



DESIGN & ACCESS STATEMENT

**51 LANCASTER GROVE
LONDON
NW3 4HB**

For:
Mr & Mrs Parry-Wingfield

Amount

The proposals are to enlarge the existing basement, which was constructed in 2007, to occupy the remaining footprint of the main house. The additional floor area totals 64.3m² (692 sq ft).

Layout

The design rationale behind this scheme is to improve the existing basement accommodation to create additional leisure spaces to include a gymnasium and games room.

Scale

The works will be contained wholly below the footprint of the original dwelling and therefore will not visually affect the size or scale of the existing property.

Landscaping

To the front, the existing raised brick planting bed will be replaced with a new grille set within a newly constructed raised brick upstand within the front driveway. To the rear the existing patio will be altered to incorporate a new flush mounted part glazed walkable grille. There are no requirements for any additional soft landscaping although it is likely that some planting within containers will be provided as elsewhere.

Appearance

Externally, the alterations to the property are minimal and have been limited to the new lightwells on the front and rear elevations.

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.

Prepared by:
**The Basement Design Studio
December 2017**