



90 ALBERT STREET

ALBERT STREET



LOCATION PLAN

USE

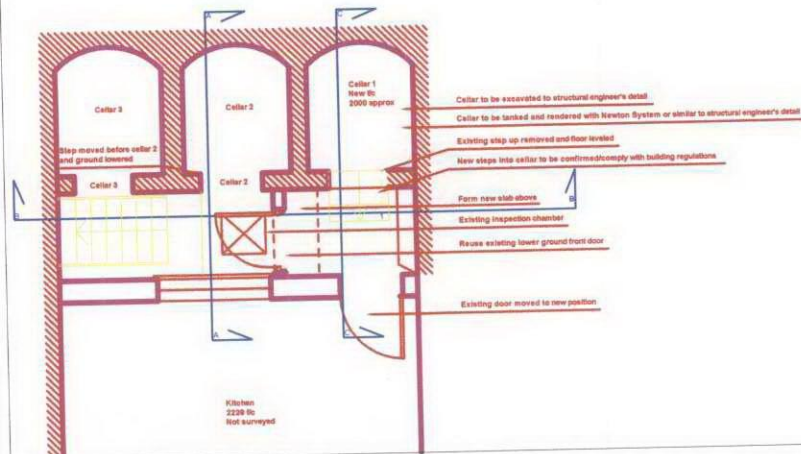
No. 90 Albert Street forms part of terraced houses which are used as family residences. The development at 90 Albert Street will continue to be used as a family home.

AMOUNT

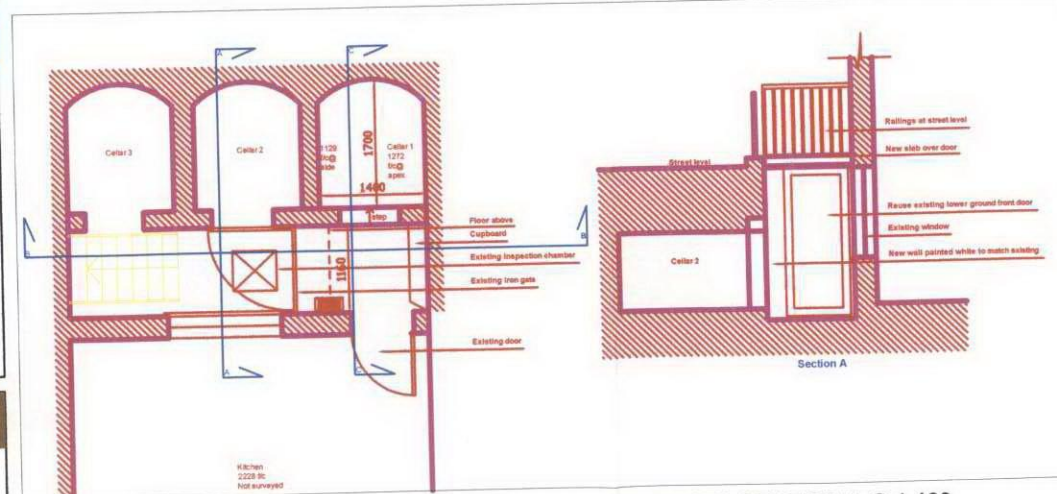
The proposal is to lower the floor of the existing cellar under street level at the front of the property.

The space will serve as a wine storage cellar and will be accessed from the existing lower ground kitchen. The development will not extend beyond the current cellar and would not protrude beyond the pavement.

The width and length of the cellar will remain as existing (1400mm x 1700mm approx) and the floor level will be lowered by 600 to 800 mm to allow for 2000 mm headroom in the cellar.

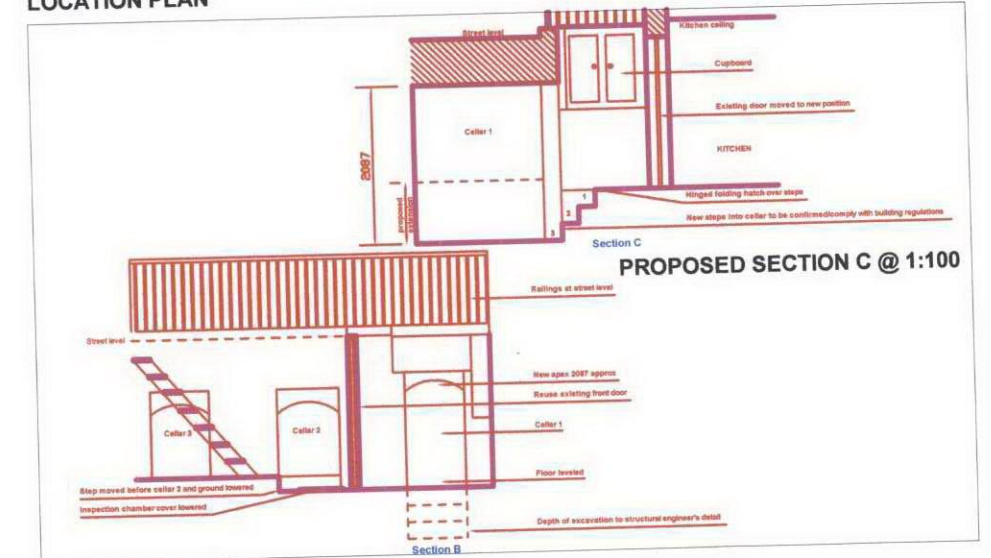


PROPOSED PLAN @ 1:100



EXISTING PLAN @ 1:100

PROPOSED SECTION A @ 1:100



PROPOSED SECTION B @ 1:100

PROPOSED SECTION C @ 1:100



SIMILAR DEVELOPMENTS ON ALBERT STREET

LAYOUT

The development is entirely under the pavement as existing, will not be seen from road level and will not disturb the street scene.

The current cellar layout does not allow easy access for storage due to the low ceiling height. The development proposes to lower the floor level and provide stairs down to the cellar.

The existing lower ground floor front door will be repositioned to replace the existing iron gate. The step at the bottom of the gate will be removed and a step rebuilt as shown on plan. This is to allow for sufficient headroom for the front door.

SCALE

The proposed development is entirely under the existing pavement and therefore will not affect the scale of the house in relation to the terrace.

LANDSCAPE AND APPEARANCE

The external surface will be tiled as existing; internally the floor will be tiled as the existing kitchen floor. The existing front door will be repositioned to replace the iron gate and surrounding wall and slab painted white. Cellar will be insulated and tanked. All finishes will match the existing.

RECEIVED
12 OCT 2007

NOT FOR CONSTRUCTION

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	ALB/DAS	