

DF__DC 227_FTY 2024.08 DESIGN AND ACCESS STATEMENT
3 FITZROY RD, NW1 8TU

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INTRODUCTION

DF_DC have been instructed to prepare and submit proposals for creating a small basement extension to the front of the house at No.3 Fitzroy Road, having been previously involved in the internal refurbishment and rear extension. The following document describes the nature of the proposal and design considerations complementing the drawing package.



_Front facade of No.3 Fitzroy Rd

THE SITE

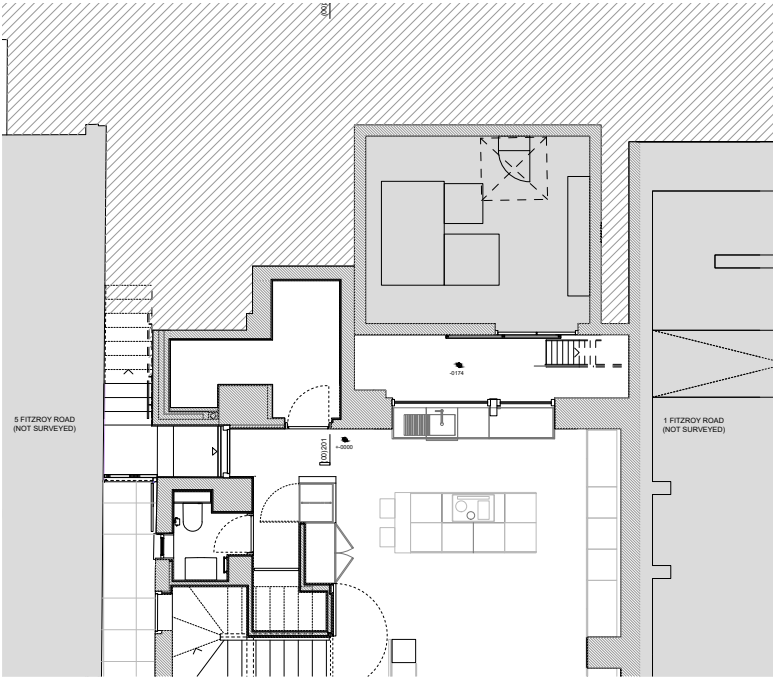


DESIGN PROPOSAL

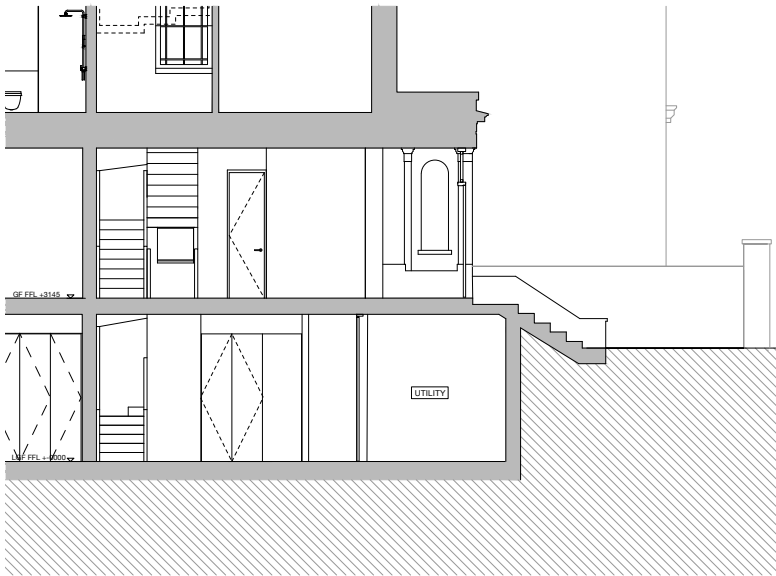
The brief of this project looks to extend the existing utility room of the house and create a small office, in the front garden of the house. The proposal has be designed to both respect the local planning policy in regards to basements and also deal a major site constraint. This is the placement of a UKPN substation in the front garden that severely limits how a basement can be inserted into the site.

To avoid any interference with the substation, the basement is pushed to the left had side of the garden and extends all the way to the boundary edge. The visual impact of the project on the street will be minimal as there is only a small skylight that will be visible from the exterior.

