

DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT

**FLAT 1, 78 GREENCROFT GARDENS,
LONDON.
NW6 3JQ**

For:
Mr Justin Bacon

Amount

The proposals are for the enlargement of the existing basement below part of the footprint of the existing building. The proposals include new lightwells to the front elevations. The increase in floor area totals 95 m² (1023 sq ft).

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupier of the ground floor flat comprising of new bedrooms, cinema and utility.

Scale

The extent of the works will be contained wholly within the footprint of the original dwelling and therefore will not visually affect the size or scale of the existing property.

Landscaping

The lightwells to the front will have metal grilles flush with the ground level, otherwise the garden remain unaltered. There are no requirements for any additional landscaping except the replanting of the small sapling removed prior to commencement of works.

Appearance

Externally, the alterations to the property are minimal and have been limited to a new lightwell to the front elevation with grilles set flush with existing ground level. garden level. The lightwell proposals are consistent with other basement developments within the area and have previously met with the approval of Camden Conservation Officers.

Use

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

Access

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

Lifetime Homes

Whilst we are aware that our works are generally exempt from Part M in terms of access for the disabled we do as a matter of course incorporate in our design as many as LTH Standards as we are able to. For example, internal walls are generally non-load bearing and can be removed to accommodate future layouts. Bathrooms can be designed for walk-in showers where appropriate with walls strengthened to incorporate future rails and shower seats. Doorways can be increased to accommodate larger door sizes and window sills generally lower than required height from FFL.

Prepared by:
The Basement Design Studio
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