



TABLE OF CONTENTS

INTRODUCTION	3
BRIEF	3
GROUND FLOOR:	3
BASEMENT/LOWER GROUND FLOOR	3
AERIAL IMAGES	4
DESIGN & ACCESS	5
PROPOSED BASEMENT PLAN	6
SKETCH VIEW OF PROPOSED	7



INTRODUCTION

Atlas Living with E2 Architecture + Interiors have been employed by our client Emma Hull of 21b West Heath Road, NW3 7UU to carry out this study into converting the basement at her house into a lower ground floor kitchen.

The aim of this report is to present the design and access issues in support of this planning application.

BRIEF

The brief is to look for the best option for remodelling the house within the constraints of local planning policy and what is reasonably feasible in construction terms to provide the following extra or altered accommodation.

Ground Floor:

- New staircase down to the lower ground floor

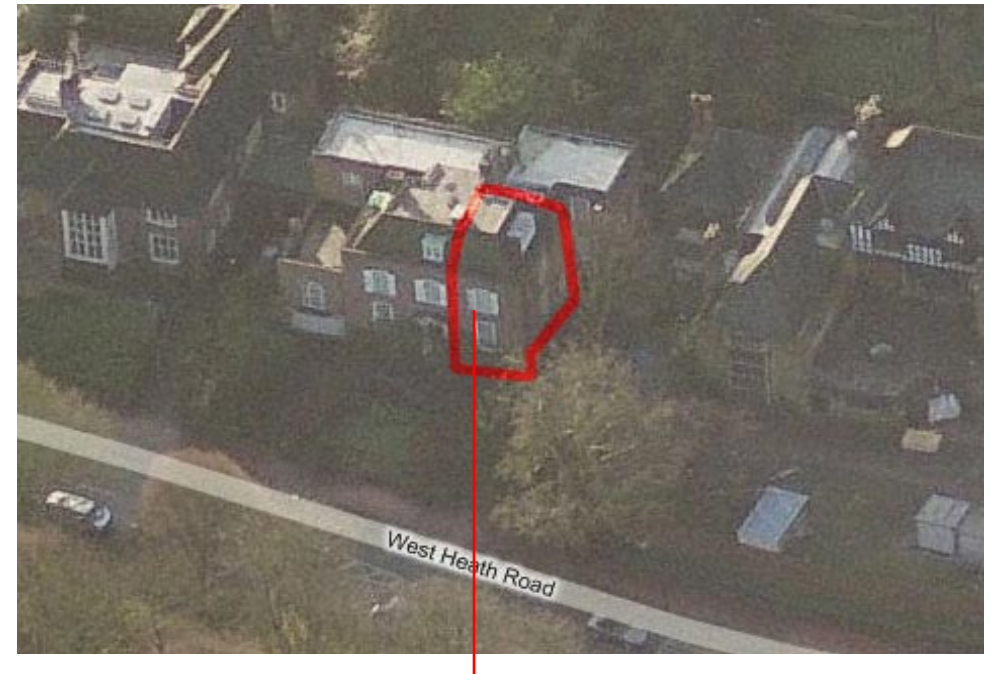
Basement/Lower Ground Floor

- Excavate existing basement and create new windows to serve as a lower ground floor kitchen diner.

