

**London Borough of Camden
Planning Service
Camden Town Hall extension
Argyle Street
London WC1H 8ND**

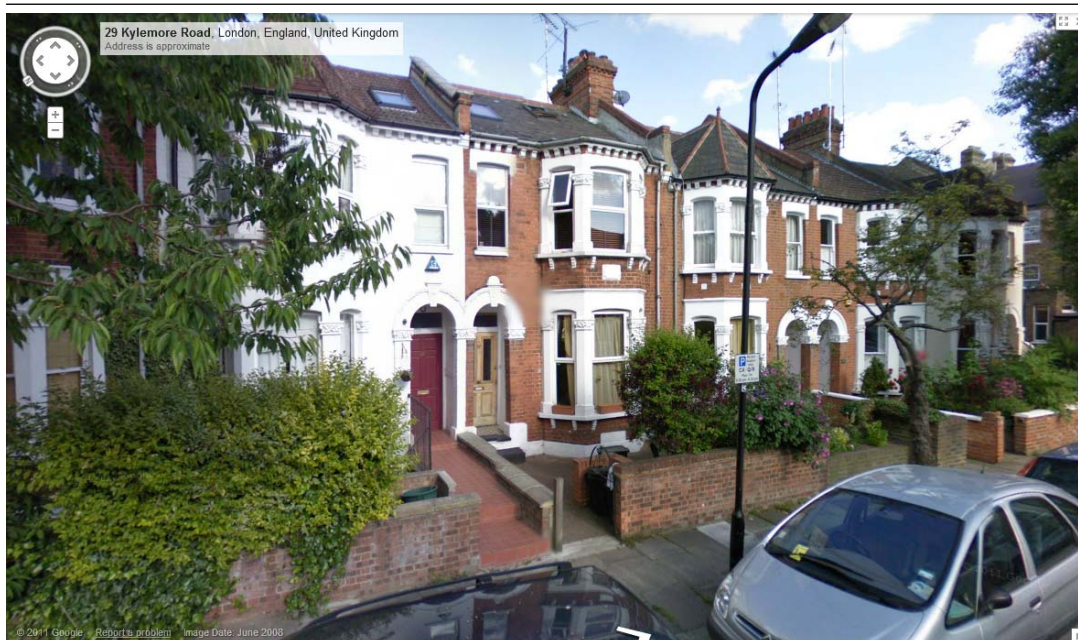
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23 Kylemore Road, London NW6 2PS

14.12.2011



Street view – No23 Kylemore Road (centre building) <http://q.co/maps/zxvu5>

DESIGN AND ACCESS STATEMENT (extension)

The applicant is the owner of No23 Kylemore Road – a two story plus roof 4-bed terrace with rear garden and paved forecourt.

The proposed extension of the existing basement will lower the floor by less than one meter and will create a lower patio area at the forecourt with external stair, level basement access and new fenestration, similar to a number of adjacent properties. Further it is proposed to extend the new basement floor level towards the rear external area parallel to the lower ground kitchen.

The building is generally in a very good condition, with the basement used currently 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 14.12.2011