

Design & Access and Planning Statement

Garden Studio at 147 Albert Road

2002.DA statement

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front elevation

1.0 Introduction

- 1.1 The proposed scheme is for the addition of a detached single-storey studio in the back garden of 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.

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 addition of a proposed side-return single-storey extension was granted Planning Permission ref. 14th June 2024, ref. HGY/2024/0564 and this has not been constructed. In the event that the proposed garden studio is granted Planning permission the applicant does not intend to construct the proposed rear side-return extension.

3.3.1 Local Planning History:

Many of the surrounding dwellings have been altered and extended over time. 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 The properties on Albert Road (N22) are mainly flats and some houses used as family homes. The applicant uses the property as their main family home. The applicant requires additional space to balance family life more easily work from home.

5.0 Proposed Scheme

- 5.1 The proposed scheme is for the addition of a detached single-storey studio at the rear of the

back garden of the ground floor flat at 147 Albert Road. The existing timber fence to the passage to the Harcourt Road properties will be replaced with a brickwork wall to match the garden wall facing Harcourt Road so that it reads as a continuation of this wall returning around the corner. The garden studio will be constructed with a well-insulated and sealed timber-frame clad with powder-coated corrugated sheet metal cladding stepped back from the garden wall, so that the garden wall reads more prominently from Harcourt Road than the studio wall. The proposed roof will be mono-pitched with a 3 m high parapet coping above the garden wall, to provide an east-facing clerestory window, and a 2.5 m high parapet coping by the west boundary to the back garden of the first floor flat, so that it will not materially adverse the daylight or sunlight to neighbouring properties. The roof will be covered with sedum matting appropriate to its use as a studio in a garden. The proposed garden studio will occupy less than 50% of the current garden space.

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 local development and the approved scheme for the side-return extension.

6.0 Access:

6.1 Access to/from the front of the property by foot and by car will remain unaltered.

7.0 Biodiversity Net Gain:

7.1 There is an existing shed at the rear of the back garden which will be demolished, so the proposed garden studio will impact less than 25 m² of on-site habitat and less than 5 m of on-site linear habitat. Subsequently, the biodiversity net gain condition is not applicable.

8.0 Summary:

8.1 The proposed garden studio 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.