

# **Proposed Basement**

**34 Queens Grove  
London  
NW8 6HN**

**Design & Access Statement  
&  
Heritage Statement**

## **Heritage Statement:**

The subject property is located within the St Johns Wood Conservation Area. Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. The proposed front lightwell poses minimal effect either from the main street or adjacent properties. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment.

## **Design**

### **Design Process**

1. The design reflects the character and appearance of the buildings adjoining the site.
2. The design arises from consideration and assessment of the original properties and basements within the street.
3. Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

### **Amount**

1. The proposal consists of the construction of a proposed basement.
2. The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

### **Use**

1. The proposed use is for residential purposes.
2. The proposed use is in character with the area.

### **Layout**

1. The site is located within the established residential road known as Queens Grove.
2. There is currently one dwelling house located on the site.
3. The layout of the proposal reflects the building line within this part of Queens Grove
4. The orientation and siting of the basement is such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for those occupiers.

5. The proposal consists of the construction of a proposed basement, within the boundary of existing external walls. A front and rear lightwell will be created as part of the proposed development

### **Scale**

1. The proposed basement has been designed to blend with the existing dwelling and to complement the existing buildings along Queens Grove.
2. The scale of the development relates to others in the street.

### **Appearance**

1. The design reflects the existing nature and use of the building.
2. The building works relate to the appearance of those adjoining and they are not a discordant feature.
3. The materials selected compliment and maintain the theme of surface materials already used within the street scene.

### **Access**

1. The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

### **Transport Link**

1. The property situated along Queens Grove is located in an area which provides excellent public transport services including bus routes.

### **Road Layout**

1. The existing road layout remains unchanged.

### **Inclusive Access**

1. The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.