

Design and Access Statement

42 Avenue Road, London NW8 6HS

Introduction

This Design Statement is written to support the Planning Application proposing a lower basement extension under part of the front drive including a car lift.

The house is not a listed building but it is part of the Elsworth Conservation Area. The Site itself extends to some 947 square metres.

Design

Car Lift

The car lift will be concealed within a concrete pit connecting the front drive to the new lower basement extension. The car lift will be invisible from the street when not in use as the lift covering will be paved to match the front drive. This will be a similar system to the one installed at N.38 and N.40 Avenue Road next door.

Front Garden

The existing front garden is all covered with asphalt and resin coating. It is proposed to remove the existing finish and replace it with fan pattern square granite setts, more in keeping with the style of the house and the Elsworth Conservation Area. The car lift cover will also be covered with the same granite setts so it will be invisible from the street.

New Lower Basement extension

The application seeks to increase the existing lower basement under part of the front drive to create a secure underground garage for two cars. The root protection area for the existing tree in the front garden will be protected by extending the existing basement at lower level and not upper level, as explained in the Arboricultural report submitted with the application. The same strategy was used next door at N.38 and N.40 Avenue Road.

This new basement extension will be a non-habitable space and will only be used as a garage for two cars.

We believe the proposed alterations listed above will not change the appearance of the conservation area and the property's setting within it as it will not be visible from above ground.

Access and Lifetime Homes

No alterations to the existing access arrangements or Lifetime Home principals are proposed.

Area Schedule

Site area: 947 sqm

Existing GIA: 1132 sqm (including the existing 22sqm roof space)

Existing GIA (including minor external alterations as per Planning Application 2015/3173/P): 1187 sqm

Proposed GIA: (including new front basement and car lift): 1278 sqm