

**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION
AT
THE GARDEN HOUSE
1 ELLERDALE ROAD, HAMPSTEAD NW3**

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BFF / 777B

**NEW BASEMENT LEVEL PROPOSAL
AT
THE GARDEN HOUSE
1 ELLERDALE ROAD, HAMPSTEAD NW3**

This document is to be read in conjunction with drawings; 777B AL(0)200.P1, 777B AL(0)201.P1, 777B AL(0)202.P1, 777B AL(0)300.P1, 777B AL(0)301.P1, 777B AL(0)400.P1

Introduction

This document has been prepared in support of a Full Detailed Planning application for the proposed work at 1 Ellerdale Road, NW3.

There is a current consent dated 2nd November 2011 (which is a renewal of the consented scheme dated 24th May 2011). For details of the consented scheme, please refer to the Related Documents for application 2011/4005/P.

The drawings submitted as part of *this* application show the following changes and additions to the aforementioned scheme:

1. New internal layout at ground floor level
2. Introduction of a new internal courtyard balcony at ground floor level
3. Revised roof plan
4. New basement level added

This document will relate solely to the areas that have been revised since the 2011/4005/P scheme received planning consent.

Assessment

In regards to the excavation of a new basement level, please refer to the Basement Impact Assessment carried out by GTA Consulting Engineers dated November 2012. This has been uploaded onto the Planning Portal along with the rest of the Related Documents. The overall envelope and external appearance above ground has not changed from the previous application.

Design Principles

The ground floor layout now incorporates a new stair down to the proposed basement level. This in turn has reduced the size of the WC & shower room at ground floor level.

The material of the new internal courtyard balcony will be glass and is not visible from the neighbouring properties or from the street.

The proposed basement level will house the following accommodation:

1. Screening room
2. Cellar
3. Store
4. Swimming pool
5. Plant room
6. Jacuzzi room
7. External terrace
8. Utility room

The new accommodation at basement level will provide the client with additional space for storage and leisure activities. The new accommodation is not visible from any neighbouring properties and therefore does not compromise the neighbours' amenity in any way. The new accommodation is also not visible from the street.

Structural Implications

Please refer to the Basement Impact Assessment carried out by GTA Consulting Engineers for all structural implications in regards to the new basement level.

External Terrace

The external terrace at basement level will allow for natural light and ventilation into the accommodation spaces. The framing to the glazed elevation will be in anodised aluminium to match the frames on the consented scheme. This will not be visible from the neighbouring properties.

Roof Plan

Due to the new internal layout at ground floor, the roof plan has been amended. As a result a new roof light is proposed in the ensuite bathroom as well as above the corridor at ground floor level. Please refer to drawing AL(0)201 to see the current design. The new roof lights will not be visible from the neighbouring gardens.