

DESIGN AND ACCESS STATEMENT

Date: 01.02.2023

Property: 59 Beresford Road, London N8 0AL

This application is for works to 59 Beresford Road N8 0AL - a single-family dwelling house in a terrace within Harringay "Ladder".

This statement sets out proposals for glazing replacement to the rear and side of the outrigger of the property on ground floor.

The proposals are to replace existing single glazed timber framed windows and enlarge door opening to rear garden by merging the existing kitchen window and door to garden on ground floor within the outrigger of the property.

Existing brick arches over said window and door will be replaced by a single lintel to be faced externally with brick, similar in appearance to the existing windows of the property. The external walls surrounding enlarged door opening are to be in brickwork to match existing.

The proposal to enlarge the door opening to rear garden is similar in size to the neighbouring property at Beresford Road No.57.



Existing Rear Elevation at Beresford Road No.59



Existing Rear Elevation at Beresford Road No.57

New double glazed bi-fold doors to the rear and sash windows to the side are to have timber frames, similar in appearance to existing windows of the property.

The layout of the ground floor kitchen is reconfigured within existing footprint to make better use of the existing space and to improve access to the rear garden and to allow more light in to the space.

The rooms to the front of the ground floor, upper floors and basement are to remain to the original layout. There is no change of use of the property and access to property remains the same.

Timber decking is to be built over a section of hard landscaping in rear garden to provide ease of access to the garden by mediating the level difference between interior and exterior.