

DESIGN & ACCESS STATEMENT

PROPOSED 1NO. REPLACEMENT SIDE LIGHTWELL WITH GRILLE COVER

GROUND FLOOR FLAT
36 GLENILLA ROAD
LONDON
NW3 4AN

Amount

The proposals are for an amendment to the original Planning Approval nos. 2009/4078/P and 2009/5802/P, to provide 1no. replacement side lightwell with grille cover over flush with ground.

Layout

The design rationale behind this amendment is to provide an aesthetically pleasing solution to providing natural daylight to the ground floor side elevation of the property, and to complement the also previously approved rear Basement layout structure. (App. No. 2009/4078/P).

Scale

The extent of the ground floor footprint of the original dwelling will remain the same and therefore will not visually affect the size or scale of the existing property.

Landscaping

There are no requirements for additional external landscaping.

Appearance

Externally, the alterations to the property/original approval are minimal and have been limited to the formation of 1no walkable grille cover, set flush with ground level.

These proposals are consistent with other basement developments within the area and have previously met with the approval of Camden Conservation Officers.

Use

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

Access

Both pedestrian and vehicular 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.