

Design and access statement



Flat A
10 Greenaway Gardens
NW3 7DJ
Rev A 12.10.12

1. The existing
2. The proposed
3. Access
4. Trees and RPO
5. Basement excavation and site drainage
6. Lifetime homes

This document is to be read in conjunction with drawings EXE 111 and 211 and the Structural report as prepared by Concept Consultancy submitted together with the application

1. The existing

The existing property, the garden flat, is part of a detached house 2 storeys plus basement and attic. The neo-Georgian House, built in the early part of the 20th century, was later subdivided into flats (one per each floor level).

The building is part of the Redington Frogna Conservation Area.

Though there are a small number of previous Planning Applications none of them is considered relevant to this application.

2. The proposed (design)

It is proposed extend the apartment by excavating an area within the footprint of the house. The existing foundations are deeper than the current entrance hall floor finish level which will enable to carry out the works with minimal underpinning (see structural engineer report).

As part of the works it is proposed strengthen the ground floor joists above the excavated area (please refer to the structural report for more details) and improve the acoustic separation between the apartments in the additional room.

It is also proposed to lower the north-west wing and entrance hall floor level so that the new level matches that of the garden rooms (dining and reception room).

No external alterations are proposed.

3. Access

The access to the property is to remain unaltered.

The apartment has its own independent access plus access through the side passage down to the rear garden can be gained.

4. Trees

A number of trees are present on site which is identified on the site plan.

The proposed works will have no impact on the RPO of the tree as the excavation is to be carried out within the footprint of the house where no roots could have grown.

5. Basement excavation and site drainage

Please refer to the structural report submitted together with the application for what regards the propose excavation works, ground conditions, surface and groundwater flow conditions and any remedial structural works suggested.

As described above the excavation works are to be carried out within the footprint of the building with no alteration to the exterior and material aspect of the fabric of the building, nor is any alteration proposed to the external surface treatments.

Any required new drainage will be connected into the existing system (see existing drawings for location of manholes and direction of flow), using the existing connections where possible.

Seen the above considerations it is reasonable to assume that the development will not increase the pressure on the mains sewer system.

6. Lifetime homes

Due to the existing stepped access to the property at the front and a ramped and stepped access the Lifetime Homes criteria cannot be met.