



## **Proposed Basement**

**31 Willoughby Road  
London  
NW3 1RT**

## **Design & Access Statement & Heritage Statement**

**Heritage Statement:**

The subject property is located within the Hampstead Conservation Area. Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. The proposed basement is to have no external manifestations, so there will be no measurable impact upon the street scene or to the built environment. The subject property is not a listed building.

**Design****Design Process**

1. The application before you is re-submission refusal to grant planning permission dated 2<sup>nd</sup> February 2023
2. We have considered neighbour concerns in relation to the previous basement scheme, and as a result, have significantly reduced the size of the basement proposed. All external manifestations have also been removed from the proposal.

**Amount**

1. The proposal consists of the construction of a proposed basement under the partial footprint of the existing building – extending under the front entrance steps, so that the basement aligns with the front bay window of the property.
2. The construction area of the basement has been reduced from 118.98 square metres (refused planning scheme) to 71.20 square metres (gross structure) - which represents a 40 percent decrease in the size of the proposal. The depth of the excavation has also been significantly reduced – as it is no longer proposed to construct piled foundations – a raft foundation is to be employed instead.
3. The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

**Use**

1. The proposed use is for residential purposes.
2. The proposed use is in character with the area.

**Layout**

1. The site is located within the established residential street known as Willoughby Road, a short walk from both Hampstead High Street and Hampstead Heath.
2. There is currently one dwelling house located on the site.
3. The layout of the proposal reflects the building line within this part of Willoughby Road.
4. The orientation and siting of the basement is such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for the adjoining occupiers – no external manifestations are proposed.
5. The proposal consists of the construction of a proposed basement under the existing property (partial building footprint only)

**Scale**

1. The proposed basement has been designed to blend with the existing dwelling and to have no visual impact on the existing buildings along Willoughby Road.

**Appearance**

1. The design reflects the existing nature and use of the building.
2. The building works relate to the appearance of those adjoining and they are not a discordant feature – the basement will feature no external manifestations – it will be entirely concealed below ground

**Access****Part M**

1. The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

**Transport Links**

- I. The property is situated in an area which provides excellent public transport services including bus routes, and Hampstead Underground Station.

**Road Layout**

- I. The existing road layout remains unchanged.

**Inclusive Access**

- I. The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.