

## **DESIGN & ACCESS STATEMENT**

### **PROPOSED BASEMENT**

**269 GOLDHURST TERRACE LONDON, NW6 3EP**

#### **Amount**

The proposals are for an extension to the side of the property as well the creation of new basement storey to the property, totalling 97m<sup>2</sup>.

#### **Layout**

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property. The primary driver behind the project for the owner occupiers is the creation of additional space to provide for their young child with special needs. The owner occupiers have already applied for and received a Blue Badge in anticipation and can confirm the number as being 222B23 0 1212Y0416.

In conjunction with the primary driver, there are secondary drivers that will be met in harmony with the primary drivers, comprising of new leisure spaces such as a living/playroom/study area and an additional 2 bedrooms plus ancillary spaces such as a utility, wc/shower, ensuite and a plant/storage room.

#### **Scale**

The extent of the basement works will be contained wholly within the footprint of the proposed ground floor of the dwelling, together with a discreet side extension which will not excessively affect the size or scale of the existing property when read in the context of the apartment block as a whole.

#### **Landscaping**

There are no requirements for additional external landscaping.

#### **Appearance**

Externally, the alterations to the property are limited to side extension of 3.0m in width when viewed from the road. The new facing materials will match those existing. The effect of the addition of the basement will be minimal and have been limited to the installation of metal grilles to the front and rear lightwells, which will not be visible from the road.

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

Dated **07 June 2015**

For **Mr & Mrs Smith**