



DESIGN & ACCESS STATEMENT

**31 ST MARKS CRESCENT
LONDON
NW1 7TT**

Amount

The proposals are for the creation of a new basement storey below the footprint of the property, and partially below the existing rear terrace area totalling 93.35m².

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of new leisure spaces such as a playroom & gymnasium.

Scale

The extent of the visual works will be contained wholly within the footprint of the original dwelling and extends to the rear below the rear terrace, therefore will not visually affect the size or scale of the existing property.

Landscaping

There are no requirements for additional external landscaping other than that specified by the SUDs report.

Appearance

Externally, the alterations to the property are minimal and have been limited to the formation of a rear lightwell, the front lower area will incorporate a small window at low level below the existing lower ground window to allow natural light and ventilation to the basement area.

These proposals are consistent with other basement developments within the area that have previously met with the approval of Camden planners.

Use

The proposed basement will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Lifetime Homes

Whilst we are aware that our works are generally exempt from Part M in terms of access for the disabled, we do as a matter of course incorporate in our design as many LTH Standards as we are able to. For example, internal walls are generally non-load bearing and can be removed to accommodate future layouts. Bathrooms can be designed for walk-in showers where appropriate, with walls strengthened to incorporate future rails and shower seats. Doorways can be increased to accommodate larger door sizes and window sills generally lower than required height from FFL.