AERIAL IMAGES



Aerial image showing ownership boundary



Bird's eye image from north showing front elevation

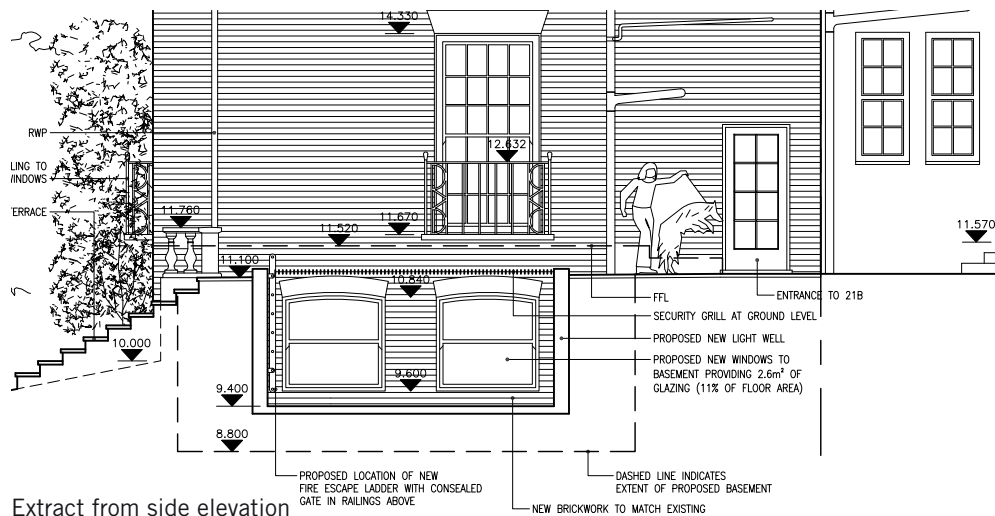
DESIGN & ACCESS

The existing basement has a 1m head height. The basement will be excavated as per the structural engineers statement accompanying this application. A light well to the side of the building will be formed to allow adequate daylight through two new windows in the side. A new staircase is installed in place of the existing kitchen.

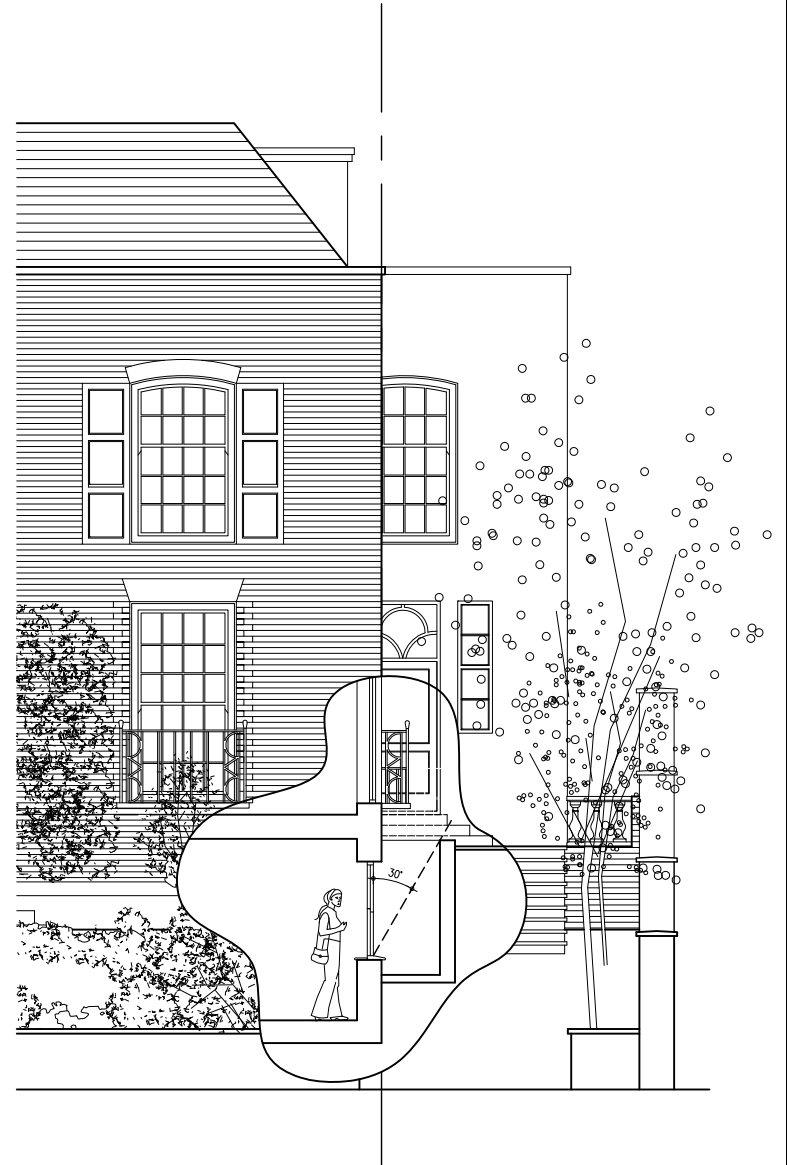
Two new windows are provided onto the light well and have a 30° view of the sky and have a glazed area equivalent to 11% of the new gross internal floor area. The light well will be secured with a grille at finished ground level on the side terrace and will have an escape ladder and hatch. None of the alterations will be visible from the public highway. The windows will be formed to match the existing at first floor with an arched soldier course over the head and jamb and sill to match.

