

## **Design and Access Statement.**

### **20 Parliament Hill Hampstead London.NW3**

The alterations proposed here are within the site of an existing house sited in a Conservation area.

The works proposed are the creation of a basement level Garden Room and a Utility Room to the side of the property.

#### **a.Amount**

37M2 of Residential Accommodation is to be created.

#### **b.Layout**

The proposals are to be incorporated in and done in conjunction with underpinning and remedial works required by the movement between the main house and the rear extension of the building. The excavation required to access the foundations and the removal of the existing rear terrace will create a volume sufficient to create the Garden room. The section of the garden immediately outside to the room will be graded to form a slope up to the level of the existing garden.

#### **c.Scale.**

Approximately 37 Sq M of plan area at approximately 2.4 m Head height is proposed. Every effort has been made to keep the proposal as low key as possible.

The proposal will we believe be practically unseen. It will only be noticeable from the garden of the house by the occupiers. The utility room has been kept to a very modest height and size and it to will be hardly noticeable from the street

#### **d.Landscaping**

Landscaping does not form part of the proposals proper but we feel the garden will be enhanced by the addition of the new room.

#### **e.Appearance.**

Although the proposals will be almost unseen the design,architectural detailing of the project and the workmanship will be of a will be of a high standard and will add to the house and the area.

#### **e.Use**

A garden room, for use by the family, openable directly onto the garden but accessed from inside the house. A utility room with access directly from the kitchen.

#### **f.Access**

N/A