PION Design & Construction

PLANNING, DESIGN AND ACCESS STATEMENT

The application site, which is situated within the South Hampstead ( formerly Swiss Cottage ) is located on Compayne Gardens NW6 3DB, and is occupied by three story semi-detached property which has been converted in 4flats .The planning application concerns the ground and basement floor flat know as flat 2

Compayne Gardens is a residential street which is fronted by properties of similar scale on each site .

The application property has a deep garden which is for the exclusive use of the flat 2 ( ground floor and basement flat) The garden includes a tree at the end of the garden, there is a side access to the garden from the front of the property, and no proper bin storage for the garden.

The application side has planning history, in 2004 planning permission was granted for new basement excavation.

Proposal

The application scheme is to enlarge existing basement, with new basement extension approx. 3 meters to the real garden .The proposed rear extension will incorporate new french doors with tall side windows, extension will match exterior of the house ( brick work). At rear of the ground floor, we are proposing to change existing sliding doors to timber folding doors with trenches. Existing side window next to folding doors, we are proposing to run through the ceiling to creating corner window, for more light. The roof of the basement extension will act as terrace to ground floor, which will be connected to the garden by metal staircase.

We have two window at the side of the building, basement level( allay way), we are proposing to move one window from the bedroom near to the garden to new proposed bedroom 2 to achieve more light in that space. Those windows will be similar as existing.

The front light well will be small feature located at the front of existing ground window. The light well will be enclosed by the metal face (similar to existing fence at 1st floor terrace). Proposed basement windows are sash windows, similar to existing windows at ground floor.

Other changes to the front garden will be to creating ben storage for all flats.

Externally, the proposal would not materially differ from the existing

* The proposal basement will not have any harmful impact on ground water flows
* The basement will required full waterproofing
* The works will required appropriate underpinning method to be employed, as specified in the Structural Engineers ( the Structural Engineers report not included in planning application)