

**Proposed Basement
to No 166 Goldhurst Terrace,
London NW6 3HP.**

Design and Access Statement

Number 166 Goldhurst Terrace is a traditionally built terraced dwelling house with elevations of red facing brick with white finished windows and doors all under a grey coloured slate and red tile covered mansard roof.

The house has been previously subject to alterations to the rear of the property plus the addition of a conservatory.

Design

The proposed works to the above numbered property comprises the construction of a basement to the full area of the existing original house.

This will involve the construction of a light well in the front garden forward of the existing bay window at the front of the house this will provide daylight to the front room of the basement. The new window will be similar to that of the existing ground floor window and have a similar white finish the brickwork to the new front wall will also be in red brick similar to that of the existing front elevation. A metal railing will be provided around the new light well for safety purposes.

A light well will also be constructed to the rear of the house under the existing conservatory which will provide token light through a glass panel in the floor.

The purposes of the new space so created will be for family use and additional storage space.

The use of this addition to the property will remain in the present use that of a single family dwelling house.

Generally all materials used will be similar to existing to blend in with the existing house.

The present landscaping of the garden including the existing trees will not be materially changed or affected by the proposed works.

Access

There is no change to existing access to the property from Goldhurst Terrace.

Access for all works will be from Goldhurst Terrace via the front garden area.

All major deliveries of materials will be timed to avoid peak traffic times, it is anticipated that a contractor will be used for the works that knows the area and is aware of all restrictions etc.

All debris demolition materials etc arising from the works will be accumulated on site and removed by skip or truck when a load is ready and again removed outside peak traffic times and the truck/skip will be kept outside the premises for the minimum amount of time to cause least amount of disruption.

The overall design and provision when completed will have the minimal impact on the general appearance of the existing house.