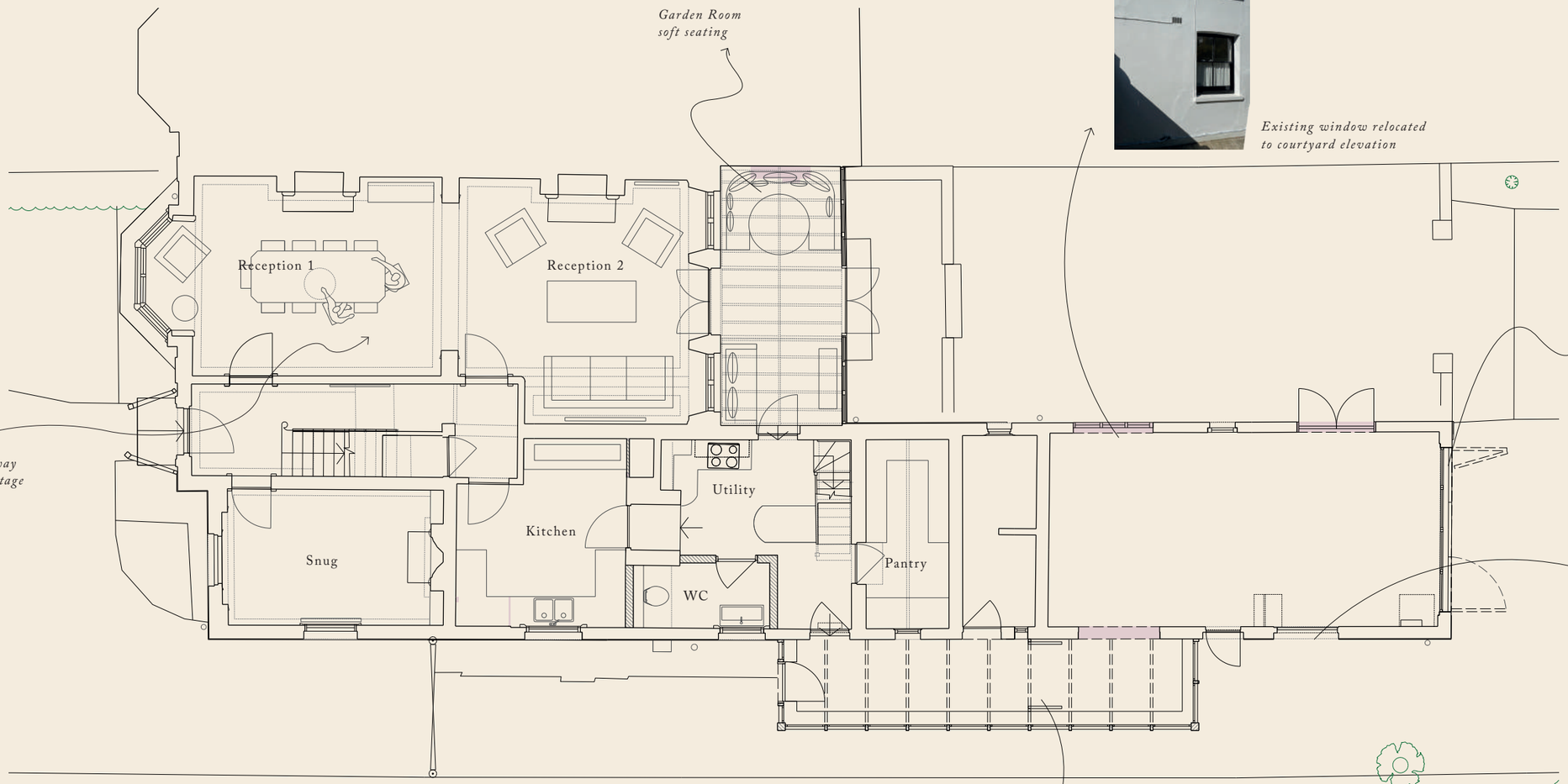

*Amended Proposal*




= Denotes Opportunity for development

# PROPOSED

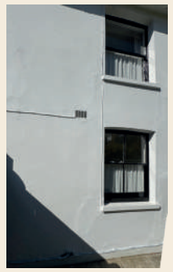
## Ground Floor Plan




*Garden Room soft seating*

*Open up hallway subject to heritage approval*

*Glazed Double Doors parked open*



*Existing window relocated to courtyard elevation*

*Large window set within existing opening. Existing garage doors to be retained and used as shutters.*

