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**24a Narcissus Road, London NW6 1TH (basement/side extension)**

**30.09.2014**



Street view – No24a Narcissus Road (black entrance door) <https://www.google.co.uk/maps/@51.5511041,-0.1959229,3a,74.1t,82.25h,90.8t/data=!3m4!1e1!3m2!1sVQdoPs1w0czuyFMcKqRHQA!2e0?hl=es>

## DESIGN AND ACCESS STATEMENT (basement and side extension)

The applicant is the owner of No24a Narcissus Road, NW6 1TH – the lower self-contained flat (basement and ground floor) of the two story terrace with paved forecourt and rear garden. The applicant wishes to add additional living space to the family home. The proposals are in line with a number of very comparable extension projects nearby, i.e. we have recently obtained planning consent for No12 and No14, working closely with case officer Eimear Heavey – see also related Basement Impact Assessment Desktop study for reference. Please note the property is not in or near a conservation area.

This householder planning application proposes:

- Single story side extension with small “internal” patio to form a larger kitchen area, with roof lights and large glazed garden patio doors.
- Refurbished basement to form a larger bathroom and habitable room and raised storage with matching fan lights to the front – see also basement impact statement attached by Conisbee with very minor alterations.
- Internal layout alterations to form additional bedroom with Ensuite bathroom

All finishes to match existing.

The building is generally in a good condition, with the basement currently used as bedroom, bathroom and utilities – see existing plans enclosed. Highway access remains as existing.

As required by local planning authorities a Basement Impact Assessment has also been prepared to support this application.

Matthias Hamm, London 30.09.2014

## APPENDIX A – Indicative schedule of areas (revD):

	<b>Flat No24a</b>	+	<b>Garden</b> (private)
<b>Existing</b>	75m2 (2bed)		40m2
<b>Proposed</b>	85m2 (3bed)		30m2