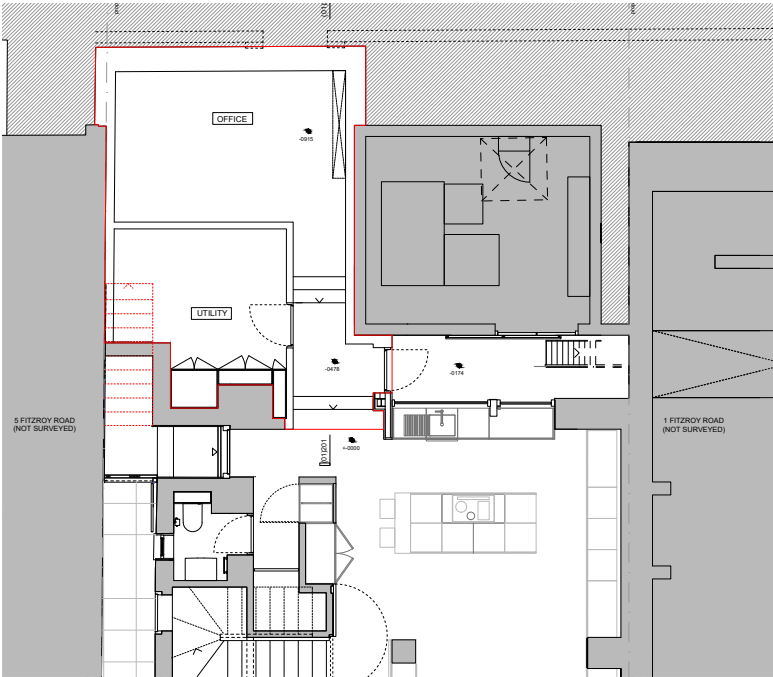
The following pages describe our design process in trying to both adhere to Camden’s basement policy and the constraints of the site.



