

STEVEN ADAMS ARCHITECTS

Design & Access Statement for revision to approved basement at 2 Quickswood, NW3

07.08.14

This document is in accordance with the requirement set down by the DCLG.

Design and access statement in support of application for the construction of a new basement in the garden and under part of the existing house off King Henry's Road, London NW3

Design

This basement design will only be perceptible from outside the private garden of this property by the very limited view from a distance of the proposed new glass staircase enclosure and will be evidenced in the garden by the installation of two skylights, one slightly moved from its approved location.

Use

The enclosure of this basement will allow increased use of the property and will retain the use of the current private garden.

Layout

The layout of the basement sits within the site ownership boundary.

Scale

The proposed basement will have no impact on the scale of the current building.

Landscaping

The location of the basement will allow for the private garden to be retained within the existing enclosure. The garden is decked at present and will remain so in the proposed scheme.

Appearance

As stated above, the basement will only be evident within the existing private garden by the installation of two flat skylights within the decking and the newly proposed glass stair enclosure. The East side of this glass enclosure, facing towards the adjoining property, will be etched with obscure glass to prevent a loss of privacy.

Access

The existing pedestrian access is not affected by the new basement.

Inclusive access

N/A.

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