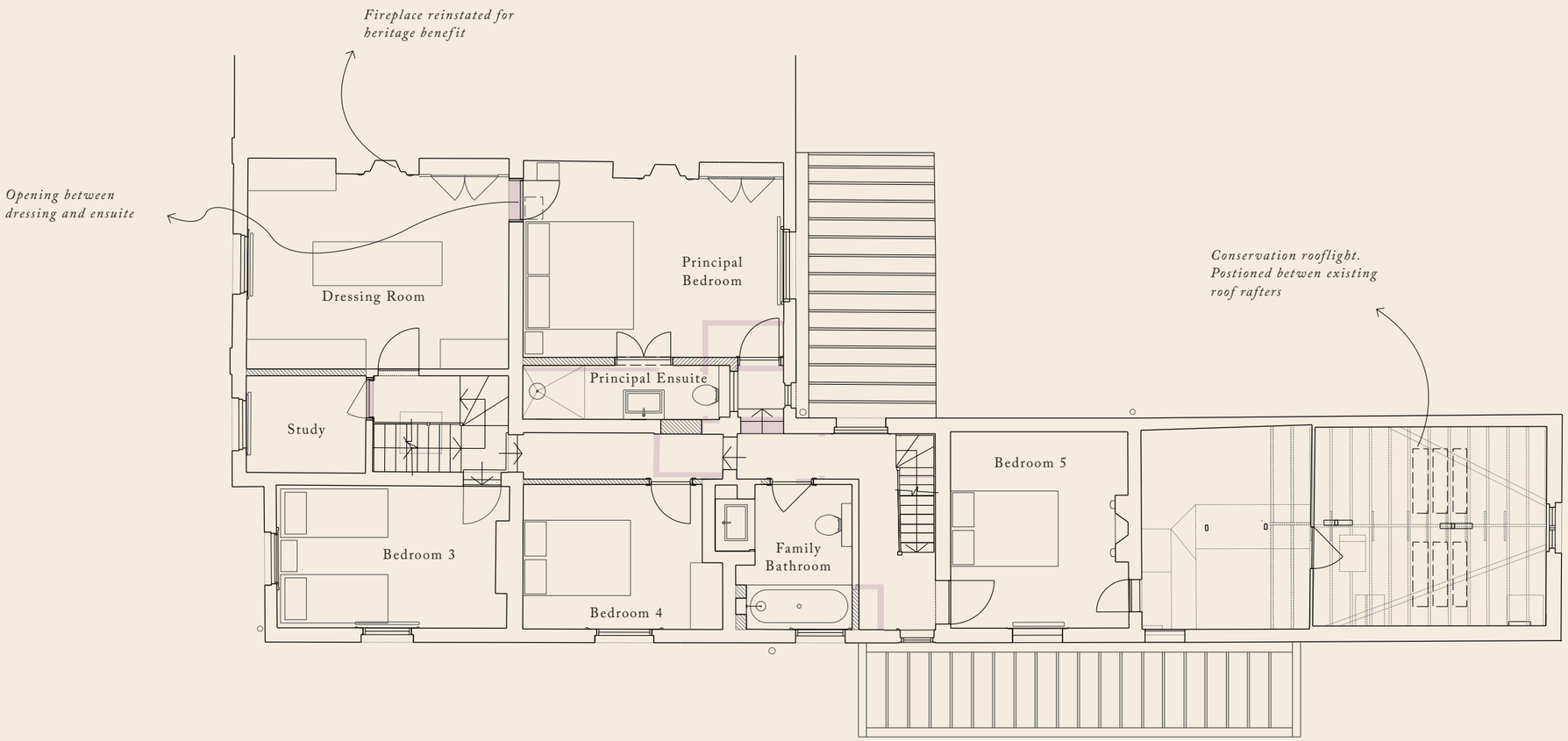
*Stable door location retained*

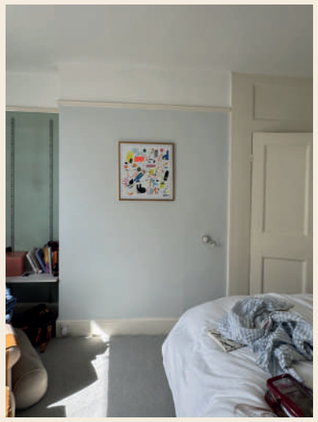
= Denotes Proposed

= Denotes Demolition

# PROPOSED

## First Floor Plans



Proposed Dressing Room

*Fireplace & surround reinstated in chimney breast for heritage benefit*

= Denotes Proposed

= Denotes Demolition

# Facade Concept

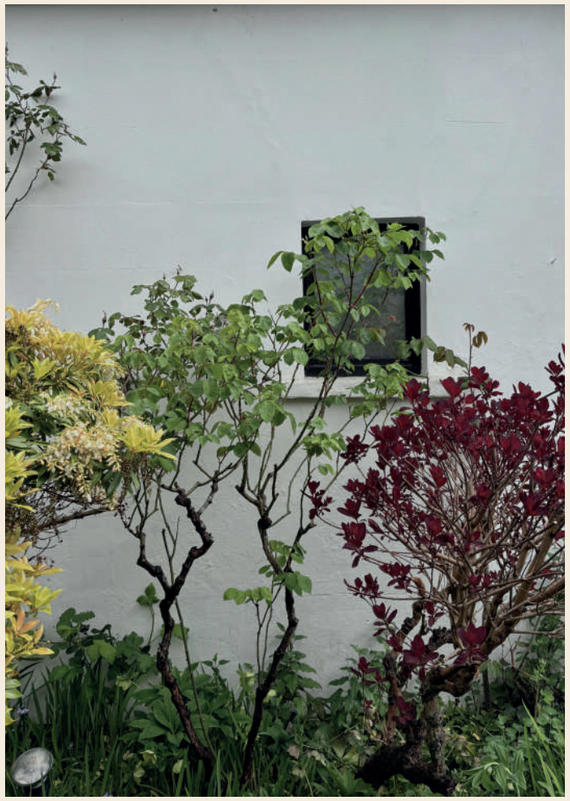
Albion Lodge, London,  N2 9EP

## CONCEPT

Coherent form

Texture and tone

Composition

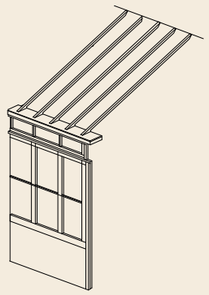


