



Design and Access Statement

Site Address:

Flat Ground and 1st Floor Rear
6 Sumatra Road
London, NW6 1PU

Proposed Work:

Excavation of an enlarged basement with front and rear lightwells in connection with the existing ground and first floor maisonette

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1. Introduction

This Design and Access Statement has been prepared for Camden Planning Office in support of proposed works to the property at Flat Ground and 1st Floor Rear, 6 Sumatra Road, NW6 1PU.

The proposed works consist of the excavation of an enlarged basement with front and rear lightwells in connection with the existing ground and first floor maisonette. The extended basement would provide additional bedrooms and bathroom to the existing flat.



Front view



Rear view



Front garden area



Rear garden area

2. Existing Property

The property is a flat which occupies the ground and rear 1st floor levels of a three story Victorian terrace dwelling. There is a flat above, Flat B, which occupies the first and second floors of the dwelling. Both flats are accessed from a common entrance hallway at ground level. There is a partially excavated and unfinished basement area which can be accessed from the ground floor flat.

The property is not within a Conservation Area and is not listed. The property is not considered to be within a Flood Zone.

The existing front garden is defined by a small hedge planting along the front boundary. There is an existing brick planter within the front garden behind the hedge with storage space enclosed by shutter doors below. There is a slight downward slope in the ground level from north (4 Sumatra Road, higher) to south (8 Sumatra Road, lower).

The existing rear garden can only be accessed via the ground floor flat.



Existing basement access



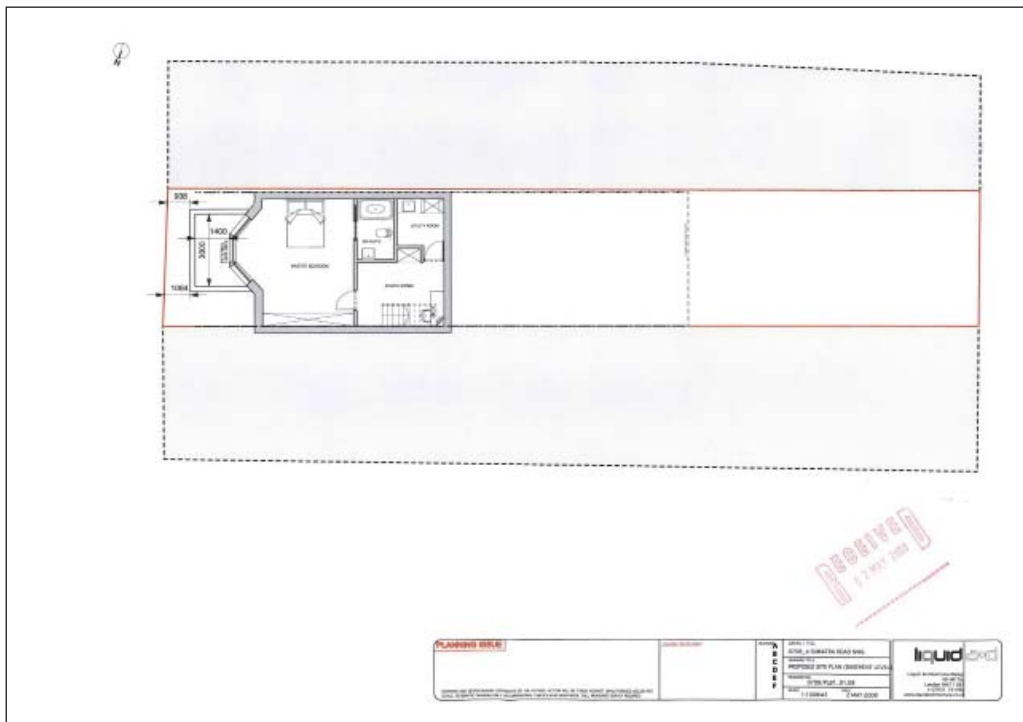
Existing basement area

3. Planning Precedent

There is an existing basement development at the adjacent terrace property at 4 Sumatra Road which we feel is relevant to our proposal. Planning permission was granted in 2008 for “Excavation of enlarged basement with front basement lightwell surrounded by railings in connections with existing ground and first floor mainsonette” (Application Number 2008/1772/P).



