

3 Curzon Road, N10.

DESIGN & ACCESS STATEMENT

It is proposed that the existing two storey house containing two separate units, one one-bed and one two-bed flat, is to be extended both to the rear and into the loft to provide three new units, one one-bed flat, one two-bed flat and one three-bed flat.

The existing double front door access and stair circulation to the first floor is unchanged with a new stair extension to the top floor. It is not proposed to change the existing multiple step access up to the front doors from the path, the difference being 1.14m from existing path level to existing ground floor level.

The new spaces are designed to enlarge and improve the existing accommodation and provide additional residential living in the area.

The extended elevations and roof are designed to match the existing building style employing the same materials to match the existing.

The two upper storey units are supplied with terraces to provide outdoor amenity space while the sides of these terraces are provided with obscured vision to maintain privacy.

Access into the property is unchanged. The new rear access to and from the garden is improved, incorporating bi-fold doors with a shallow step into the property.

N Timson. RIBA
TGN Architects Ltd

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