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DESIGN AND ACCESS STATEMENT FOR PROPOSED BASEMENT UNDER REAR GARDEN AREA AT 15 ANTRIM GROVE, BELSIZE PARK, LONDON, NW3 4XP

Our Ref: 290_design statement_004_23.07.10

Introduction:

The existing house is an end of terrace family house neighbouring a library at the corner of Antrim Grove, with a swimming pool occupying a portion of the rear garden. The house is currently occupied over three storeys.

Planning Proposals:

The proposals include the excavation of the ground beneath an area of the rear garden neighbouring the swimming pool to form a basement underneath, 2.no light-well with escape access to the garden and a third enclosed staircase which connects internally with the house. There are minor internal alterations associated with the new external enclosed stair. The design allows to keep a minimum 500m of earth above the new basement, as per council guidelines, to allow the existing garden to remain. The proposed basement is also set back from the rear boundary by 3 metres to allow for new plant growth and a suitable area for the introduction of larger shrubs and trees.

SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS):

We are proposing to bury the basement under a min. ½ metre depth of soil allowing for sustainable plant growth over. This will be combined with a SUDS infiltration system subject to appropriate soil conditions and environmental considerations. The typical build up would be grass and topsoil installed on a layer of clean stone overlying an appropriate geotextile separation/filtration layer. Beneath this is a sub-base which is encapsulated within an appropriate geotextile separation/filtration layer. Collected runoff is allowed to permeate naturally, through the geotextile separation/filtration layer, into the sub-grade obviating the need for a positive discharge facility.

Appearance and Materials:

No portion of the proposal will be visible from the street as all development takes place in the rear garden. The 2.no open light-wells will be protected by frameless glass balustrades. The enclosed stair will have full height double glazed walls with a flat roof covered in a proprietary single ply membrane. Additional garden foliage and shrubs are proposed to the rear boundary wall when viewed from the house. The exposed light-well walls will be of concrete construction and finished in a render which will be white painted. The doors and windows proposed shall all be polyester powder coated aluminium double glazed system, colour to be confirmed by the client.

Access:

Vehicular and pedestrian access will remain the same to the property. There is no impact on access whatsoever.