



Design & Access Statement

Produced on 28/08/2023 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 new extension will be single storey, built with reclaimed bricks to match the existing property and will have a GRP roof. The doors and windows for the new extension will be Crittall style. 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 will be in keeping with the scale of the existing building, the height of which will be lower than the existing outrigger. The scale of the extension will not be overbearing for the neighbouring properties, particular attention drawn to number 40 where the ground level is 700mm higher than that of number 42 which significantly reduces the impact of the extension on the neighbours.

Appearance: The proposed extension is designed to complement the existing Victorian terraced property, with the use of similar materials and styles.

Access: Access to the proposed extension will be provided via the existing front entrance of the house. The proposed works are intended to improve accessibility to the house, without detracting from the existing character of the building or the local area.