



Planning Department
Camden Council

15 April 2013

Dear Sir / Madam

Application for additional basement. 1b (Unit 2) Gondar Gardens, West Hampstead.

- Design and Access Statement

This planning application is to seek approval for an additional area of basement which was constructed during the building works at Unit 2 (now officially known as 1B Gondar Gardens)

As a background to this application we had initially applied for 4no. 2 bedroom houses. Camden Council Planning Department requested we make one of the units a 3 bedroom house, the only way to do this was via the addition of a basement. This application covers the additional basement constructed as identified on the attached drawings.

The reason for constructing an enlarged basement was due to the Structural design. It was not feasible to construct a half basement as this would have resulted in differential settlement of the two storeys above – effectively the building would crack through the middle, this was not known at the Planning Applications stage. Due to the underground and out of sight position of the basement we did not see it as being a Planning Consideration. Also at the time of the initial application, Basement Impact Assessments were not required (had a BIA been submitted we would perhaps have approached it differently – eg resisted the Councils Request for a 3 bedroom house due to the complications which could arise.

We trust the Council appreciate the situation described above and consider that the building is now complete and ready for inhabitation.

Please contact the undersigned if you require any further information.

Kind regards

A handwritten signature in black ink, appearing to read 'D. Taylor', with a long, sweeping flourish extending upwards and to the right.

David Taylor ARB Architect
Director
AAVA Architects Ltd