6 PARSIFAL ROAD
LONDON NW6

APPLICATION FOR PLANNING PERMISSION
FOR AN ENLARGED BASEMENT AND
ALTERATIONS TO THE FRONT
FAÇADE AT BASEMENT LEVEL

DESIGN AND ACCESS STATEMENT

(29/11/17)

BACKGROUND HISTORY

This commodious red brick semi-detached house, located within the West End Green Conservation Area, was built in the 1880s at the same time as most of the other twenty-or-so houses in Parsifal Road. Since the Second World War, many of these houses have been subdivided into flats or bedsits and there are now apparently around a hundred and sixty residential units in the road. This property is one of the few remaining single family houses.

THE PROPOSALS

- The conversion of the existing basement garage to a habitable room and the lowering of the ground level by approx. 300mm.
- The extension and excavation of the rear basement (currently a crawl space beneath the ground floor Drawing Room) to a uniform depth of 2.3m (finished floor to ceiling levels). This area will house a WC and a games room.
- The excavation of a small basement area below the ground floor kitchen to house a wine cellar.
- All basement areas will be internally connected to the ground floor of the property by extending and enclosing the existing staircase down to the utility room.
- All basement areas will be tanked with a 'Delta Membrane' system which will connect to a groundwater sump located beneath the WC, and thence to the mains sewer. A separate sump beneath the WC floor will pump sewage from the WC to the mains sewer; all to the Distruct Surveyor's approval.
- The replacement of the non-original garage door with 3no painted timber sash windows to match and align with those directly above. All new brickwork will match the existing.
- The demolition of a small single-storey brick extension on the front façade at basement level, and the installation of a new opening with a partially-glazed painted timber door.
- The re-paving and slightly altered gradient (sloping down towards the house) of the front driveway utilising SUDS-compliant brick pavers.