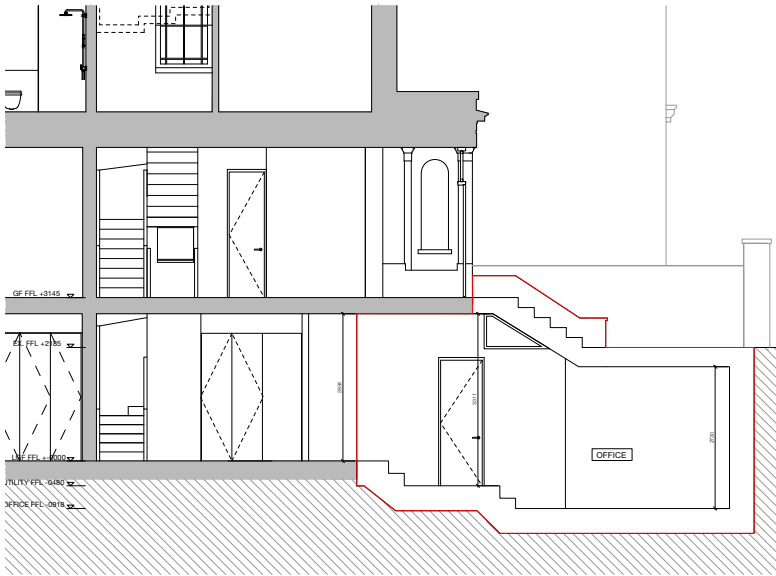
Existing basement plan



Existing section



Proposed basement plan



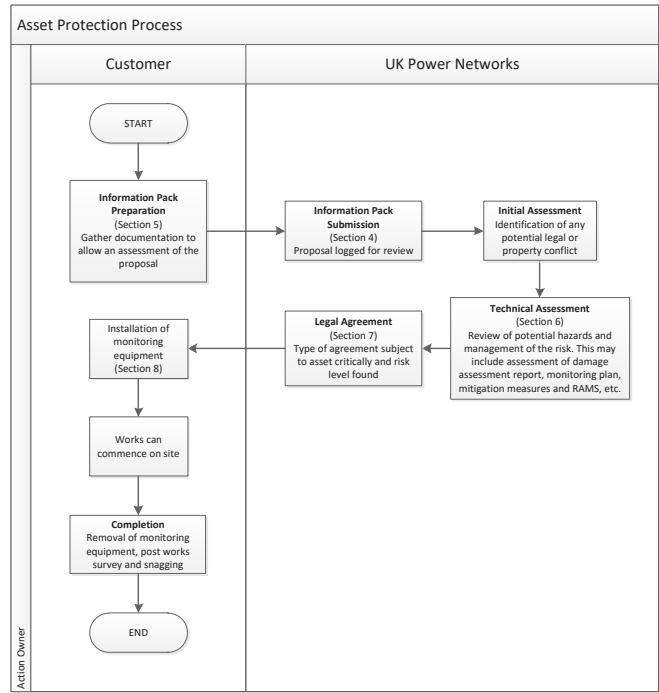
Proposed section

UKPN SUBSTATION

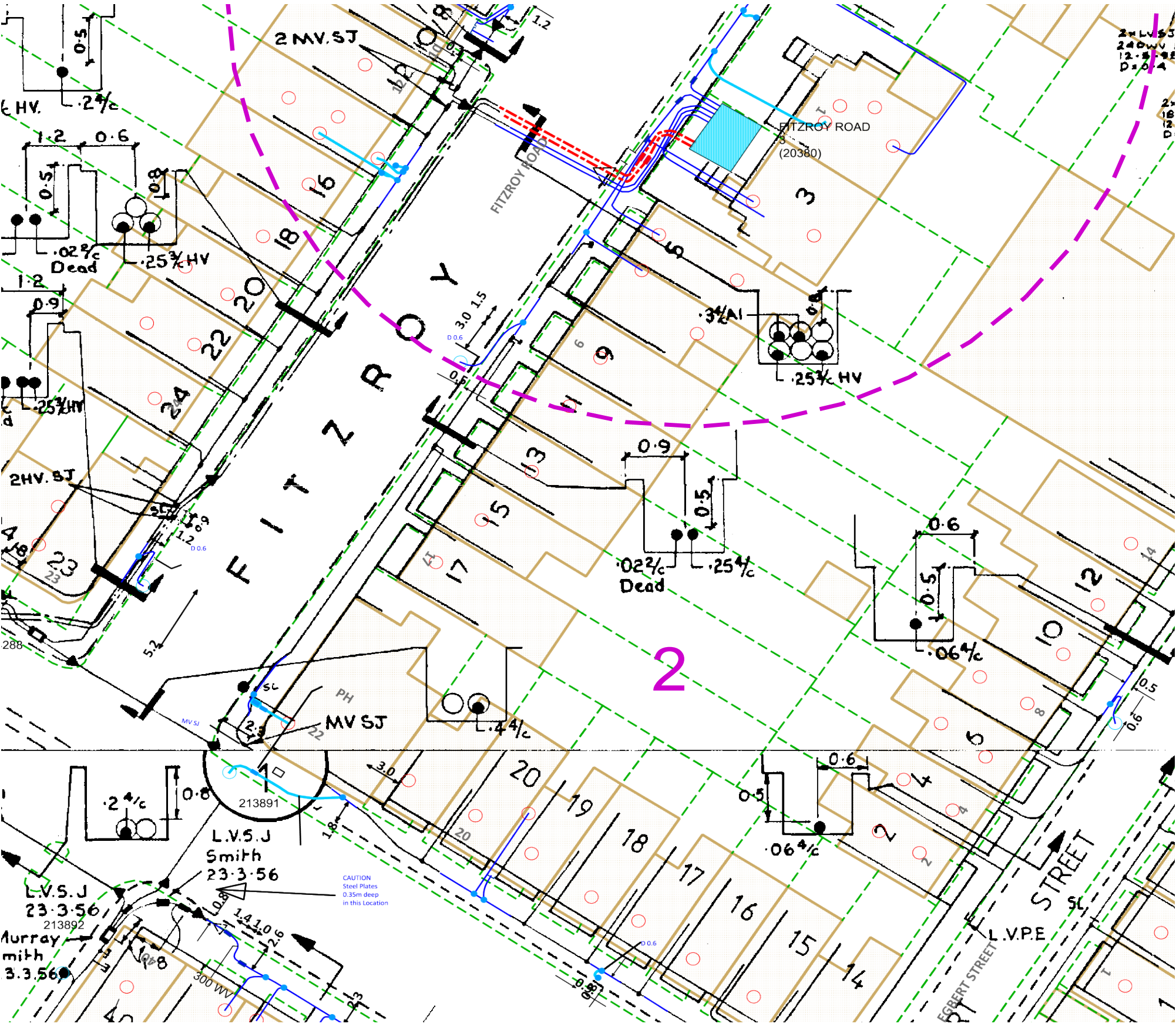
One of the main constraints of this project is the placement of a UKPN substation that is located under the front garden. After consultation with UKPN it was deemed not possible to relocate the substation and as such the project must work around it without interfering with its cables.

