

DESIGN & ACCESS STATEMENT

94 ALBERT STREET
LONDON
NW1 7NE

For:
Ms. Adelene Alani

Introduction

This Design & Access Statement is to be read in conjunction with the Heritage Statement produced by BJHC dated 18.8.17

Amount

The proposals are to alter the internal arrangement at lower ground floor level including the demolition and construction of some internal walls. The Lower Ground Floor works also include the formation/alteration of new door & window openings to the rear elevation and the introduction of a new damp-proof membrane system to affected walls and floors.

To the rear the existing single storey extension at ground floor level is to be enlarged to provide an additional 5.3m² of floor space.

To the front, a new black painted metal external staircase is proposed within the existing lightwell which includes alterations to the existing railings to form a new access gate.

Layout

The design rationale behind this scheme is to modernise the existing lower ground floor accommodation and cure the existing damp problems at this level. The small ground floor extension will provide room for a small utility area.

Scale

The majority of the works will be contained wholly within the footprint of the original dwelling and therefore will not visually affect the size or scale of the existing property. The rear extension is small and consistent with the adjacent structures.

Landscaping

To the rear the existing patio and steps are to be altered to suit the new arrangement. There are no requirements for any additional soft landscaping.

Appearance

Externally, the alterations to the property are minimal and have been limited to the new lightwell staircase to the front elevation which is consistent with all the neighbouring properties. The rear extension is modest in size and less prominent than the neighbouring extensions.

Use

The proposed basement will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:
The Basement Design Studio
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