

64 ALBERT STREET, LONDON NW1 7NR

0122/03  
13.09.06

**DESIGN AND ACCESS STATEMENT FOR  
APPLICATIONS REF: 2006/3970 AND 2006/3971  
BASEMENT ALTERATIONS AND REPAIRS**

**DESIGN**

This is a mid-terrace house on four floors built in 1842.

**USE**

This is a single family dwelling which has a granny flat in the basement. As existing this is not accessible internally from the Ground Floor. The owner is preparing the basement for themselves to live in because it can be made accessible and can be supervised from upstairs.

**AMOUNT**

There are no changes to the extent of building on the site.

**LAYOUT**

The changes in layout are:

- 1 The addition of a staircase from the ground floor to the basement.
- 2 The extension of the basement paved area in the garden.
- 3 The alteration of the front steps to the front door and down to the basement area.
  - 3.1 The main front steps are being rebuilt to match the 1842 york stone profiles in york stone.
  - 3.2 The are steps as existing have uneven treads. These are rebuilt to be even rise and going with york stone treads. See below 'Access'.

**SCALE**

There are no changes to the dimension of the basement space. The garden terrace extends by 4m<sup>2</sup>.

**LANDSCAPING**

The new patio is york stone paved with 2 plant holes. The garden at no 64 is well developed and the extended patio will not affect this. A climbing hydrangea and a honeysuckle will need to be moved and will be replanted about 2m back from their present positions. A recently planted bamboo will also be moved.

The aim is that the patio should have a view of the garden but be screened from it.

## **APPEARANCE**

The basement was converted in 1967 and modern windows inserted at the rear garden side. It is not proposed to change these.

The main front steps were originally york stone and were covered in concrete in 1950(?) or possibly earlier. The original details of york stone has been exposed by hacking away the concrete and the proposed new stonework copies what has been revealed.

The internal architectural detail and building materials alterations of 1967 will generally remain unchanged in these works (refer to Historic justification notes).

## **ACCESS**

### **Vehicular and transport links**

Are not relevant to this application.

### **Inclusive Access**

The upper parts (GF-SF) of this house are accessed by steps at the front and the bathroom is on the half landing. It would generally be difficult and expensive from a single family view point to make it readily wheelchair accessible.

The basement area and steps will be able to receive either a stair lift or an invalid lift, with installations which could be achieved with reversible alterations to the (listed) building.