the
basement
design
studio

DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT
23 NARCISSUS ROAD
LONDON
NW6 1TJ

Amount
The proposals are for the creation of a new basement storey to the property, totalling 70m2, and a small rear side ground floor infill extension of 9m2.

Layout
The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of new leisure spaces such as a larger kitchen, playroom/entertainment area and gymnasium plus ancillary spaces such as a utility, wc/shower and storage.

Scale
The visual extent of the basement 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. The rear side infill extension has been designed to be sympathetic to the rear elevation, whilst being designed as closely as possible to Camden Councils Planning guidance on small rear infill extensions.

Landscaping
There are no requirements for additional external landscaping.

Appearance
Externally, the alterations to the property are minimal and have been limited to the formation of 1no new front lightwell protected with a walkable grille. 1no rear lightwell is to also be formed, protected with part grille/part obscure glazed walkable lid to enhance the appearance of this elevation.

These proposals are consistent with other extension and basement developments within the area, particularly a rear side infill extension at no 21 Narcissus Road, and a similar basement scheme at 18 Narcissus Road, which have both 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 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.