

**PROPOSED DEVELOPMENT AT:**

**53 PLATT'S LANE  
LONDON NW3 7NL**

**EXCAVATION OF FRONT BASEMENT LIGHTWELL**

**DESIGN AND ACCESS STATEMENT**

**JOB REF: 16020**

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## **Introduction & Context**

This Design and Access statement is written as required by the government circular '*Guidance on changes to the development control system, 1 Aug 2006*'.

The property is an existing mid Victorian terrace building comprising Lower ground, ground, first floor and attic accommodation.

The property is located in Platt's Lane and is in the Redington and Frognal Conservation Area.

## **Use**

The established use of the building is a single family dwelling house Class C3.

## **Scale, Layout & Planning**

The proposed alterations are a basement bay window and lightwell below the existing small front bay, enclosed by a black metal grille.

## **Design & Appearance**

There are no changes to the appearance of the building from the ground upwards.

The new lightwell is below ground and is enclosed by a black metal grille, identical to the one permitted at No. 45 Platt's Lane.

## **Landscaping**

The existing front garden, hedges and plants are retained.

## **Access**

Pedestrian access to the property is unaffected by the proposed development.

## **Sunlight and Daylight**

All rooms will continue to be naturally lit and ventilated, and the proposals will not have any detrimental effect on any other nearby windows. The new bay window and lightwell will provide light and ventilation to the front section of the basement.