

Smerin Architects have been appointed by the owners of 15 Rudall Crescent to act as Architects for the remodelling of the existing extension to the rear of the house together with the enlargement of the existing cellar space at basement level beneath the house. The house, which is a semi-detached single-family dwelling, is arranged over ground, first, second and third floors. The works involve the replacement of an existing rear extension that in turn replaced earlier additions to the original house and aim to replace this with a contemporary extension of architectural finesse constructed from good quality materials. Planning consent reference 2016/5122/P for this element of the works was granted on 11 November 2016. Planning consent is now being sought for the enlargement of the existing cellar space at basement level.

The house is located on the southern side of Rudall Crescent towards its western end and forms part of the Willoughby Road Area of the Hampstead Conservation Area. In Camden Council's 'Hampstead Conservation Area Statement' the Willoughby Road Area is described as being "one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid". The house is one of a number of Queen Anne style late Victorian houses on that part of Rudall Crescent built in pairs in red brick with a Dutch gable roof line and front bay. The side and rear elevations are finished in yellow stock brickwork as are an integral rear extension at first floor level and dormer at roof level. The proposed new extension to the rear of the house would replace the existing extension with a similar size extension. The existing cellar space at basement level dates from when the house was built and occupies the area below the front entrance hall on the northern side of the house. It is accessed by a timber staircase positioned below the main staircase to the house and represents a small proportion of the overall footprint of the house. The walls forming the cellar and floor are exposed brickwork and although now used as a storage and plant space it is assumed it was constructed originally as a coal cellar.

The proposed enlargement works involve dropping the floor level of the cellar by approximately 400 millimetres or two risers in order to give the space a finished floor to ceiling height that meets the Building Regulations and widening the space by approximately 1 metre to enable proper circulation in the space. The walls and floor will also have a waterproof tanking layer installed to ensure dry conditions within and improved drainage connections to enable the space to function properly as a utility room. As such the works are consistent with the recommendations in Camden Council's 'Basements and lightwells' planning guidance document. As part of the application material the results of a Basement Impact Assessment are included to demonstrate that the proposals will not cause harm to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity. The Basement Impact Assessment includes the required 'non technical summary'.

Overall the proposed enlargement of the existing cellar space at basement level beneath the house is intended to improve the spatial quality and conditions within the cellar and make it a fully usable part of the house. It is consistent with the recommendations in Camden Council's 'Basements and lightwells' planning guidance document and the application includes a Basement Impact Assessment.