

## DESIGN & ACCESS STATEMENT

### PROPOSED BASEMENT

FLAT 1  
27 OAKHILL AVENUE  
LONDON  
NW3 7RD

For:

**Mr & Mrs M. Kaplan**

#### **Amount**

The proposals are the formation of a new basement below the rear garden occupying 92.5m<sup>2</sup> together with a small glazed extension at ground floor level occupying 6.0m<sup>2</sup>. The proposals also include a new lightwell to the rear garden. The increase in floor area totals 98.5 m<sup>2</sup> (1060 sq ft).

#### **Layout**

The design rationale behind this scheme is to provide additional living space for the owner occupier of the ground floor flat comprising of new open plan t.v. media room plus shower room and wine store.

#### **Scale**

The extent of the basement works will be contained wholly below the rear garden and therefore will not visually affect the size or scale of the existing property. The proposed extension is small and entirely glazed and consistent with the rear of the property.

#### **Landscaping**

The existing patio and lawn will be reinstated on completion of the basement works and the existing trees and planted borders are to be retained. There is no requirement for additional landscaping.

#### **Appearance**

Externally, the alterations to the property are minimal and have been limited to the new glazed rear extension and a new lightwell to rear garden.

#### **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 as 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

Prepared by:

**The Basement Design Studio**  
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