

**DESIGN & ACCESS STATEMENT**  
**24 ALMA STREET**

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# DESIGN & ACCESS STATEMENT

## General Site Context

The site is located at 24 Alma Street, between Kentish Town West train station and Kentish Town Underground station, falling within the Inkerman Conservation Area. The area is well served by local transport links due to its close proximity to Kentish Town which is served by the tube, national rail numerous bus routes.

## The Site

The site is located on the west side of Alma Street near to the intersection with Inkerman Road. The property is a mid-Victorian two storey, end of terrace brick, single dwelling house. 24 Alma Street is a 2 bedroom property split over 3 floors. 2 Bedrooms on the first floor, through flowing double Reception on the ground and Kitchen/Dinning, WC, Utility and Bathroom are found on the lower ground level. A small lowered light well at the front allows light to enter the lower ground at the front of the property.

## Access

Access to the site is via Alma Street, with one step at the front of the property. The rear garden is accessed from the lower ground level, the majority of the garden is raised and can be reached by three steps in the centre of the plot.

## Proposed Works

It is proposed that the existing rear lower ground floor extension containing the bathroom is demolished and replaced with a new full width rear lower ground floor extension allowing the house to be configured to suit modern living. The proposed works include extending and opening up the lower ground level and making the space more usable, relocating the bathroom, adding a new guest bedroom and a small utility on the lower ground floor. New proposed skylight above the extension allows more light to permeate into the spaces. A new staircase is proposed connecting the Kitchen/Dinning with the Ground Floor level. A roof terrace is proposed on the roof of the lower ground floor extension to be accessed from the Living Room on the Ground Floor. The extension is to have minimal effect on the neighbouring properties. Overlooking from the roof terrace is avoided by using a raised planter to provide screening. Second Bathroom is proposed to serve two Bedrooms on the First Floor. Generally the house will be repaired, refurbished and restored to a high standard, creating a modern family home.

## Scale & Appearance

The appearance of the extension has been designed to respect the existing terraced houses. The lower ground level of the extension is predominantly brick. Particular care has been taken with regards scale/massing/materiality of the extension. The scale of the proposal responds to the existing neighbouring extensions at Alma Street. The depth of the extension does not exceed that of the depth into the garden of the extension at 23 Alma Street. The materiality has been carefully considered and to be traditional in appearance and sympathetic to the host building.

Every effort has been made to design the necessary extension to ensure that it complement the original building and avoid any detrimental effect on neighbouring properties and is in harmony with extensions along the terrace.

# SITE PHOTOGRAPHS



VIEW FROM NORTH-EAST



VIEW FROM SOUTH-WEST

SITE PHOTOGRAPHS  
FRONT ELEVATION



FRONT ELEVATION



ENTRANCE



VIEW FROM THE EAST SIDE



VIEW FROM THE INKERMAN ROAD SIDE

SITE PHOTOGRAPHS  
REAR ELEVATION / GARDEN