Landscape

# FACADE CONCEPT

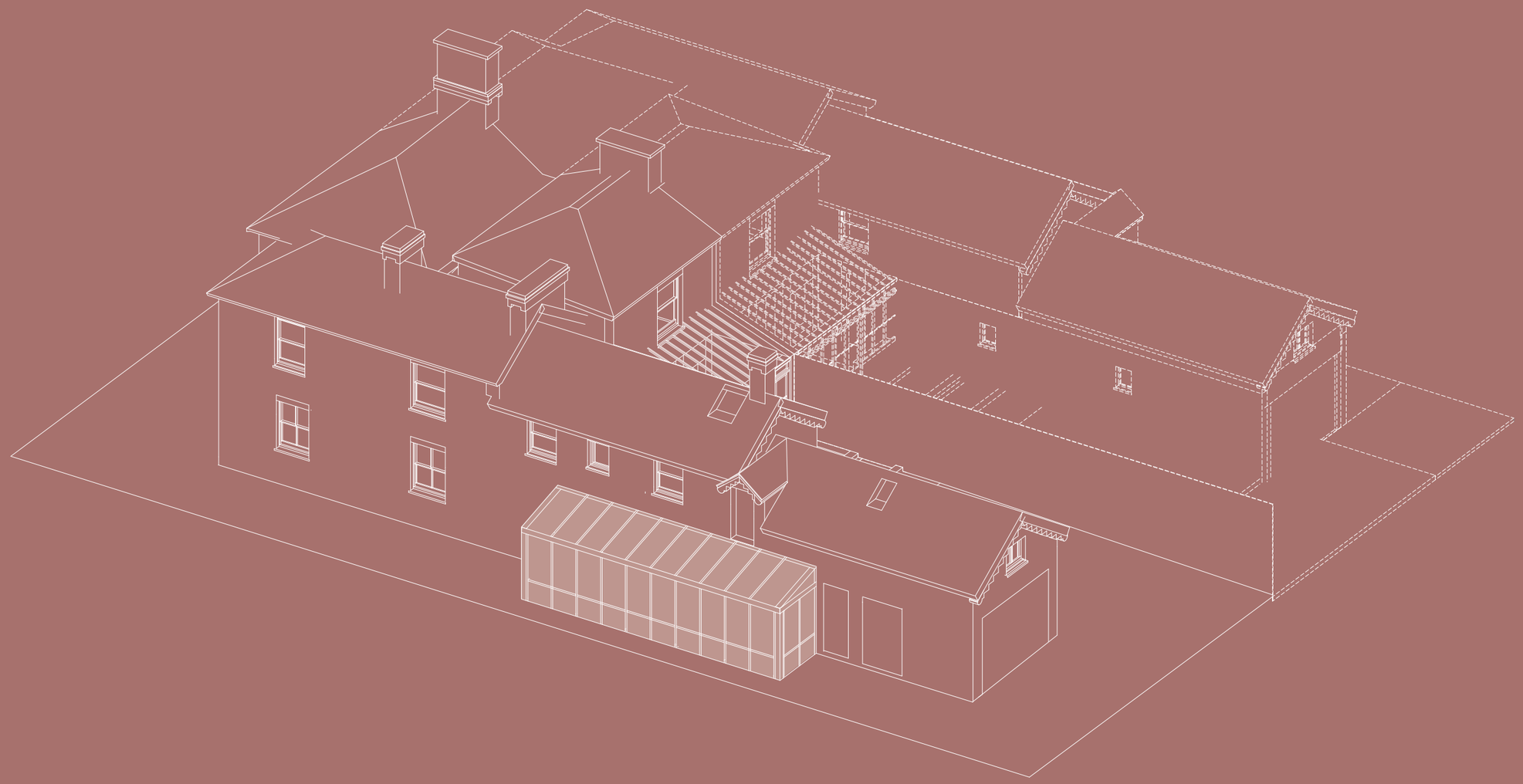
## The Conservatory: Lean to

The proposed extension takes deliberate cues from the established language of conservatory design, reinterpreting its principles to form a contemporary yet sensitive addition to the home. Drawing on the conservatory's traditional qualities of lightness, transparency, and minimal structural mass, the new intervention adopts a lean-to typology with a refined, predominantly glazed form. This approach fosters a strong visual and spatial connection to the outdoors, maintaining the essence of openness and natural illumination. By retaining the characteristic elegance and delicacy of conventional conservatories, the design ensures that the new element reads as a clearly legible and complementary addition. It intentionally acknowledges the architectural distinction between old and new, attaching lightly to the existing façade with considered detailing and materiality that reinforces its secondary, supporting role.