The drawing to the right is from Line Search Before U Dig, and shows the paths of the cables coming from this substation. As you can see the only cables that would be interrupted for our proposal would be the ones the serve No. 3 Fitzroy Road itself.

All of the works will take place in coordination with UKPN and follow the process outlined in the diagram below which is from their Protection of Assets From Third Party Works document.



Above: Asset Protection Process
Source: EOS 07-200 Protection of Assets from Third Party Works
Right: Cable Plan of Fitzroy Road
Source: lsubd.co.uk

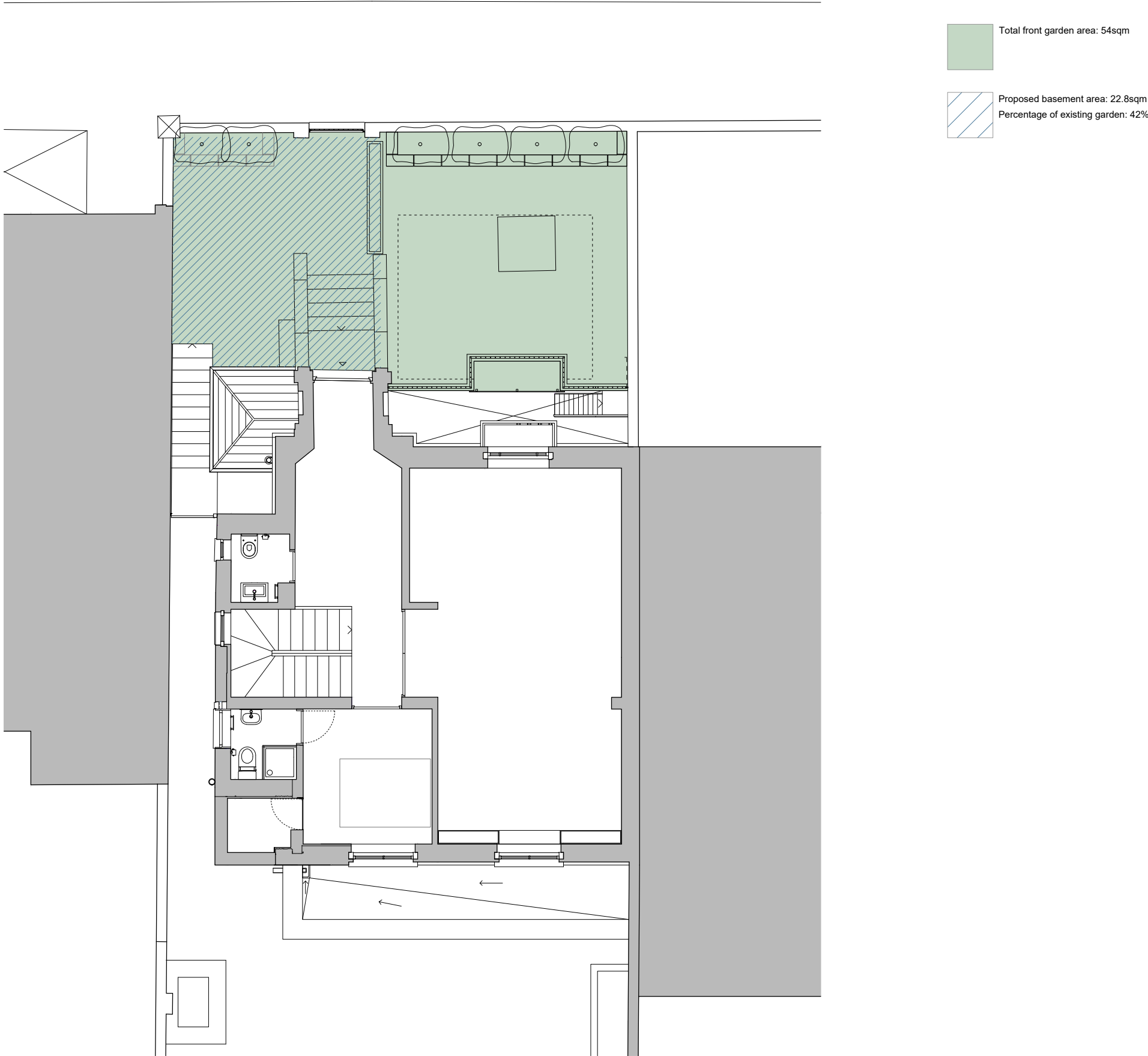
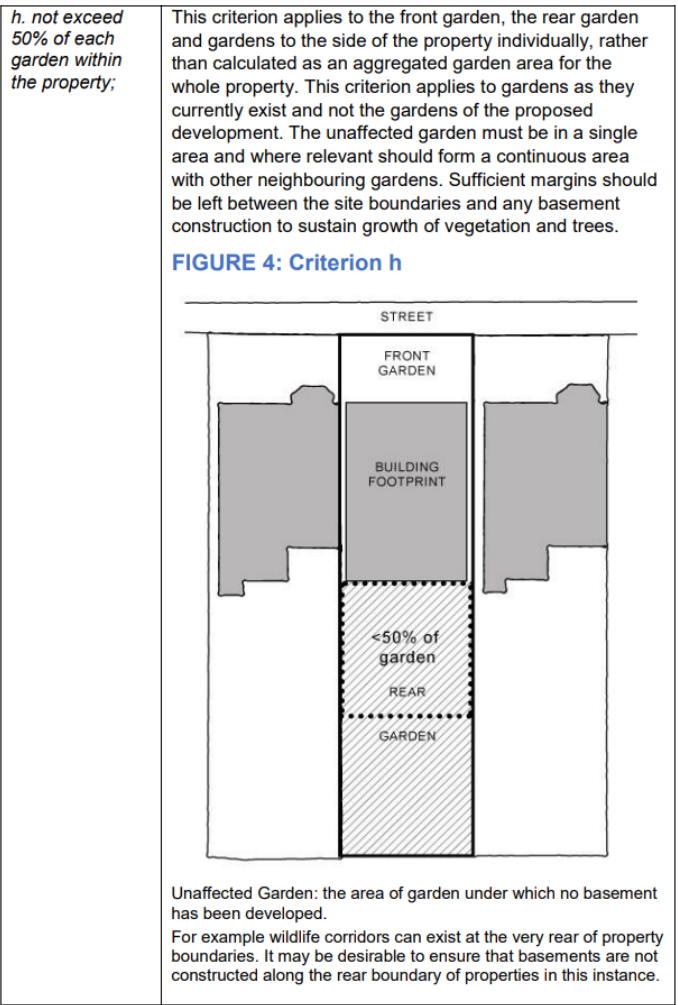


