

Design and Access Statement

30 Harley Road London NW3 3BN

Introduction.

The proposed works consist of providing a basement extension to provide a gym and small swimming pool and the provision of a light well at the rear.

If planning permission is granted for this additional accommodation then the clients requirements would be fulfilled and no further additional accommodation would be sought.

The proposal would be built in accordance with current building regulations.

Relationship and Context.

The property is located within a quite residential road of a mix of large, detached houses, coupled with large properties converted into self contained units. The application site is situated at the end of Harley Road at the junction with Wadham Gardens.

Policy Context

Policies B1 (General Design Principles) and B3 (Alterations and Extensions) of the councils adopted Unitary Development Plan are considered to be the relevant policies in considering this proposal. Supplementary Planning Guidance – “New Basement Development and Extensions to Existing Basement Accommodation” is also relevant in the context of this application.

Policy B1 seeks design of a high standard whilst policy B3 seeks to protect existing architectural quality and setting of existing buildings.

Design Approach

The proposal is modest in size such that it does not extend beyond the footprint of the existing building and is no deeper than one full storey as recommended by the Supplementary Planning Guidance (New Basement Development and Extensions to Existing Basement Accommodation).

The proposal seeks to allow the building to be used more flexibly and make more efficient use of the land.

The proposal would compliment the existing form, proportion, integrity and character of the existing building. The exposed area of the basement at the rear is a small light well with the exposed basement façade having fenestration relating to the fenestration above. The light well will be covered with a flush ornate grill in order to minimise any impact on the character and appearance of the area.

This proposal would be subordinate to the building and respects the original design, proportions and style of the building and will at least preserve the character and appearance of this part of the conservation area.

The additional accommodation is not a habitable room by definition therefore is not required to meet the residential space standards set out in the supplementary planning guidance.

Sustainable Construction

The materials to be used will be high quality, durable and natural and will be of low embodied energy and from environmentally sustainable sources.

Conclusion

It is our opinion, therefore, that our proposal to add these facilities to a house of this size will contribute to the quality and usage of the dwelling.