# FACADE CONCEPT

The Conservatory: Lean to



# FACADE CONCEPT

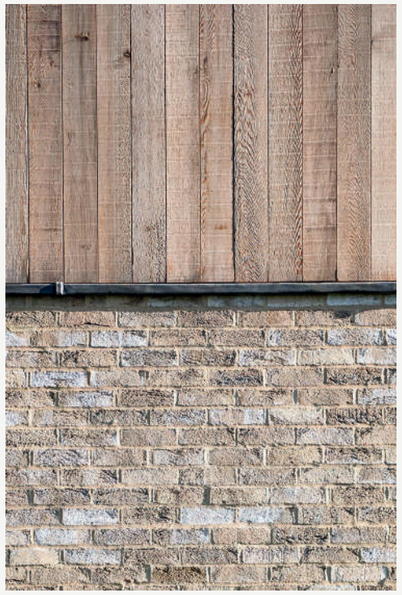
The Conservatory: Lean to

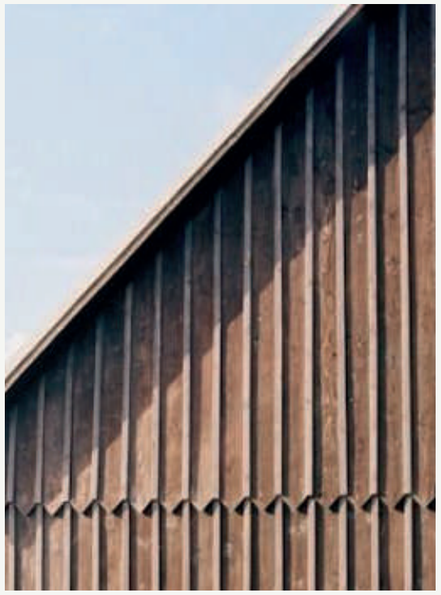
*Side Elevation*

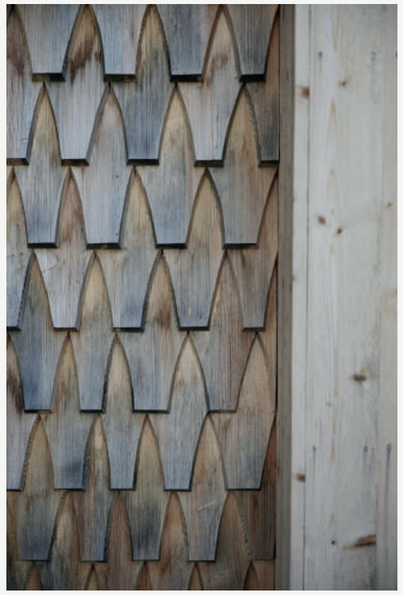
*Rear Elevation*

# MATERIAL EXPRESSION

Dark-Stained Timber







# MATERIAL EXPRESSION

## Dark-Stained Timber

The proposed scheme features a dark-stained timber façade, maintaining the contrast and depth of the existing black finish while introducing a subtle warmth to soften the overall appearance.

A clean, minimal aesthetic is preserved with solid timber cladding at the base and a glazed façade for the extension. A more contemporary expression is achieved by varying the orientation of the timber planks, creating a subtle shift in texture that adds rhythm and lightness without compromising the simplicity of the form.

*Detailing Example*

*Side Elevation*

*Rear Elevation*

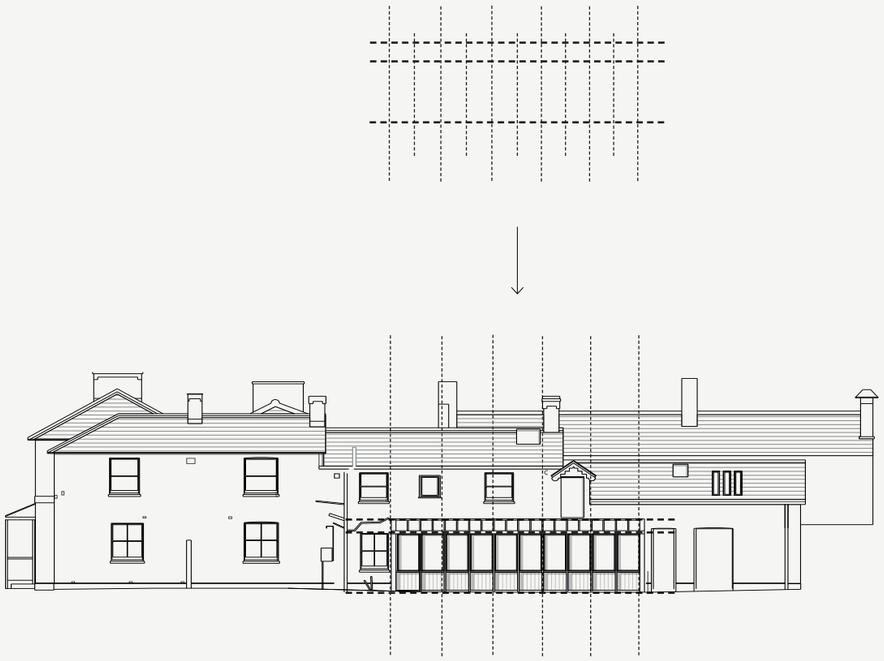
*Existing Stable Doors used as shutters*

# FACADE ARTICULATION

## Facade Rhythm

The vertical glazed panels are divided to match the proportions of the solid panels below, creating a clear and consistent grid across the entire façade that mirrors the rhythm of the lean-to in the courtyard.

This arrangement allows a straight roof to pass beneath the line of the existing dormer door. The proportional subdivision of the glazing introduces finer detail, allowing the structure to read as a lighter form without disrupting the overall rhythm of the façade.



Side Elevation
*Facade grid in relation to existing facade*

External View
*Roofs relationship to existing dormer*

# FACADE ARTICULATION

## Internal Views

The glazed roof brings generous natural light into the side of the property, enhancing the sense of openness within the kitchen.

The façade is largely transparent, while the uppermost datum reads as solid, providing a subtle visual anchor and allowing the roof to be articulated with a sense of weight and structure.

Internal View Through Corridor
*Showing consistent roofline*

Internal View
*Fully glazed pitched roof*

*Thank You*

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