BASEMENT AREA

Camdens Planning Guidance - Basements - January 2021, suggests that basements should take up no more than 50% of the existing garden.

Our proposal takes up 42% of the garden so we believe it to be adherent to this policy.

However there is an existing UKPN substation on the site to the right hand side of the garden and this is the reason that the basement is pushed to the left hand side.



_Above: Criterion H
Source: Camden Planning Guidance - Basements - 2021
Right: Basement Area Diagram
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PERMEABLE GROUND

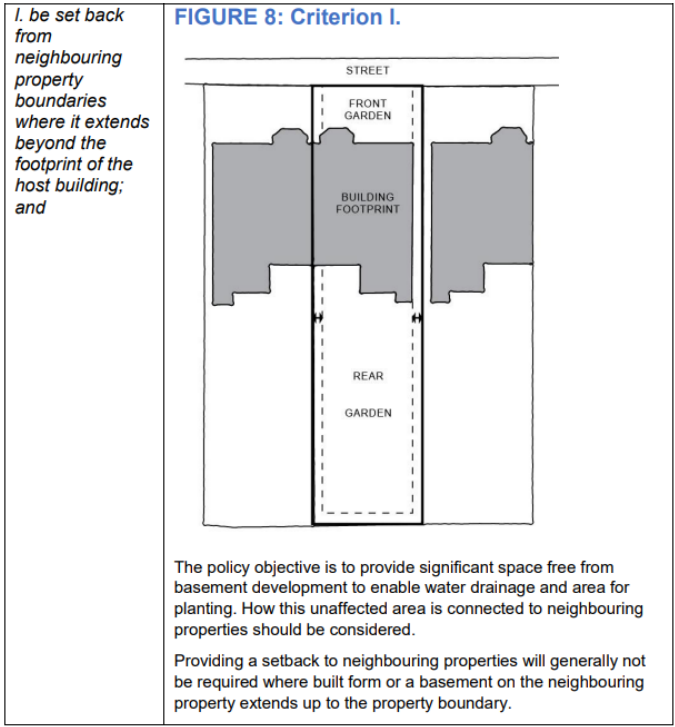
Camden’s basement policy guide, criterion 1 states that sufficient permeable ground should be allowed around the development to allow for adequate run off for groundwater and any development should not increase surface water run-off.

