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STRUCTURAL  
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## Design & Access Statement for Basement Extension at 27a Lambolle Road NW3 4HS.

### Description

The property is a Victorian semi-detached house that has been converted into flats. There is a small, paved front garden and a large rear garden. There are mature trees in the front and rear gardens. The garden boundaries are brickwork walls. The house is typical for the period and the area, and the neighbouring properties are similar. Access to the rear garden is by a path alongside the flank wall of the house. This path links the front and the rear gardens.

The house has a basement, ground floor, first floor and a second floor. The ground levels are such that the rear garden is at the basement floor level. The existing basement does not cover the full area of the house.

### Proposed Alterations

It is proposed that the existing basement be extended. At present the basement covers approximately three quarters of the plan area of the house. It is to the full width at the front and about half the width at the rear. The extension will be to the remaining quarter of the house. The front and side appearance of the house will not be changed. Only the rear of the house will be altered by the addition of the extension with its walls and windows.

Access to the property will be unchanged. The front entrance, at ground level, will still be from Lambolle Road. The rear access from the garden will be the same as it is now. The side path linking the gardens will remain. The alterations are internal and, apart from new doors into the new basement extension, the existing basement will remain the same as it is now. Existing services in the house, drains, water, gas and electricity, will not be altered. The new part of the basement will be a utility room and will have the various services extended into it.

The existing buildings, routes and spaces will be maintained. Safety and security of the property will be maintained during and after the building works.

### Appearance

Only the rear elevation of the property will be altered. The new basement extension will fill the gap between the existing rear basement and the party wall. It will have a bay with windows that look out onto the rear garden. The windows will match the appearance of those existing and the arches over

windows will be similar. The new extension will be roughly 4m by 5m, plus the bay. The floor to ceiling height will be that same as the existing basement. Floors will be level and unchanged.

All the alterations are internal apart from the changes to the rear wall of the basement. There are no changes to the landscaping of the rear garden. The existing trees will be unaffected by the proposed works.

The construction will have brickwork walls, concrete foundations and basement floor slab, and timber ground floor with steel beams. Lintels may be steel or concrete.

## Heritage Assets

The building is not listed nor is it known to be in a conservation area. There is no archaeological significance to the property. All external works will be to the rear wall and will be in keeping with the rest of the house and the neighbourhood. Windows and their arches, type of brickwork and mortar, the brick bond, etc. will match the existing construction.

The view of the house from the public road will not be altered.

C D Webster

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Knightwood Structural Design

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