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2009/3081/P
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**Design and Access Statement For Gym Under Rear Garden
at 12 Chamberlain Street NW1**

Design - Basement

A rear basement play room is proposed under the rear garden with the existing timber decking being replaced on top at the same level as the deck level of the adjoining properties, 10 & 11, where there is a similarly recently excavated garden to create a recreation room. This playroom will have a window onto the existing lightwell and an access passage from the house, again as at 10 & 11.

As in the previous consent for no.12, the lightwell walls will be constructed of rendered brickwork externally, with painted hardwood windows to match the existing conservatory and internally the walls will be painted plaster.

Impact on existing Party Garden Walls:

The walls to the north and east (left and back walls) were successfully supported on underpinning during the course of the basement excavations for no. 11 so there will be no consequences to the north (no. 11) and to the east the same design will be continued and implemented for the rear wall here. Party Wall Notices for the rear garden wall and adjoining property at 13 will be issued, at 11 it is agreed works.

All Upper Floors

Ground floor and above will remain unchanged.

Access

Access to the ground and upper floors of the property will remain unchanged.

Trees

This property does not have any trees planted in its rear garden and there are no trees within a distance that either they or the basement construction will be influenced.