

DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT

21 ABERDARE GARDENS, LONDON, NW6 3AJ

Amount

The proposals are for the creation of new basement storey to the property, totalling 159m².

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 home office, playroom, study area and additional bedroom plus ancillary spaces such as a utility, wc/shower, ensuite and a plant/storage room.

Scale

The extent of the 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.

Landscaping

There are no requirements for additional external landscaping.

Appearance

Externally, the alterations to the property are minimal and have been limited to the installation of railings around the new rear stairwell and a new front lightwell protected with a walkable metalwork grille cover. The railings would be a building control requirement to protect against falls from height.

These proposals are consistent with other basement developments within the area, particularly 61 and 101 Goldhurst Terrace in 2009, 146 Goldhurst Terrace in 2011, and more recently nr 66 in 2013, all for basement works, and have previously met with the approval of Camden Conservation and Planning Officers.

Use

The proposed basement will be for the sole use of the 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.



Prepared by **Dig For Victory Limited** – 20 Mortlake High Street, London, SW14 8JN

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