



## **DESIGN & ACCESS STATEMENT**

**PROPOSED BASEMENT FLAT**  
**224 FINCHLEY ROAD**  
**LONDON**  
**NW3 6DH**

### **Amount**

The proposals are for the enlargement of an existing lower ground basement storey to the property, extended by 116m<sup>2</sup> and totalling 148m<sup>2</sup>.

### **Layout**

The design rationale behind this scheme is to provide a new self-contained 3 bed residential flat at lower ground floor level, comprising of new leisure spaces such as a sitting room, master bedroom and two additional bedrooms plus ancillary spaces such as a kitchen, utility, main bathroom, two ensuites and a plant/storage room.

### **Scale**

The extent of the works will be contained wholly within the footprint of the original dwelling, and therefore will not visually affect the size or scale of the existing property.

### **Landscaping**

The additional external landscaping comprises mainly of replacement planting to a lowered front driveway and rear two-tier courtyard lightwell.

### **Appearance**

Externally, the alterations to the property have been limited to a lowered frontage to street level, with new front steps down for access, with protective feature metal railings on a low level brick upstand. The formation of 1no new side lightwell protected with walkable grille and a new rear two tiered patio arrangement with new stairwell up to garden with protective feature metal railings.

These proposals are consistent with other basement developments within the area, particularly no 232 Finchley Road in 2006 for basement works and no 226 for front crossover and hardstanding works, and have previously met with the approval of Camden Conservation Officers.

### **Use**

The proposed basement flat will be for the sole use of the occupier.

### **Access**

Vehicular access to the property will be improved with a new dropped kerb and cross-over arrangement to access the new lowered paved front garden area to provide 1no. additional parking space.

Pedestrian access to the property will remain unchanged.

### **Lifetime Homes**

Whilst we are aware that our works are generally exempt from Part M in terms of access for the disabled, we do as a matter of course incorporate in our design as many LTH Standards as we are able to. For example, internal walls are generally non-load bearing and can be removed to accommodate future layouts. Bathrooms can be designed for walk-in showers where appropriate, with walls strengthened to incorporate future rails and shower seats. Doorways can be increased to accommodate larger door sizes and window sills generally lower than required height from FFL.