

Design and Access Statements for Minor Works at 211 Albany Street

July 2012

Project description:

Alterations to the basement of the dwelling house including the removal of internal walls and extension into the existing space beneath the underside of the front entrance landing.

Once complete the proposed works will not have any negative impact on the neighbouring properties causing no shadowing, visibility, proximity, overbearing, or noise issues.

The appearance of the property will remain largely unchanged other than the new external door at basement level underneath the existing entrance landing within the grilled light well. Therefore the proposed works have no impact on the street scene.

The scale the proposed extension is minor and utilises the existing space beneath the underside of the front entrance landing and one of front vaults beneath the pavement.

The dwelling house remains unchanged in terms of access.

The proposed works have no impact on public routes / highways.

No landscaping works are proposed.

Any new materials will match the existing fabric of the building.

The dwelling house remains unchanged in terms of the storage and collection of waste and recyclable material.