

DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT
39 HOLLYCROFT AVENUE
LONDON
NW3 7QJ

Amount

The proposals are for the enlargement of an existing basement storey to the property, extended by 50m² and totalling 147m².

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of new leisure spaces such as a games room/den and gymnasium plus ancillary spaces such as a kitchen, wc/shower, wc, plant room and storage.

Scale

The extent of the works will be contained wholly within the footprint of the original dwelling, 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 are minimal and have been limited to the formation of 1no new front lightwell protected with walkable grille and 1 no new setoff glazed folding doors to the rear elevation.

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.