



Design & Access Statement

Produced on 26/04/2023 by Arkiplan Architectural Limited

Project Address: Ground Floor Flat, 42 Alexandra Park Road, London N10 2AD

Local Authority: Haringey

Local Area: Alexandra Park Road is situated in the London borough of Haringey, located in the north of the city. The local area is a largely residential and is home to diverse communities. The area is well connected, with public transport links including bus, rail, and underground. It is close to the vibrant Finsbury Park and Crouch End, which offer a range of shops, restaurants, and parks. Alexandra Park itself provides a large open space for recreation and leisure, as well as a popular Sunday market. The area is home to a number of notable Victorian buildings, including St. Michael's Church, Alexandra Park Secondary School, and the Grade II listed Alexandra Palace.

Design Principles: The rear extension and cellar excavation are designed to improve head height for storage, and will incorporate a new staircase to the basement. The new extension will be single storey, with a fibre glass roof covered in sedum to create a green roof. The walls will be constructed from brick. The design will be sympathetic to the existing Victorian terraced property and its surrounding area, and will be in keeping with local architectural styles.

Scale: The proposed extension and cellar excavation will be in keeping with the scale of the existing building, with no significant increase in height, width or depth.

Appearance: The proposed extension and cellar excavation will be designed to complement the existing Victorian terraced property, with the use of similar materials and styles. The fibre glass roof covered in sedum will add a green element to the building and the surrounding area, and will ensure that the new construction is in keeping with the local area.

Access: Access to the proposed extension and cellar excavation will be provided via the existing front entrance of the house. The new staircase to the cellar will be accessible via the side entrance of the property. The proposed works are intended to improve accessibility to the house, without detracting from the existing character of the building or the local area.