



## DESIGN & ACCESS STATEMENT

### Proposed BASEMENT

55 LANCASTER GROVE.  
LONDON  
NW3 4HB

For: Mr & Mrs A. Melkman

### Amount

The proposal is for an extended basement storey to the property totalling 142m<sup>2</sup>.

### Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of a home cinema, a multi-purpose room and an office plus ancillary areas such as a shower room, utility room, wc and storage.

### Scale

The extent of the basement works will be contained wholly within the footprint of the dwelling.

### Landscaping

There are no requirements for additional external landscaping.

### Appearance

Externally, this has been limited to the formation of two front lightwells with vehicular rated grilles over and a rear lightwell with walkable grille over. The side passage window to the newly formed stairwell is to be improved with the sill height lowered externally.

These proposals are consistent with other basement developments within this area and have previously met with the approval of Camden planning Officers.

### Use

The proposed basement will be for the sole enjoyment & use of the current occupier.

### Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:

The London Basement Company