

DESIGN AND ACCESS STATEMENT
14D Avenue Road, London, NW8 6BP
Date (06.04.2017 – Rev A 07.06.2017)

Project No. 5030

A. Introduction

1. This statement is in support of our planning application for a proposed new basement extension.
2. The site is part of a small development of eight modern townhouses at the southern end of Avenue Road, near to the junction with Prince Albert Road which runs along the northern edge of Regents Park. The property is not in a Conservation Area – the nearest being Elsworthly approximately 100 yards to the north.

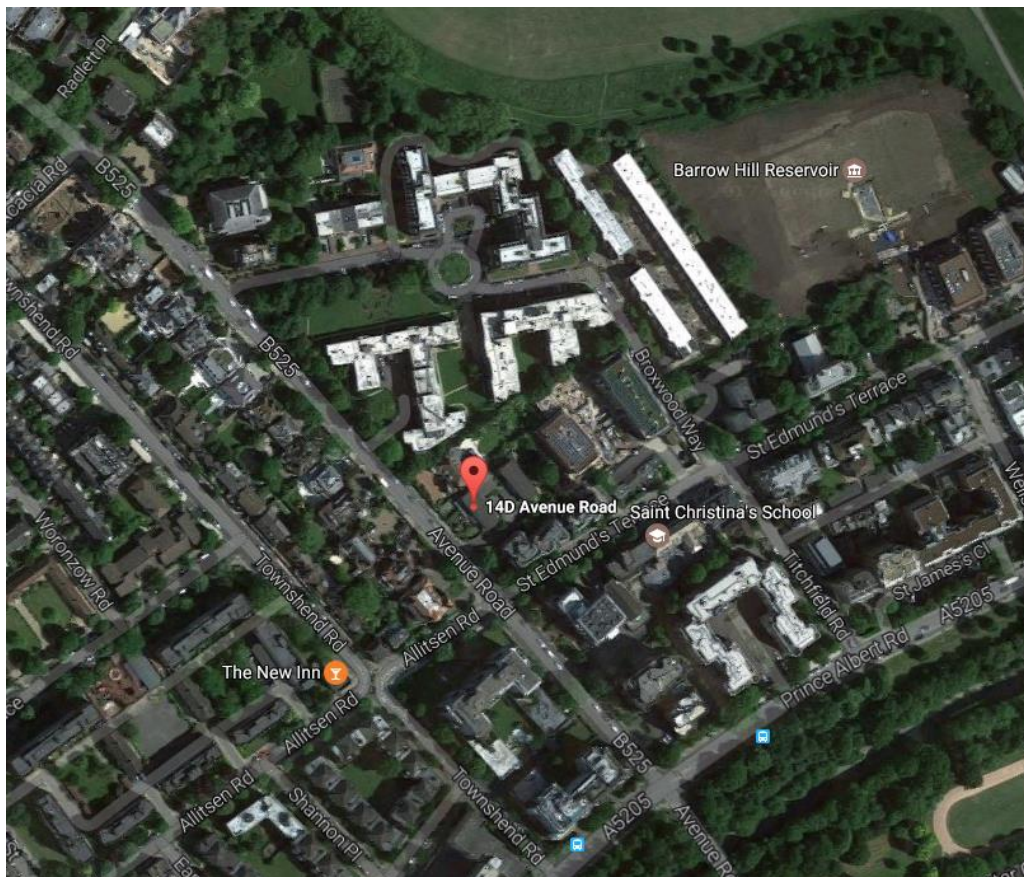


Fig. 1 Aerial view of site

B. Use

1. The existing property is a 4 bedroom semi-detached dwelling house and the proposed works will not later this use.
2. The proposed basement floor will provide ancillary leisure / services accommodation (media room, gym/shower, games room/bar, store, laundry and WC).

C. Amount

1. The existing footprint is approx. 78sq.m and the total site area is 172sq.m representing a site coverage of 44%.
2. The proposed basement has an area of 67sq.m. It is set-in 0.6m from the boundary either side and extends out 5m into the rear garden (half the length).

D. Layout

1. The layout is dictated by the site parameters, garden depth, location of the stair and existing services.

E. Landscaping / Amenity space

1. The new basement extends below the existing patio area which is retained (or reinstated) in its present state with no changes above ground. There are no lightwells formed and development will not affect the roots of any existing trees.

F. Scale and Appearance

1. The proposed basement is completely below ground level and will not be visible so the external appearance and scale of the building will not be changed.



Fig. 2: Existing elevation to Avenue Road

G. Access

1. The basement is accessed via a new staircase in the rear living room. Suitable fire precautions will need to be agreed at Building Regulations stage to ensure safe escape from the new basement level.

H. Policy Statement

1. Camden Development Policy DP27 (Basements and lightwells) sets-out the Local Authority requirements for new basements. The proposal seeks to comply with this policy in the following respects (the lettering follows that of policy DP27 for ease of reference):
 - a. The structural stability of the existing building and neighbouring properties will be maintained by measures outlined in the 'Basement Construction Methodology' and 'Basement Impact' statements.
 - b. The effects on drainage and run-off and the general water environment are covered by the 'Flood risk assessment and drainage strategy'.
 - c. The cumulative impacts on structural stability and the water environment in the local area are covered by the reports referred to above.
 - d. The basement is not visible above ground so there will be no harm to the neighbours amenity.
 - e. The basement is below an existing patio area so there is no loss of open space or trees of townscape or amenity value.
 - f. The landscaping is not affected in any way by the proposals and will be reinstated exactly as

existing.

- g. The appearance and setting of the property and the surrounding area are no altered by these proposals.
 - h. There are no archaeological remains.
2. The proposal does not include habitable rooms or 'sensitive uses' in areas prone to flooding.
 3. The proposal does not include and external lightwells.