



**Design and Access Statement for Planning Application and Listed Building  
Consent submission.**

**Site address:** Ground and Basement flat, 63 Albert Street. London NW1 9LX

**Proposed works:** the creation of an external black metal staircase to the rear elevation of the raised ground floor of the flat to connect the kitchen to the rear garden, and to do so, the replacement of the existing kitchen window with a French door to match the existing.

**1. This document.**

This document has been prepared by Way Architecture.

**1.2. Applicant:**

Erica Leavesley  
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NW1 9LX  
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**1.3 Agent:**

Way Architecture  
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**2. Architectural practice profile.**

WAY is committed to excellence in design that aims to make a positive contribution to the client, the local area and the environment.

WAY is a design oriented architectural practice with over twelve years of design and construction experience. Our portfolio contains bespoke local and international projects of various scales. For more information please visit our website [www.wayarchitectureyell.com](http://www.wayarchitectureyell.com)

**3. Location.**

The property is located at 63 Albert Street, in a row of terrace houses on the west side of the street, which runs south to north. It belongs to Camden Town Conservation Area and is part of a row of 4/5-storey Grade II listed terraces

**4. Introduction.**

We intend to re-obtain permission for the creation of an external black metal staircase to the rear elevation of the raised ground floor of the flat to connect the kitchen to the rear garden, to do so, it also proposes to replace the existing kitchen window with a French door to match the existing.

The work above was already previously approved under the Planning Application submissions below:  
2020/4256/L, approval of details (listed building) granted.

The application above was granted to the previous owner of the Ground and Basement flat of 63 Albert Street, who sold the flat to my client Erica Leavesley last summer without having had the chance to start the work. And therefore, the granted approval has lapsed.

We are now making a new submission to those already approved CAD drawings, with the intention of carrying on the proposed work as soon as the approval is granted.

Please note that no alterations were made to the previously submitted CAD drawings. There are changes to the title block only, which had the name of the client and the issue date & reason revised.

**4. The Character of the building**

The building is a Victorian five storey house that was converted into flats some time ago. The flat in question is located on the lower and raised ground floor.

The lower part of the front of the building is painted. The 2nd and 3rd floors are brick.

There is a loft conversion at the top of the building facing the rear garden (west).

The surrounding character of the area is residential with similarly sized dwellings and plots.



63 Albert street location plan



63 Albert street , view from the street



63 Albert street, view from the street



#### 4. The design proposal envisages:

- The replacement of the existing kitchen window with a single french door that will match the visual appearance of the existing building;
- The creation of a black metal staircase from the raised ground floor level (kitchen) to the rear garden.

Please refer to the Architectural drawings produced by Way Architecture Yell to see the design proposal.

