

Design and Access Statement Rev A 03.03.10

Romney's House – Architect's Design and Access Statement for Basement extension.

analysis of existing house and surrounding area

Full Planning Permission and Listed Building Consent were granted for Alteration Works to Romney house in 21 July 2009 (ref: 2009/2022/P and 2009/2026/L).

The approved works, which include the excavation of a new basement directly under the position of the proposed Kitchen/Dining area, have been discussed in detail with Victoria Fowles, Camden conservation and urban planning, and Richard Parish, English Heritage.

This application, for full planning and listed building consent, is solely for the extension of the basement by approximately 23m² (area directly under the existing entrance hall). The basement extension has also been discussed with English Heritage, Camden Conversation and urban planning and with Jonathan Markwell, the planning case officer for the original planning application.

The basement extension is situated in the middle of the house and does not underpin any party walls, it should also be noted that the level of the existing basement of no 4 Holly bush hill, and the houses adjacent to it, sit at a lower level than the proposed new basement, as does the basement of the holy bush pub.

The newly extended basement will be used for additional storage and for the proposed boiler/plantroom. There is no requirement for lightwells or any external changes to the external fabric building. What is more, the works to the basement will allow the existing foundations to be underpinned and strengthened and in doing so improving the structural integrity of the building.

justification

Paul+O Architects have worked closely with the clients' historic building consultant, Donald Insall Associates, who have an in depth understanding of Romney's House and its history. Donal Insall have reviewed the extended basement and advised that it will not have any adverse effect on the historic fabric of the building.

impact on the residential amenity

overlooking, light pollution, sunlight and daylight levels

The proposed extended basement has no lightwells or external windows – there will be no affect to overlooking, light pollution or sunlight and daylight levels.

disabled access

The extended basement will have no effect on disabled access.

traffic and parking

The proposed works will have no effect on traffic or parking.

impact on adjoining trees

The extended basement will have NO impact on any trees. The proposed basement extension is being dug under the middle of a grade 1 listed house. There are no trees within 10 metres of the edge of the extended basement. No mature trees, street trees or trees with a preservation order on them will be affected by the extended basement.

archaeological

The works include the extension of an existing basement which has already been granted planning permission. At the time of the previous submission Ref:2009/2022/P and 2009/2026/L, the proposals were assessed by English Heritage who noted that the site was not one of Archaeological interest.