



## **DESIGN & ACCESS STATEMENT**

### **PROPOSED BASEMENT**

**FLAT C  
15 WEST HEATH ROAD  
LONDON  
NW3 7UU**

For:  
**Mr & Mrs H. Stein**

#### **Amount**

The proposals are the construction of a small glazed extension at ground floor level occupying 19.4 m<sup>2</sup>.

#### **Layout**

The design rationale behind this scheme is to provide additional living space for the owner occupier of the ground floor flat by relocating the existing living area and re-planning the internal kitchen and dining areas to create an additional bedroom.

#### **Scale**

The proposed glazed extension is small and located to the rear of the main building and therefore will not visually affect the size or scale of the existing property.

#### **Landscaping**

The existing planted borders and decked areas will be reinstated on completion of the extension works and the existing trees and surrounding shrubs are to be retained. There is no requirement for additional landscaping.

#### **Appearance**

Externally, the alterations to the property are minimal and have been limited to the new glazed rear extension to the rear of the building.

#### **Use**

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

#### **Access**

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

Prepared by:  
**The Basement Design Studio  
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