



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 single storey flat roof extension at ground floor level occupying 19.4 m².

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 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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