In its current state the garden is predominately covered in existing hardstanding with only a limited areas of permeable ground. As such the proposed development will not negatively effect the drainage system. This is back up by the BIA report commisioned for the project which states:

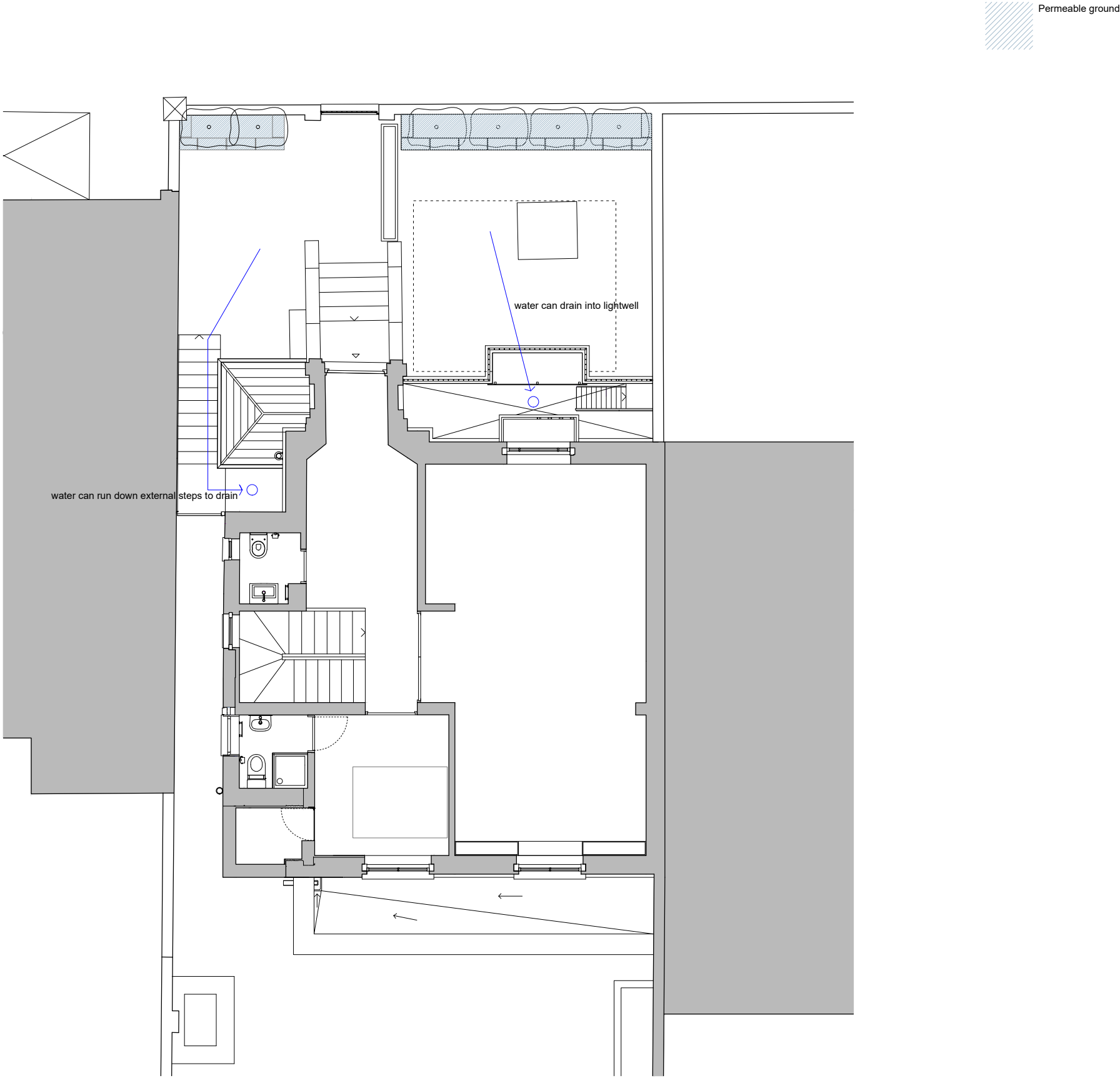
‘The site is currently predominantly covered by the existing building or areas of existing hardstanding, with very limited areas of soft landscaping present around the borders to the front and rear of the property. Infiltration of rain water therefore generally only occurs within the planted garden borders, with the majority of the surface runoff likely to drain into combined sewers in the road.

