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## 1.0 Introduction

This Design and Access Statement accompanies an application for the lowering of the basement floor level of a family house located at 72 Maresfield Gardens. The scope of works for the whole project includes alterations to the front, rear and side façades, and the replacement of existing roof which has already been consented (Ref: 2017/3869/P). This application is for the lowering of the basement only.

The building – an early, mid-century, brick building comprising of two storeys, basement and attic levels – is in a relatively poor condition and the basement level has a low ceiling height of 2.3m which makes it unsuitable for habitable rooms.

The proposals are to remove the existing slab and excavate in the region of 600mm of soil in order to install a new insulated slab giving a new finished floor level at a level 400mm lower than the original slab.

These changes will give a new basement ceiling height of 2.7m and allow the use of the basement level for a gym, storage and downstairs bedroom to provide additional useful space in a home for a young family.



## 2.0 Site and Context



### Street Overview

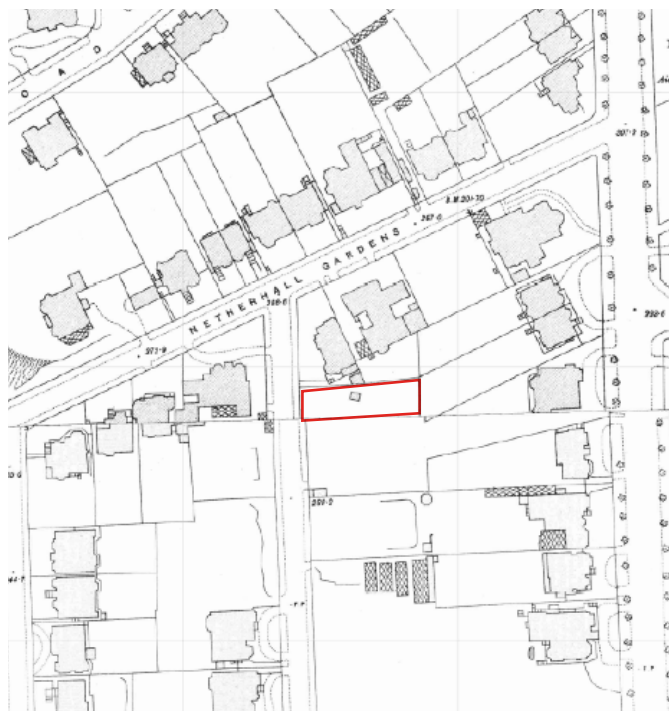
72 Maresfield Gardens is a detached red brick house of two storeys located at the north-eastern end of Maresfield Gardens, at the junction with Netherhall Gardens. Maresfield Gardens contains few street trees compared to the rest of the area, and instead its character comes from trees and other vegetation in private gardens. The area is characterised by individual properties with separation to the boundaries.

### 3.0 Conservation Area and History

#### Fitzjohns Netherhall Conservation Area



Norman Shaw, Severn House, 42 Netherhall Gardens



OS Map c.1896



OS Map c.1953

The Fitzjohns/Netherhall Conservation Area was divided between three historic estates with architectural interest arising from freehold buyers commissioning architects to create high quality, one off buildings. Popular architectural styles varied, and include Queen Anne revival, Arts and Crafts – influenced by Norman Shaw, who built three properties in the area two which survive – and Gothic.

The local context was predominantly built over a period of ten years, from the late 1870s to 1880s, and the large scale individual houses are noted for their varied roofscapes and separation to the boundaries. Since the initial development of the area there has been some small scale backland development, particularly in the 1920s-30s, while in the 1970s, a number of local authority housing schemes were built by the London Borough of Camden on the sites of demolished houses.

No. 72 Maresfield Gardens is judged to be of negligible historic or architectural interest to the Conservation Area. Any interest that does exist is limited to the building's massing and scale, as a detached house that sits comfortably within the local streetscape.