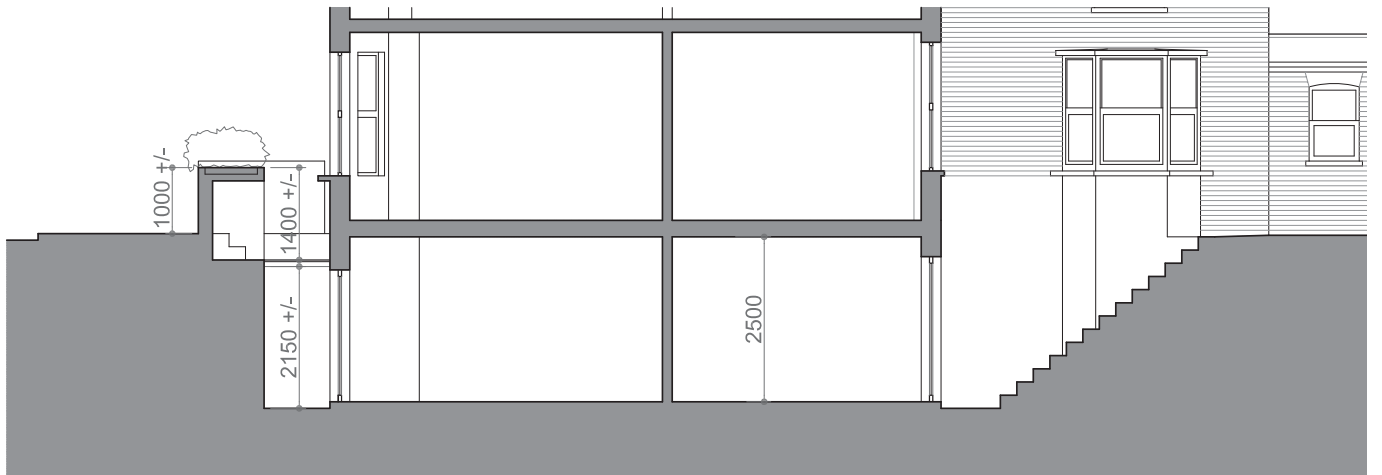
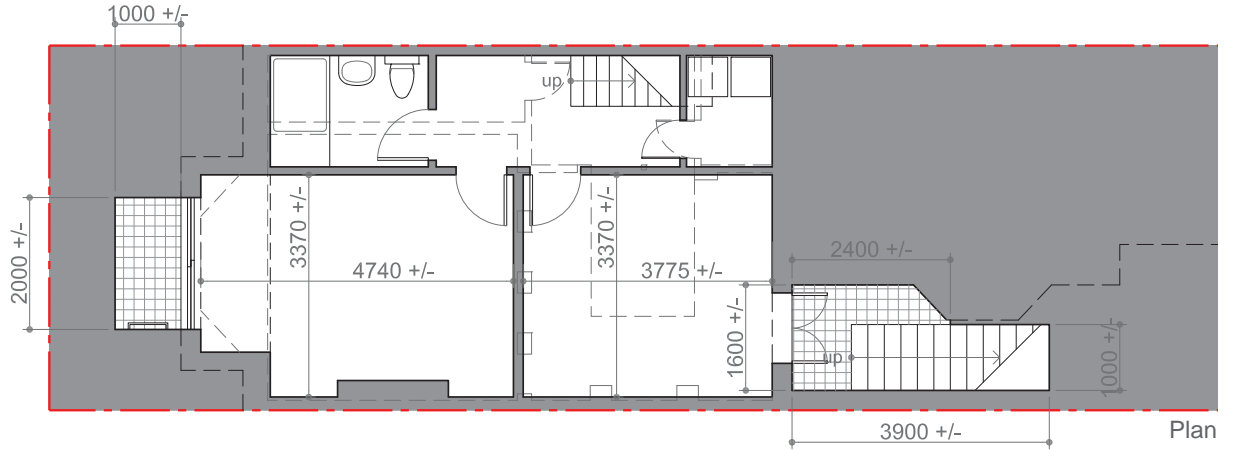
Lightwell to existing basement at 4 Sumatra Road



Proposed basement drawing from Camden Planning Application 2008/1772/P

4. Design Proposal

The proposed work is to extend the existing basement area under the dwelling to be one full story below the existing ground level. Two additional bedrooms will be provided at the front and rear with bathroom and utility area. Each of the bedrooms will have direct access to natural light and ventilation via respective lightwells at front and rear.



