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Construction of a basement extension to the ground floor flat

at 18 Ornan Road, London NW3 4PX



DESIGN AND ACCESS AND PLANNING STATEMENT

Ref: 1206-667-DAS

Revision: Initial Issue

Client: Southfields Property Company Ltd

1 Introduction

1.1 The property at 18 Ornan Road is a 4 storey semi-detached house from the mid-late Victorian period situated within the Fitzjohns Netherhall Conservation Area and is not statutorily listed.

1.2 The building comprises three flats: flat at the ground floor, flat A at the first and flat B at the top floor level. The application covers the ground floor flat only.

1.3 The proposal is to excavate a basement to provide additional habitable space to the ground floor flat to provide three additional bedrooms with en-suites. Furthermore, front and rear light wells are proposed to be excavated to bring light into the basement rooms. Save for the light wells, no further changes to the appearance of the existing property have been proposed.

2 Site Information

2.1 The site is situated within a residential street, featuring a number of similarly sized Victorian houses, with many subdivided into flats. The area is well serviced by public transport with underground and public bus service. Many local amenities are within a short walking distance of the property. The site is situated within Fitzjohns Netherhall Conservation area.



Location Plan (NTS)

2.2 On a more local scale, the total plot area is approximately 282m². The site is occupied by a four storey dwelling with front and rear courtyard providing amenity space.

2.3.A selection of photographs showing the existing building is attached below



Street elevation



Front Bay Window



Rear elevation



Rear Patio

3 Land Use

3.1 As previously stated, the proposed basement extension is to provide additional living space to the existing ground floor flat. Additional three bedrooms with en-suites and front and rear light wells are proposed. No change of use is being proposed.

4 Scale of the Development

4.1 The existing site area is some 282m².

4.2 The existing Gross Internal Area of the flat at the ground floor level is 112m².

4.3 Proposed Gross Internal Area at the basement level is 119m². The addition of a basement shall not significantly affect the residential density of the plot. The size of proposed rooms is indicated in the drawings.

4.5 The proposal is based on the previously refused planning application, ref. 2004/1925/P, for the excavations to form a light well at the front of the building and creation of an additional bedroom and bathroom at basement level for the sole use of the ground floor flat.

4.6 The reasons for refusal stated that: "The proposed light well in the front garden and associated railings, by reason of size, design and location in this part of a street unspoiled by basement excavations and front railings, would be detrimental to the appearance of this property, to the appearance of this group of houses in which No.18 is located, where gardens are at a higher level than the pavement, and to the character and appearance of this part of the conservation area, contrary to policies EN1, EN13, EN14, EN27 and EN31 of the London Borough of Camden Unitary Development Plan 2000 and supporting guidance in the Council's Supplementary Planning Guidance and Fitzjohns/Netherhall Conservation Area Statement."

4.7 In order to address these issues, the size of the proposed light wells has been greatly reduced, with the proposed grill over. The light well will not be visible from the street and will therefore have a neutral impact on the character and appearance of the conservation area in line with Camden planning guidance 4, basements and light wells.

4.8 Following pre-planning advice, the Average Daylight Factor Calculations have been submitted (please see the drawing No.1206-667-005, Rev.B) as well as the Basement Impact Assessment comprising the Structural Construction Method Statement, Slope and Land Stability, Ground Investigation Report and BIA Hydrology and Contamination.

5 Appearance

5.1 As already stated, the proposed elevations shall remain largely unaltered. Externally the new light wells are to be built of brickwork to match existing, as well as the new timber framed bay windows and rear patio doors are to match existing.

5.2 The proposal represents an opportunity to improve the quality of living accommodation, whilst preserving the character of the conservation area and the amenity of neighbouring properties. The proposed alterations as previously described, are integrated within and sensitive to the existing context and are mindful to respect and retain the underlying character of the building.

5.3 Please see drawing 1206-667-004, Rev.A showing the proposed elevations.

6 Access

6.1 Access to the property shall remain as existing.

6.2 Access to the basement level is to be via an internal staircase from the existing entrance hall of ground floor flat.

6.3 Proposed basement extension will not affect the existing movement patterns around and through the site as the grills are proposed over the new light wells.

7 Legislation and the Planning History

7.1 The initial investigation into the planning history revealed previous applications:

- [2004/1925/P](#), for the excavations to form a light well at the front of the building and creation of an additional bedroom and bathroom at basement level for the sole use of the ground floor flat., has been refused, date issue 05/08/2004
- [PWX0002286](#), for The erection of a single storey conservatory extension at rear ground level, As shown on drawing numbers; 2004/1C and 2C, has been granted, date issue 30/05/2000
- [8992198](#), for remove and replace Wild Cherry in front garden, has been agreed to Tree removal without replacement, date issue 20/12/1989

7.2 Relevant Government Guidance includes PPS1: Delivering Sustainable Development, PPG3: Housing and PPG15:Planning and the Historic Environment

7.3 Planning Policy Statement PPS1: Delivering Sustainable Development was published in 2005 and offers a number of objectives in promoting sustainable and inclusive development. In line with the recommendations of this policy, the proposed development and the way it functions improves the character and quality of an area. The proposal is create high quality accommodation to blend with the adjacent dwellings.

7.4 The proposed development is in line with the recommendations of the Planning Policy Guidance 3: Housing published in March 2000 as it provides new accommodation on a previously developed land in an existing urban area.

7.5 The proposed basement was designed in accordance with the recently published Camden planning guidance 4, basements and light wells.

