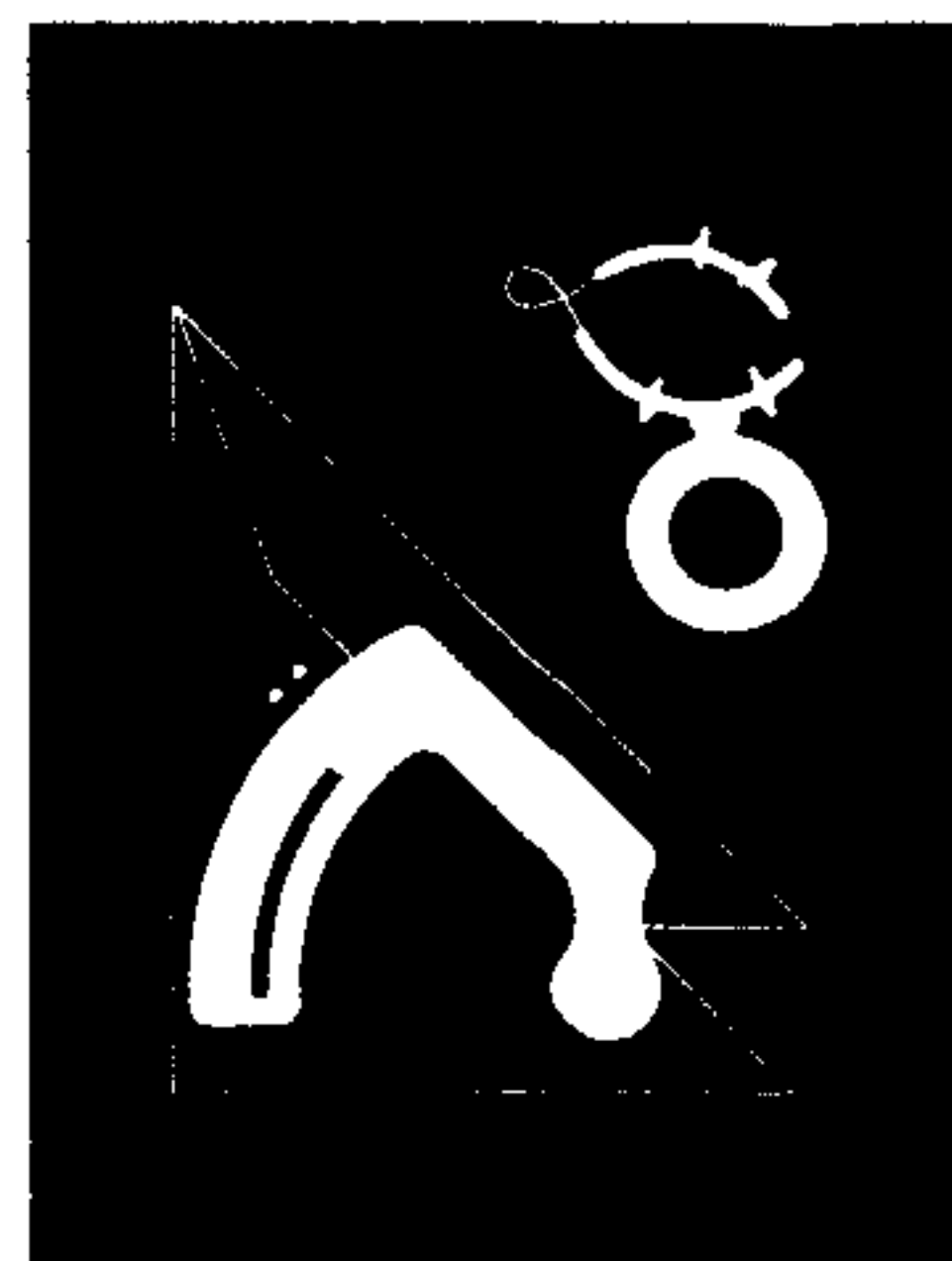


Planning
Development Control
Camden Town Hall
Argyle Street
London WC1H 8ND

16th March 2007



Design Statement and Access Statement 24 Well Road London NW3 1LH

Concept

The objective of this project is to utilize the empty driveway between the existing house and the neighbour's party wall, and provide new living space, office and utility areas. We propose three levels: basement, ground and first floor. The proposal is to include a contemporary but complimentary side extension, which will link the ground existing entry hall space to the new addition to create a high quality and contemporary family orientated environment.

The front portion of the proposed side extension has two storeys with a basement, and is lower in height and set back 1.5 metres behind the existing house, so as to be secondary in hierarchy of form and act as an element of surprise if viewed from the entry to the property. The two-story portion will gain from direct day light into the first floor office and ground sitting area. The remaining back portion, which connects the front to the existing garage at the back, is set at ground floor and is only one storey in height. In order to maximize daylight, it has a glass roof and contains an open courtyard next to it, which is directly in front of the existing kitchen window, to provide natural light and ventilation.

Access

The existing primary access to the property is through the front driveway, this access will remain unchanged and the area in front of the house within the property will provide parking space.

Proposed new façade and light well

The proposed new two-storey façade next to the existing house will be recessed back 1.5 metres and is fully glazed to maximize light and contrast and compliment the existing house next to it. The basement will come out forward in line to the existing house, thus providing a source of natural light and ventilation for the laundry area in the basement.

Proposed addition above basement

The new addition to the front is to be a double storey building, to provide new office space at first floor, and storage and living spaces under it. The rest of the new addition is to be an open plan living area with glass roof and direct access to a new open courtyard which provides the existing kitchen with natural light and ventilation.

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Basement

The new proposed basement is to have a clear head height of 2.5 metres. We also propose a light well as described above to introduce natural light and ventilation to a proposed basement laundry and cinema room. The basement will also house a wine storage, general storage and new boiler and plant rooms. The access to the basement is thru a set of stairs 1 metre in width, which connects the basement to the ground and first floors of the new addition.

Demolition Works

The only demolition we propose is that of the existing w.c. and coat closet at the ground level of the existing house, both of which will be replaced in the new side addition. This will allow a direct connection of the existing entry hall and the new side addition.

The new basement will require excavation to the existing driveway.