



ana alonso architect | muswell hill

PLANNING STATEMENT

173 Albert Road

Insertion of first floor rear door with spiral staircase and balustrade, to provide access to rear garden, insertion of 2 rear rooflights.

BACKGROUND

173 Albert Road is a three bedroom flat over the first and second floors of a brick terraced property. 171 Albert Road is the ground floor flat below no.173. Each flat has direct access to a small rear garden with the first-floor flats access through an internal rear staircase located within the outrigger. The site is not located within a Conservation Area and is not listed or close to any listed buildings or structures.

PLANNING HISTORY

HGY/2023/0210. Conversion of the first-floor flat's loft including the formation of dormer roof extensions to the main roof slope and to the outrigger roof slope, and the installation of two rooflights to the front slope & two rooflights to the pediment. *Approved with conditions.*

PROPOSAL

The proposed scheme replaces the existing access to the rear garden by installing an external door on the rear wall of the building and a staircase. This replaces the existing internal staircase in the first floor kitchen. The proposal will allow the kitchen to be used as a single large space, improving the use of the property as a family home and providing additional natural light. The new door to the rear staircase will be glazed and 2no. new roof lights will be installed. Similar works have been carried out on neighbouring properties, but the best example is no159 Albert Road, visible from the garden, HGY/2018/1903.

The proposed rear metal spiral staircase will be a simple and minimal addition to the rear elevation and sits entirely within the garden area of the property.



Ana Alonso
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