The proposed lower ground floor extension will be entirely beneath areas of existing hardstanding, such that there will be no change to the present conditions, for example through the loss of any permeable areas, and there will not be an increase in runoff rate or volume into the existing sewer system, or that could have a potentially adverse impact on the surrounding area. There should not, therefore, be any requirement for any mitigation measures.’

Source: GEA Basement Impact Assement - August 2024



_Above: Criterion 1
Source: Camden Planning Guidance - Basements - 2021
Right: Permeable Ground Diagram
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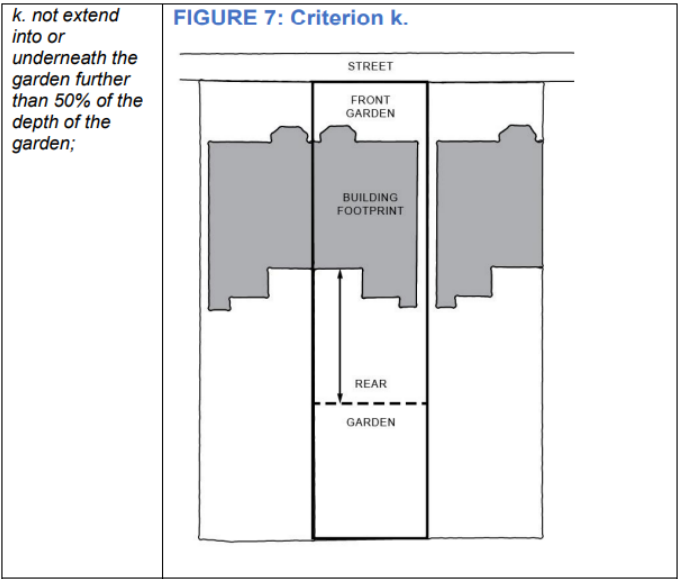


ADAPTING POLICY TO FOUND CONDITIONS

As stated in Camden Planning Guidance - Basements - 2021- Criterion K, basements should not take up more than 50% of the garden. However on this site it is impossible to adhere to this policy due to there being a UKPN substation on the site (shown in blue).

If the substation didn't exist a proposal such as the one marked in red would adhere to all of the planning policy whilst delivering 24.5sqm of much needed space to the clients.

We propose that in this case due to the unusual site constraints we do not meet this requirement and in fact build all the way to the site boundary. Whilst still adhering to Criterion H in regards to not having the footprint larger that 50% of the garden.



_Above: Criterion K
Source: Camden Planning Guidance - Basements - 2021
Right: Depth of Basement Diagram
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MATERIALITY

Whilst the project will have very little visual impact on the street-scape due to its subterranean nature. There are certain elements of existing fabric that will have to be removed for the duration of the works to allow access and the reinstated after.

One of these elements is the front wall the pictures here show the existing condition of it, and also a version of the wall that has been reinstated at the neighboring property.



Existing wall condition



Reinstated wall at No.1 Fitzroy Rd.



Steps in their existing conditions and how they will look after the project

CONCLUSION

The project seeks to work to both satisfy the needs of the client and adhere to the relevant planning policy. Care has been taken throughout this document to show where these policies have been adhered to and where they have been interpreted due to the unusual site conditions.

A basement impact assessment has also been carried out and this has found that the proposal would unlikely have an impact on any of the relevant factors it concluded as such:

'this report concludes that, on the basis of the findings of the investigation, the proposed development is unlikely to result in any specific land or slope stability issues, surface water or groundwater issues, in accordance with the London Borough of Camden Planning Guidance (CPG).'

Source: GEA Basement Impact Assessment - August 2024

The report acknowledges that there are a number of site specific risks but also states that these can be managed with careful design and appropriate levels of site monitoring.

DRAWING LIST

- 228-(00)001 - Site plan
- 228-(00)099 - Existing basement plan
- 228-(00)100 - Existing ground floor plan
- 228-(00)201 - Existing section 01
- 228-(00)202 - Existing section 02

- 228-(01)099 - Proposed basement plan
- 228-(01)100 - Proposed ground floor plan
- 228-(01)201 - Proposed section 01
- 228-(01)202 - Proposed section 02