Section

Proposed Basement Level with Lightwells

Not to scale

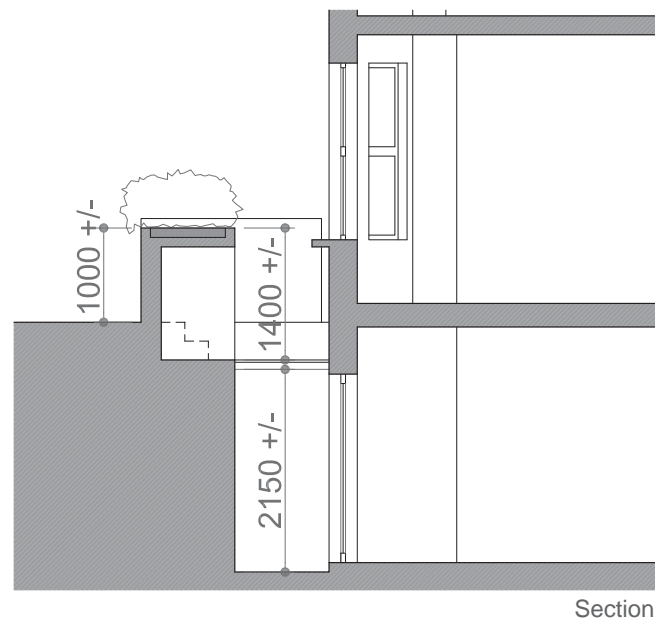
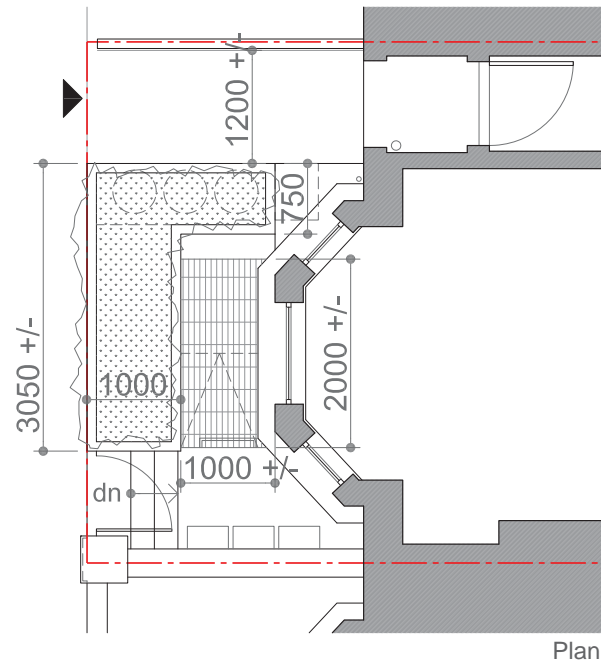
The lightwell at the front of the basement will be accessible to the front bedroom. It is proposed to be covered by a walk-on metal grille with an access hatch and emergency escape ladder. The finish of the lightwell at basement level is proposed in render.

A planter built in matching brick is proposed at the front boundary with landscaping above and storage below. The storage below will incorporate an area for bins to be accessed from the entrance path to the front door. The area behind the planter with the metal grille will be stepped down at a slightly lower level. The lower level allows the storage area underneath the planter to be an ample size for bicycle storage whilst minimizing the height of the brick planter from the pavement side. A separate access gate proposed to access this stepped down area. The design of the brick planter would have practical benefits of providing various kinds of storage and landscaping as well as helping to conceal the impact of the light well at front. We feel that the impact of this design would not detract from the streetscape and may even enhance it.

The lightwell at the rear of the basement will be accessible to the rear bedroom. It is proposed to be open with an external staircase to provide a direct link to the rear garden. The finish of the lightwell at basement level is proposed in render.

5. Access

The existing internal access to the flat at ground level will remain as it is. The existing staircase to the basement will be replaced with a new staircase to the new finished floor level in a similar orientation.



Proposed Lightwell at Front
Not to scale

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