

# **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, namely no.37 and no.40 Queens Grove.
3. Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.
4. A new landscape design has been designed for the rear garden with trees and garden furnitures to provide cover to the new glass floor plates. Works to the garden will be improved as part of the construction of the basement on site.

### **Amount**

1. The proposal consists of the construction of a proposed basement under the footprint of the existing building, front and rear gardens. The proposal also includes lightwells and glass floor plates to the front and rear gardens to promote natural ventilation and light into the 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. The landscaping to the rear garden has been carefully designed with new planting and garden furnitures to discreetly cover the glass floor plates. The garden landscaping features has been carefully designed and considered to avoid giving the attention of a basement below the garden. Trees will be planted between the glass floor plates adjacent to the boundary 35 Queens Grove. This is similar to the glass floor plates at the rear of the garden where trees will be planted in between them. In addition new timber seating will be strategically positioned above the glass floor plates to provide cover and discreetness.
5. The proposal consists of the construction of a proposed basement under the existing property, front and rear gardens. Front and rear lightwells and glass floor plates will be introduced in the rear garden as part of the development of the basement.

## **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 such as no.37 and no.40 Queens Grove where basements under the rear garden has been constructed under the majority of the garden space. The scale of the basement is therefore considered acceptable and in keeping in character with those on 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**

- I. 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**

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

## **Road Layout**

- I. The existing road layout remains unchanged.

## **Inclusive Access**

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