

**Flat 1, 7 Lyndhurst Road Hampstead London NW3 5PX  
(Basement Flat)**

**Design and Access Statement**

Accompanying planning application dated 28<sup>th</sup> December 2007

**History**

This application is to retain the single storey extension which has been constructed at the basement flat. The extension is largely below ground.

Planning consent was granted on 19.07.07 reference 2007/2565/P for a similar modest extension. During the course of the building works however, which were unsupervised by any building professional, the builder extended the property into part of the freehold property not in accordance with the planning consent. This application seeks to regularize the as-built position.

**Use**

The existing building is a large semi-detached villa-type house sub-divided into 4 flats. This application relates to the basement flat.

The proposals provide a shower room. The number of flats will not be increased and the extension will not produce an over-intensification of use on the site.

**Layout**

The proposed extension is to the side of the existing house at garden level. It would extend into the area immediately in front the side wall.

There are no issues of overlooking or privacy because of the low height of the extension only 300mm above existing ground level.

The shower room is not a 'habitable' room and there are no windows or rooflights proposed.

**Scale**

The proposed extension is largely below ground and comprises 9m2 gross external floor area. It is modest in comparison to the area of the existing garden flat and the house generally.

As it raises the existing ground level by only 300mm, there are no issues of overshadowing or loss of daylight or sunlight to adjoining properties.

### **Appearance**

The proposed extension will be constructed underground of reinforced concrete.

The only visible material on the exterior of the extension is the surface of the roof which will be finished in concrete paving slabs laid 'crazy paving' style to match existing.

### **Landscaping**

The proposed extension will have a negligible effect on the existing mature landscaping to the garden and has been constructed in an area of existing concrete 'crazy' paving.

The proposals provide for a re-working of the existing external ground levels on the roof above the extension involving minor changes to the steps to the front doors of the studio house and flat 2.

The levels of the existing grassed areas in the vicinity of the extension roof are also re-graded as is the level of the path to the rear garden.

The result of the landscaping works is that the extension is not at all apparent from any part of the site. Its impact on the setting of the house and on the conservation area is therefore negligible.

### **Access**

Vehicular and Transport Links : will not be affected by the proposals.

Inclusive Access : access to the flat will remain unaffected.