A structural report accompanies this application.

The access remains as existing and is via an external stair to the side terrace up to the front door.

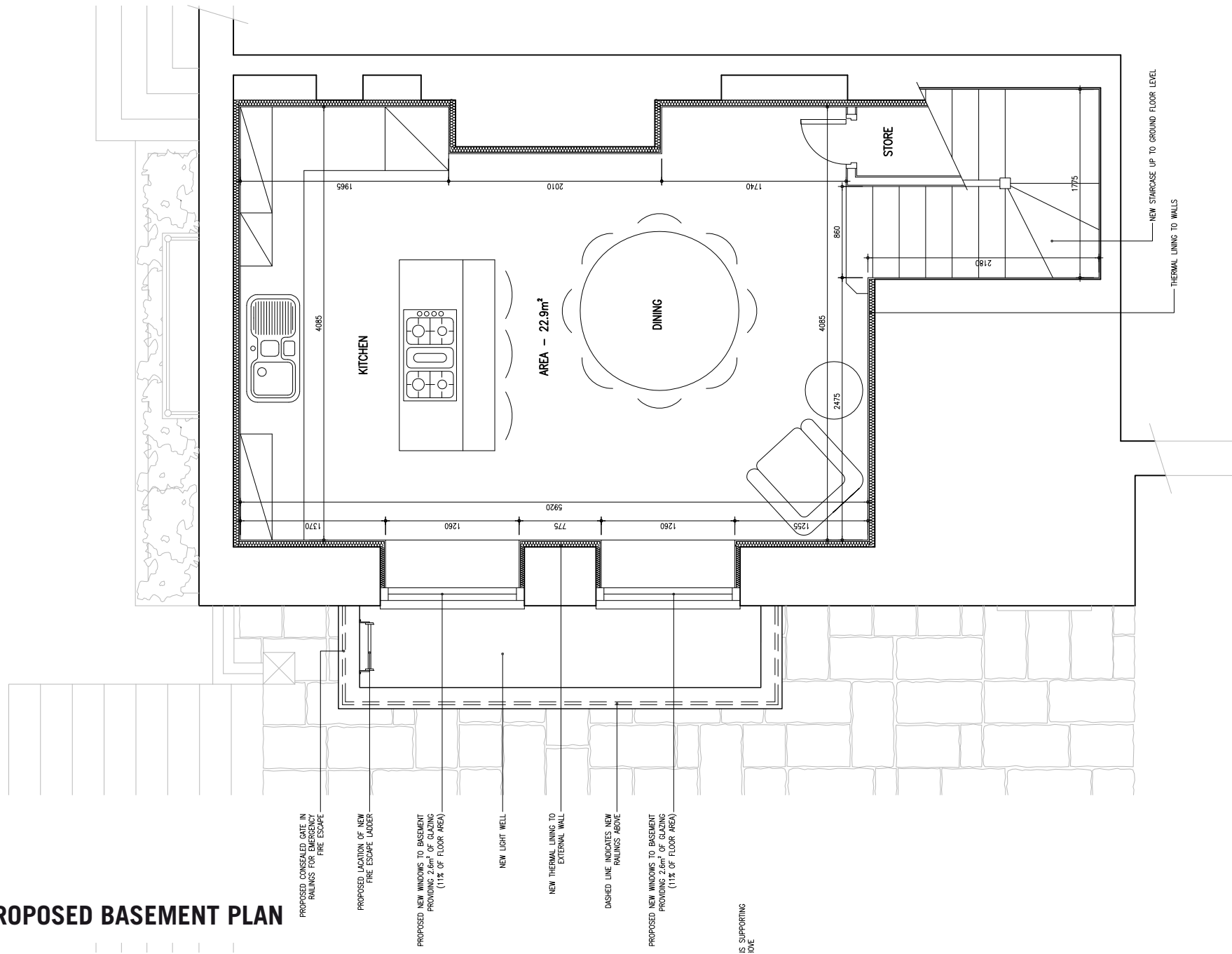


Extract from side elevation



Extract from front elevation

PROPOSED BASEMENT PLAN





SKETCH VIEW OF PROPOSED