

# FILE COPY

ENV - 1A NORFOLK ROAD LONDON NW8 6AX

16<sup>TH</sup> MAY 2009

DESIGN & ACCESS STATEMENT for PROPOSED BASEMENT EXTENSION

2008/2381/P

## 1.0 Access Statement

The proposed basement extension will not change site access from that described in the Design & Access Statement submitted with the planning application for 1A Norfolk Road which was approved on 28<sup>th</sup> October 2008 (Ref No: 2008/2134/P). Cars will still be able to gain off-street access to the property from Norfolk Road through double gates in the boundary wall. The basement construction including the roof lights will be designed to carry the loads of cars and light vans. The basement will not restrict the area provided by the front garden for people with disabilities to get in and out of vehicles.

The ground floor is raised by three steps above the existing ground level and it is not proposed to change this when the basement is constructed.

Pedestrian access onto the site will be unchanged. Access is through a single gate at the opposite end of the front boundary wall. This leads to the main entrance located at the far end of front elevation with three steps up to the ground floor level. These steps will be retained. The present entrance is not suitable for wheelchair access due to the level difference and this will not be changed by the proposed works. The entrance will be accessible to ambulant disabled persons.

Public transport links are available nearby. There are regular buses on Avenue Road and underground stations located at Swiss Cottage and St John's Wood which are more or less equidistant from the site

## 2.0 Design Statement

### 2.1 Existing

The property is located on the North West side of Norfolk Road but outside the local conservation areas.

Norfolk Road is a broad residential road with detached & semi-detached early Victorian houses lining both sides of the road some stuccoed and some in brick. Some houses have been replaced by more modern houses mainly in a neo-Georgian style. No 1A is a modern house in brick in a Georgian/Regency style at the east end of the road. It is built of a dark orange red multi coloured stock brick with two bows on the front elevation rising through ground & 1<sup>st</sup> floors. The 2<sup>nd</sup> floor is in a dark red clay tile mansard roof with projecting timber dormers. The house is a single family dwelling mainly detached although its garage is attached at ground level to an out-building at the rear of 65 Avenue Road. The house is built up to the boundary with a single storey section on the North-East and North West boundaries.

## 2.2 Proposed works

### 1. Basement Construction

The proposed basement is to be excavated under part of the existing front garden and extends in part from the front elevation of the house to the boundary wall with Norfolk Road and from the boundary with 65 Avenue Road to the boundary wall of 1 Norfolk Road but set back to give adequate root protection area to the existing flowering cherry tree, a mature *Prunus Ceracifera Nigra*, on the boundary with Norfolk Road.

The basement extension is accessed from a new staircase located in the ground floor hall and provides a games room lit by 6no. circular rooflights. The rooflights will be set level with the new paving which will be in York stone and with the roof structure will be designed to allow cars and light goods vehicles to drive over them.

The construction of the basement will necessitate the removal of two existing small trees;- a *Prunus* species and a *malus domestica*.

The only evidence of the basement extension will be the roof lights otherwise it will not be visible from the street or from the neighbouring properties and will have minimal impact on the neighbourhood.

## 3.0 Access and Design Summary

The proposed basement will have no impact on access onto the site or to the house for vehicles or pedestrians.

The basement is designed to have minimal visual impact on the existing house. The proposal will not be detrimental to the locality in general and will not compromise the character and architectural integrity of the house.