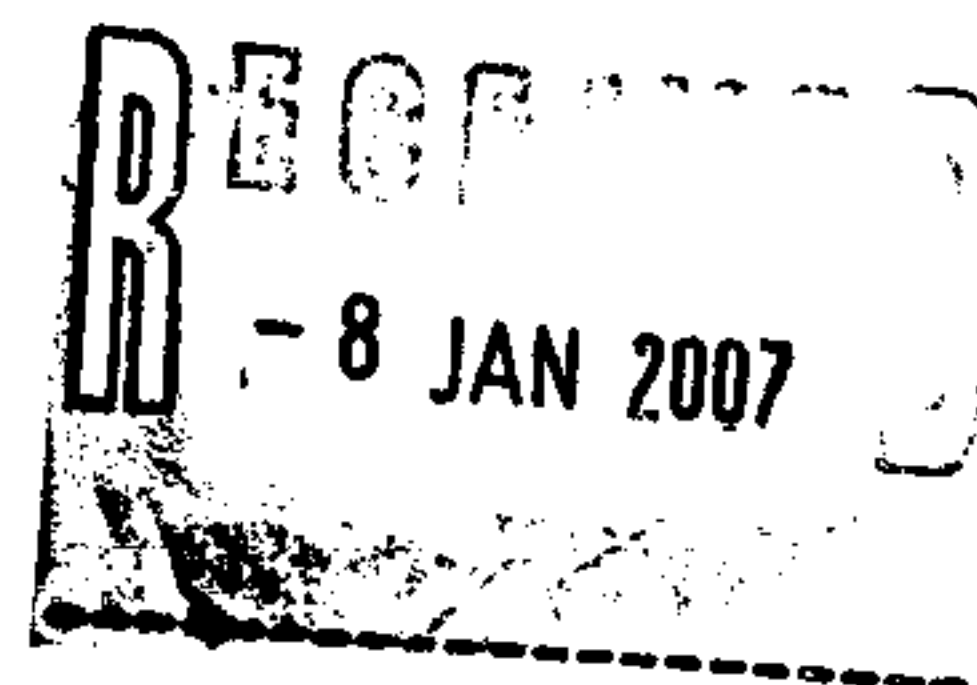




DESIGN & ACCESS STATEMENT

Proposed BASEMENT

57 HOWITT RD.
LONDON
NW3 4LU



For: Mr & Mrs R. Vidal

Amount

The proposal is for an extended basement storey to the property totalling 91m2.

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of three bedrooms plus ancillary areas such as a bathroom, shower room and study.

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 a front open lightwell with railing protection and a rear open lightwell with railing protection and a feature bridge over into the garden. The existing extension at the back has proposed new French doors to the side and a larger window on the rear face.

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