

Proposed Basement

**Hogarth House
North End Road
London
NW3 7HL**

Design & Access Statement

Design

Design Process

1. The design reflects the character and appearance of the buildings adjoining the site.
2. The design arises from consideration and assessment of the original properties and basements within the street.
3. Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

Amount

1. The proposal consists of the construction of a proposed basement, linking existing lower ground accommodation.
2. The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

Use

1. The proposed use is for residential purposes.
2. The proposed use is in character with the area.

Layout

1. The site is located within the established residential road known as North End.
2. There is currently one dwelling house located on the site.
3. The layout of the proposal reflects the building line within this part of North End.
4. The orientation and siting of the basement is such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for those occupiers.
5. The proposal consists of the construction of a proposed basement, within the boundary of existing external walls.

Scale

1. The proposed basement has been designed to blend with the existing dwelling and to complement the existing buildings within North End.
2. The scale of the development relates to others in the street.

Appearance

1. The design reflects the existing nature and use of the building.
2. The building works relate to the appearance of those adjoining and they are not a discordant feature.
3. The materials selected compliment and maintain the theme of surface materials already used within the street scene.

Access

1. The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

Transport Link

1. North End is located in an area which provides public transport services including bus routes.

Road Layout

1. The existing road layout remains unchanged.

Inclusive Access

1. The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.