

DESIGN & ACCESS STATEMENT FOR 68 ALBERT ROAD, LONDON, N22 7AH

Background

The application property is a first floor flat with two bedrooms, a lounge, a separate kitchen/dining area and a bathroom in Albert Road, N22. The flat is accessed at ground floor level through their own front door and via a staircase leading to the first floor. The property is not in a Conservation area.

The proposal involves the installation of a door to the rear elevation of the outrigger & the erection of an external staircase, giving access to the garden of No. 68. The proposal also includes the installation of two no. rooflights to the outrigger roof slope.

Currently, the only access to the property's garden is an internal staircase, which is both steep & narrow and takes up a reasonable floor space within the kitchen. The proposed door to the rear elevation & external spiral staircase provides a much safer route to the rear garden & provides for a more efficient rear kitchen space, as well as additional light to the rear of the flat.

A very similar external staircase was approved under HGY/2022/4304

It is considered to be consistent with Haringey's policies in respect of 'General Principles', 'Quality Design', & in relation to their 'Design Guidance' & the Council's 'Housing' Supplementary Planning Document.

Physical

The site runs south to north, front to back & has no other outbuildings positioned on it. There is a garden to the rear. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The new external staircase will be prepared by specialists.

Access

The external staircase will be reached via the existing kitchen area.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The scheme has been designed in sympathy with the Council's policies.

Immediate neighbours have been advised of the proposal.