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14 Narcissus Road, London NW6 1TH (basement/side extension)

30.12.2013



Street view – No14 Narcissus Road (black entrance door) <http://goo.gl/maps/v426g>

DESIGN AND ACCESS STATEMENT (basement and side extension)

The applicant is the owner of No14 Narcissus Road, NW6 1TH – a two story plus roof 4-bed terrace with paved forecourt and rear garden. The applicant wishes to add additional living space to the family home, in tandem with the “mirroring” adjacent owner of No12 Narcissus Road. The proposals are in line with a number of very similar extensions in the local area. Both owners of No12 and No14 Narcissus Road are applying in-parallel under separate cover with their expressed mutual consents - see also appendix A.

This householder planning application proposes:

- A single story “infill” side extension to match the adjacent property at No12 to form a larger kitchen area, with roof lights and large glazed garden patio doors.
- An extended basement to form a habitable room and ancillary utility space, by also excavating front patio area with better basement access and new fenestration to match existing.
- Removal of the rear chimney stack and internal layout alterations

All finishes to match existing.

The building is generally in a very good condition, with the basement currently used as storage, wine cellar and utilities – see existing plans enclosed.

As required by local planning authorities a Basement Impact Assessment has also been prepared to support this application.

Matthias Hamm, London 30.12.2013

APPENDIX A:

Overview of rear elevation of No14 and No12 Narcissus Road showing all mutually supported extensions in red – Please note not all extensions shown form part of this application.

