

## **Flat 01, 154 Iverson Road, London NW6 2HH**

### **Design and Access Statement**

Formation of a Basement Extension with associated front and rear light wells and internal refurbishment.

*Prepared by  
Shape Architecture Ltd*

## Design and Access Statement

### INTRODUCTION

The proposal seeks planning permission for the following:

Formation of a Basement Extension with associated front and rear light wells.

### USE

The extended basement will be ancillary to the remainder of the dwelling and would have a residential use.

### AMOUNT

The planning submission seeks permission for a Basement Extension with associated front and rear light wells

### LAYOUT

The layout of the proposal is determined by the existing layout. The vertical circulation is extended into the basement.

### SCALE

The scale of development is typical of the type of development approved in and around Iverson Road, its adjacent streets and throughout the borough.

### LANDSCAPING

**Rear Garden.** The existing ground levels of the rear garden will not be increased. The extent of the existing garden is largely unaffected by the proposed development.

**Front Garden.** The front garden is presently laid to tiles/paving and has some soft landscaping.

### APPEARANCE

**Front Lightwell.** A number of approved applications in Finlay Street and surrounding streets have approved a Front Lightwell. This is also a common design throughout the borough in respect of subterranean developments.

In this instance the proposed front lightwell does not exceed 800mm from front to back; reflects the shape of, and is limited to the width of, the existing bay window; and more than 50% of the existing front garden area would be retained.

The proposed front lightwell would be covered by a horizontal grille (thus avoiding the need for railings and thereby preventing any adverse impact to the visual amenity of the street scene). The grille will be flush with the garden surface. In this form, the proposed front lightwell accords to the criteria established in the Supplementary Planning Guidance on light wells.

**Basement.** The new basement will not be visible from the outside apart from its light wells. Its use is subservient to the existing dwelling and it will be constructed to high standards of thermal insulation and acoustic separation.

**Rear Lightwell.** The rear lightwell is compact. The majority of the garden is left untouched and existing garden levels are not increased.

### ACCESS

Access from the street will be retained and access within the dwelling via internal stair is retained. The vertical circulation is extended into the basement.

**FLOOD RISK**

We confirm that the proposed basement accommodation is ancillary to the dwelling house and is not for self-contained accommodation.

Internal access is provided and maintained for occupants to reach a higher floor in the event of a flood.

We confirm that active drainage devices are incorporated into the drainage design

**Building Impact Assessment**

A Building Impact Assessment has been commissioned and will be carried out by a chartered Structural Engineer.