

## DESIGN AND ACCESS STATEMENT

Formation of a new basement to the rear of lower ground floor at

FLAT 3&4, PARKHILL ROAD LONDON NW3 2YP

### 1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

The application is for planning consent in connection with the proposed basement under the rear extension to the rear garden of the house.

The reason for the new basement is to provide a new studio space and a storage room.

### 2 - HISTORICAL CONTEXT OF THE SITE

The existing building is a semi detached Victorian house. Many of the houses in the street have survived in the original form, externally. The facades of the buildings are made of London yellow stock brick and with some rendered /stucco decoration around the windows and porches as well as the bay windows. The street in places has been altered with new buildings. There are a number of larger buildings such as block of flats throughout the street. The houses are 4 storey high including the lower ground and are mostly been divided to form flats within. To the rear a number of the houses have got the large extensions.

Most of the houses have been divided to a number of flats, including No 48.



Fig 1 – Front elevation

### **3 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY**

Because the new basement is a low key design to the rear of the house, it was felt that perhaps it was not so necessary to carry out pre-application consultation. However the application was discussed with the tree section and Mr. Kevin Fisher visited the site.

### **4 - DESIGN EVALUATION**

The design submitted, is a new basement. The only part visible from the garden will be the structural glazing which will give light to the new basement and the sliding windows with very short and slim profile in order to look minimal and unobtrusive.

### **5 - PHYSICAL CHARACTERISTICS OF THE DESIGN**

By definition being an under ground room there is very little which can be seen externally apart from some glazing to the rear garden.

### **6 - LAYOUT: ORIENTATION OF THE BUILDING**

The proposed basement follows the same orientation as the house.

### **7 - AMOUNT: SCALE AND VOLUME**

The proposal is for a single storey underground room. The volume is mainly under the rear extension apart from the back of it which extends further to the garden to provide light to the underground room.

### **8 - UNDERSTANDING OF THE CONTEXT**

The location is a sensitive one, in a conservation area. However it was felt that the development of the design would not have much relation with the context as it is all hidden.



Fig 2 – rear garden

## **9 - LANDSCAPING**

The rear garden will be landscape with low bushes and shrubs. Existing trees would be retained

## **10 - ACCESS - PEDESTRIAN ACCESS**

Parkhill Road is accessed by public transport via underground and buses from Belsize Park. The transport connections are very goods in the area.

The walk from the underground stations is no more than 5 minutes.

Internally the access remains as existing.

## **11- SUSTAINABILITY ISSUES**

The followings are examples of the sustainable elements that have been employed in the design of the house;

### **Insulation:**

The proposed underground room would be well insulated.

### **Air tightness:**

The new room to be designed with good air tightness through effective detailing of the window and doors and correct use of draught excluders etc

### **Glazing:**

Solar reflecting double-glazed units are to be installed. The gap in the double glazed units is to be 18 mm. The high specification of the glazing would reduce the heat gain. The expanse of glass would allow natural light and passive solar gain into the building and thus reduce need for electricity during the daytime.

**New material:**

Glazing: size of the panels is designed so that UK glazing manufacturer could produce the glazing.

**12 - LIFETIME HOME STANDARDS**

Since the building is an existing one, it is not possible to comply with the new Life Time standards.

End