

Design & Access Statement 28 Parliament Hill NW3 2TN
Application for formation of lower ground floor internal Swimming Pool

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Use

Number 28 Parliament Hill is a Semi-detached Victorian house on the East side of Parliament Hill a wide cul-de-sac street, on a hill, leading to Parliament Hill Fields. The Street runs approximately North South rising some 15M or so at the North end. No 28 is inset three houses from Nassington Road and the site runs into Nassington Road with a garage attached to the house within the boundary also accessed from Nassington Road. It is on the South side of a semi-detached pair. It has the benefit of change of use to a single family dwelling with the addition of a roof extension and a two floor rear addition. It was purchased two years ago by a professional couple who wish to use it as their main residence with the benefit of gym and swimming facilities originally planned. At lower ground level a 3M long extension is approved with an exercise area and showers.

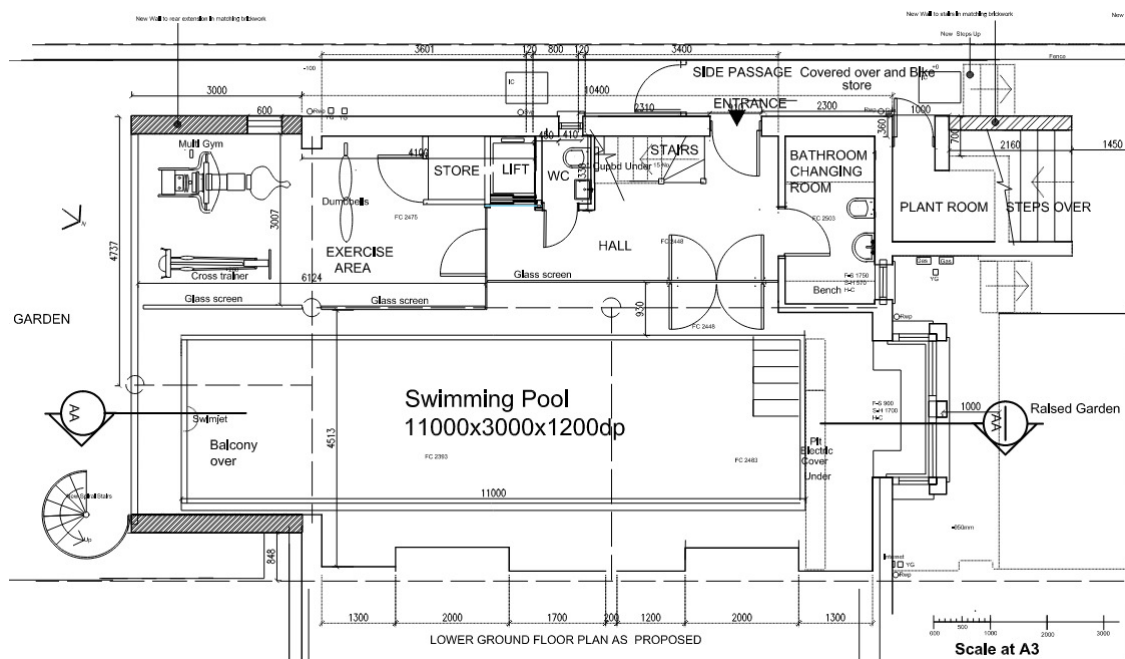
This is feasible because all the load bearing walls in the property were underpinned to a depth of 6M in 1997. Which is confirmed by further reports analysis testing and assessments enclosed.

Layout

The proposed layout would be for the **Lower ground floor** to be for functional use an exercise area, shower and changing room, lift and plant room with a swimming pool. This application is for the swimming pool which is classed by Camden as a Basement excavation in the already existing lower ground floor.

There is a large garden with patio areas. The side passage is partially enclosed and will form a bike store and side garden access. There is a studio in the garden.

LOWER GROUND FLOOR PROPOSED



Neale+ Norden Consultants
5th February 2024

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Basements CPG Jan 21

As well as drawings as approved and proposed, as part of the application there is a basement impact assessment, a geotechnical ground assessment and bore hole results, trial pits and sampling results and comments from qualifying professionals as well as engineering proposals and calculations. These are to be submitted with the enclosed to the councils consulting engineers.

Landscaping

The proposals are as approved

Appearance

The proposals would involve no further alterations to the approved external rear, side and front elevations.

Access

Access will be as the approved drawings and proposals.

Neale+ Norden Consultants
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