

BASEMENT EXTENSION – 46 AVENUE ROAD NW8

DESIGN and ACCESS STATEMENT

(Rev A – 28th November 2011)

1.0 DESIGN STATEMENT

1.1 The Locality

The area is residential and characterised by large detached family dwellings. The houses are two/three storeys high with footprints that almost extend across the full width of the property so there is little space between adjoining houses. Many houses have basements which extend into the rear garden.

1.2 The Site and Existing Building

The site and its existing house is in keeping with the character of the area. It has four storeys including a basement under part of the house with subterranean car stacker in the front. Mounted on the roof are numerous external condenser units and an array of mechanical plant equipment. In the rear garden there is an uncovered swimming pool plus a summer house. The gross internal area of the existing house (inc basement) is 7475sq.ft approximately

1.3 Proposal

The proposal is to build a two storey basement below the garden, demolish and rebuild the existing summer house and extend the existing basement below the house so it covers the whole footprint of the house above. The gross internal area of the property will increase to 17100sq.ft. approximately.

The existing subterranean car stacker below the front forecourt will be removed and the space adapted to provide a store with a lightwell against the house. The latter will be mirrored by a new lightwell on the other side of the entrance portico. In order that they are not visually intrusive both lightwells will have a horizontal grille over them rather than a vertical balustrade.

To the rear it is proposed to form a lightwell against the main house but within the footprint of the existing canopy.

The new basement will have a 1.0m deep layer of soil laid over the top of it so it will be possible to reinstate the garden and plant shrubs and the like.

1.4 Summary

The basement and lightwells will have no detrimental impact on the setting, character or appearance of the house nor that of the adjoining properties or surrounding area.

2.0 ACCESS STATEMENT

- 2.1 The existing access to the house will not be affected by the proposals nor will access to public transport and local shopping facilities.

3.0 TREE REPORT

- 3.1 A tree survey has been carried out which has identified, sized and located the position of the existing trees in the rear garden. The report states that none of the existing trees will be affected by the proposals, in particular, the excavation of the basement as the extent of the excavation does not encroach upon the root protection area of the trees (see attached report)

4.0 MISCELLANEOUS

4.1 REFUSE

A bin storage area will remain as existing.

4.2 PARKING

Although the below ground car stacker will be lost there will still be sufficient space to park six cars in the front forecourt.

4.3 AMENITY

The amenity area will not be affected as it is proposed to reinstate the garden and summer house on top of the new basement

5.0 AIR CONDITIONING

- 5.1 A strategy for mechanical ventilation has been prepared (see MPA report), a noise survey carried out and acoustic attenuation proposals put forward to ensure there will be no noise disturbance suffered by the adjoining properties (see NVP report).

6.0 STRUCTURAL and CONSTRUCTIONAL METHODOLOGY

- 6.1 Geotechnical and soil investigations plus hydrological tests have been carried out on which the structural and constructional methodology have been based (see EDGE report). The reports conclude that the development proposals will have no adverse impact on the structural stability of the existing house and neighbouring properties or the drainage of surface and below ground water, nor will there be any damage to the water environment.