

Design & Access Statement

147 Albert Road

2002.DA statement

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February 2024



front elevation

1.0 Introduction

- 1.1 The proposed scheme is for a single-storey side extension and alterations to the ground floor flat at 147 Albert Road in London, N22 7AQ.



aerial view

2.0 Physical Context

2.1 Surrounding Area:

Albert Road and its surrounding area is a mix of Edwardian two-storey terraced houses and purpose built maisonettes. 147 Albert Road is located on the ground floor of an end-of-terrace Edwardian purpose built maisonette with an outrigger, on a c. 5.4 m wide x 28 m deep site on the corner between Albert Road and Harcourt Road, sloping gently to one side towards Harcourt Road. The corner site is bounded to the north by Albert Road; to the east by Harcourt Road; to the west by 151 & 153 Albert Road; and to the south by a footpath serving the row of houses; the flat on the first floor is 149 Albert Road.



view from Harcourt Road towards Albert Road



view of side elevation looking towards the corner of Albert Road and Harcourt Road

2.2 Existing Flat:

The existing building is divided into two flats, no. 147 at ground floor and no. 149 at first floor level, each having their own private gardens at the rear, clearly delimited by tall timber fences, with direct access from each flat.

The existing ground floor flat at 147 Albert Road is set back c. 3.3m from Albert Road, the side wall of the main house directly bounds Harcourt Road, but the outrigger is set back min. 3.1 m from this road. The back garden is surrounded by a brick wall with gated access directly off the pavement of Harcourt Road.



view from Albert Road looking down Harcourt Road



view on Albert Road looking east

Externally, the house has Flemish bond red brickwork walls, with painted rendered details to the front bay; and distinctive and characterful brown brick coping over the brick wall to the side of the property.

The existing walls have poor thermal insulation. The property and garden are well maintained by the owners who are looking to improve the current layout and extend the flat to provide better quality living spaces connected to the south facing garden, as well as additional space for growing family and working from home.

3.0 Planning Context

3.1 Planning Policy:

147 Albert Road is located in Haringey Council and is not in a Conservation Area and there are no Article 4 Directions on the property which would affect the proposed scheme.

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2023; The London Plan (2021); Local Plan: Strategic Policies 2013 (with alterations 2017); Policy DM1 Delivering High Quality Design and Policy DM12 Housing Design and Quality of the Haringey Development Management Plan DPD (July 2017); Mayor of London Housing Supplementary Planning Guidance (March 2016).

The property is in an area of low risk of flooding from rivers and surface water.

3.2 Planning History:

The property has no recent planning history.

3.3 Local Planning History:

Many of the surrounding dwellings have been altered and extended over time with the addition of rear, side and dormer extensions. Examples of applications recently granted Planning Permission on Albert Road and its adjacent areas include:

- Erection of rear and side extension to ground floor flat and brick boundary wall to 65 Albert Road, N22, ref. HGY/2016/0430, April 2016
- Demolition of the existing rear extension and addition of a new larger single storey extension to 33 Albert Road, N22, ref. HGY/2023/1782, September 2023.
- Erection of single story side extension to 35 Albert Road, ref. HGY/2020/0358, March 2020
- The addition of a rear and side single storey extension to a ground floor flat with gated access from Outram Road to the rear garden at 67 Albert Road, ref. HGY/2015/3819, in February 2016 and ref. HGY/2016/0430, in April 2016.
- The addition of a single storey side extension to 33 Albert Road, N22, ref. HGY/2006/0288, April 2006.

4.0 Social Context

- 4.1 All of the properties on Albert Road (N22) are mainly flats and some houses used as family homes. The applicants use the property as their main family home. The applicants require additional space for family life and to enable both of them to more easily work from home. The applicants would like to improve the connection between the house and the back garden and the efficiency of the internal layout as part of the proposed scheme.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for the side and rear single-storey extension to the ground floor flat at 147 Albert Road. The extension will partially infill the gap between the side of the existing outrigger and the existing brick boundary wall to Harcourt Road. A new courtyard space will be created between the proposed extension and the rear of the main house, accessible from one of the large bedrooms at the front and providing daylight and natural ventilation to the new study and bedroom, as well as to the existing bathroom. The courtyard also provides visual links between the new and existing internal spaces and increases the levels of activity and transparency of the existing street frontage and creates an opportunity for safe and private amenity space from the existing bedroom. The proposed extension will occupy less than 50% of the current garden space allocated to the ground floor flat at no. 147 Albert Road, retaining 37.8 m² adequate amenity space in the south facing garden. Daylight and sunlight to neighbouring properties, including no. 149 above and 151 & 153 next door will be unaffected. The proposal aims to provide the owners of the ground floor flat with good privacy levels by avoiding roof openings in the plan of the new extension. Instead, a clerestory window on the side elevation will ensure privacy in the new extended living space, while also improving the sense of presence and connection with Harcourt Road.

The warm flat roof construction of the new extension ensures good thermal and sound insulation values, as well as the possibility to provide comfortable ceiling heights internally while keeping the external volume and height of the new extension subordinate to the original building. The green sedum substrate on top of the new flat roof will improve the quality of views, air and temperature experienced by the flat above, on the first floor. There will be no significant loss of vegetation as a consequence of the new extension.

Overall, the proposal is of high quality and sustainable design, and it relates appropriately and sensitively to the surrounding area and established street scene, not dissimilar to recent

additions to corner plots off Albert Road and surrounding area. The existing gate access off Harcourt Road will be retained and will encourage safe activity on the street.

The extension will be clad in with painted larch/western red cedar vertical timber weatherboard, carefully detailed around the retained curvature of the brick fence on Harcourt Road.

6.0 Access:

- 6.1 Access to/from the front of the property by foot and by car will remain unaltered, with the exception of the existing side gate moving c. 7 m south on Harcourt Road, thus retaining the character of the corner plots on the roads south off Albert Road.

7.0 Summary:

- 7.1 The proposed rear extension is intended to meet the objectives of Planning Policy, specifically it will not adversely affect the character of the surrounding area, nor the daylight, sunlight, privacy, or amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.