

41 Albert Road N4 3RP - DESIGN AND ACCESS STATEMENT

The property is a three storey + basement Victorian terraced house on Albert Road N4. Albert Road is within Stroud Green Conservation Area in the London Borough of Haringey.

The house plan is a typical L shape with an original two storey projection to the rear. The Google Earth Image below there is a mixture of extensions to the rear of properties in the terrace.



DESIGN

It is proposed to demolish the existing single storey lean-to and adjoining conservatory which are in a poor state of repair. The new extension will replace these and extend full width into the side return. To the rear it will extend to the line of the original conservatory. This is marginally shorter than the extensions to no 37 and 43 as can be seen in the image above. The extension will have minimal impact on no 39 and improve privacy to no 43 which is currently overlooked by the kitchen from the applicant's property.

The new space will provide a kitchen/dining/day room in line with modern living standards. Upper floors will also be reconfigured to provide a master bedroom with en-suite and a larger second bathroom.

The replacement of the original single-glazed timber windows with new double-glazed timber windows plus two new obscured double-glazed timber windows also forms part of this submission. All windows will be made to match existing.

Finally, solar panels will be fitted to the rear of the main roof slope to improve energy efficiency.

ACCESS

There is no change to the existing pedestrian or vehicle access to the house. Access for the works will be from the front of the property as the house is terraced.