

Design and Access Statement

Justification Statement

**Basement Construction
41B Kingswear Road
Highgate
London**

January 2017

**Smith Hotchen
Partnership**

Unit 8

Berkeley Mews

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Cheltenham

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Contents

1. Introduction and Context
2. Current Use
3. Outline of Proposal
4. Proposed Layout
5. Scale of Development
6. Landscape
7. Appearance
8. Access

1.Introduction and Context

The Design, Access and Justification Statement has been prepared on behalf of Mr Orth and Miss Lohmann who are currently residing at 41B Kingswear Road, Highgate

The dwelling is situated on the South side of the Highgate Cemetery in an estate of housing built in the first part of the 20th century.

The property is a ground floor apartment within a terrace of properties which is set down at a lower level to the road.

2.Current Use

The property is currently a residential unit

3.Outline of Proposal

The proposal is to construct a basement under the foot print of the apartment and the communal spaces on the same level.

4.Proposal Particulars

The proposed works are as follows;

1. Construct a 30m² basement area
2. 2No. 'Mirror Shafts' to provide light, ventilation and egress
3. Construct a stair case down to the basement

5.Scale of development work

The works will not be visible once completed except for the 'Mirror Shafts' at ground level

6.Landscape impact

The impact of the proposal on the wider environment is minimal as any hedge or planting which is moved during the construction will be reinstated.

7.Appearance

The only visual alteration will be the glass cover of the 'Mirror Shafts' at ground level.

8.Access

The property is currently accessed directly from the Kingswear Road this proposal will not alter the access.

We trust that this information is of interest to you and look forward to any comment you may have at this time.

Yours Faithfully,

Andrew Smith
BSc BArch(Hons) RIBA