## 4.0 The Existing Property

72 Maresfield Gardens was constructed from 1937-1938. The existing building provides approximately 421m<sup>2</sup> GIA. The main fabric of the application site comprises of the existing house, front and back garden, with an area of approximately 491m<sup>2</sup>.

The site sits within the Fitzjohns/Netherhall Conservation Area, however it is not identified as 'a building which makes a positive contribution' to the area, at best making a neutral contribution. The Conservation Area Appraisal only notes that it forms a group with Nos. 70 and 42, but only 'in terms of scale', rather than design. It also notes that some aspects of the Site make a negative contribution, namely the 'hard, unsympathetic front boundary with a garage at semi-basement level'.

The basement is currently an underused and gloomy space that can only really be used for storage.

There are no relevant historic planning applications for the site other than the previous consented scheme: (Ref: 2017/3869/P).



Existing Basement Stairs



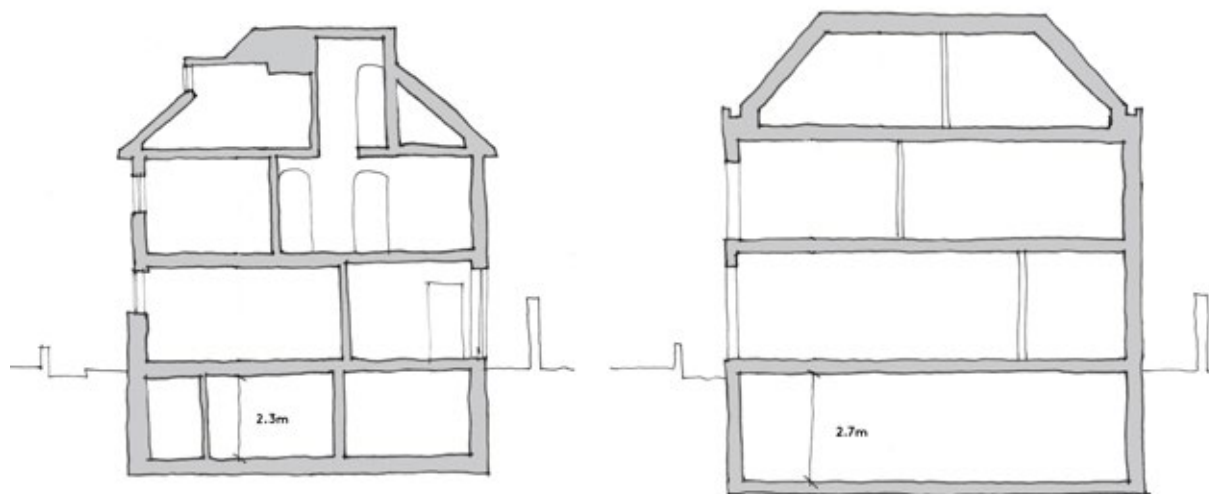
Existing Basement at Front

## 5.0 Proposals

The proposals are to remove the existing slab and excavate in the region of 600mm of soil in order to install a new insulated slab giving a new finished floor level at a level 400mm lower than the original slab.

These changes will give a new basement ceiling height of 2.7m and allow the use of the basement level for a gym, storage and downstairs bedroom to provide additional useful space in a home for a young family.

No development is proposed outside of the footprint of the existing house and no additional floor area is created. Existing walls and foundations will be retained and tanked against water ingress.



**Existing section**

**Proposed section**

## 0.6 Planning Policy

### Local Area & Planning Documents

The council's adopted policies map designates the site as within the Fitzjohns Netherhall Conservation Area. The planning policy documents relating to the premises and with particular relevance to this application include:

Camden Development Policies - 2010

Camden Core Strategy - 2010

Camden Planning Guidance 4 - Basements and Light-wells CPG4

Policy DP27 - Basements and light-wells in Camden Planning Guidance

Basement developments may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment. This application pays heed to the following aspects:

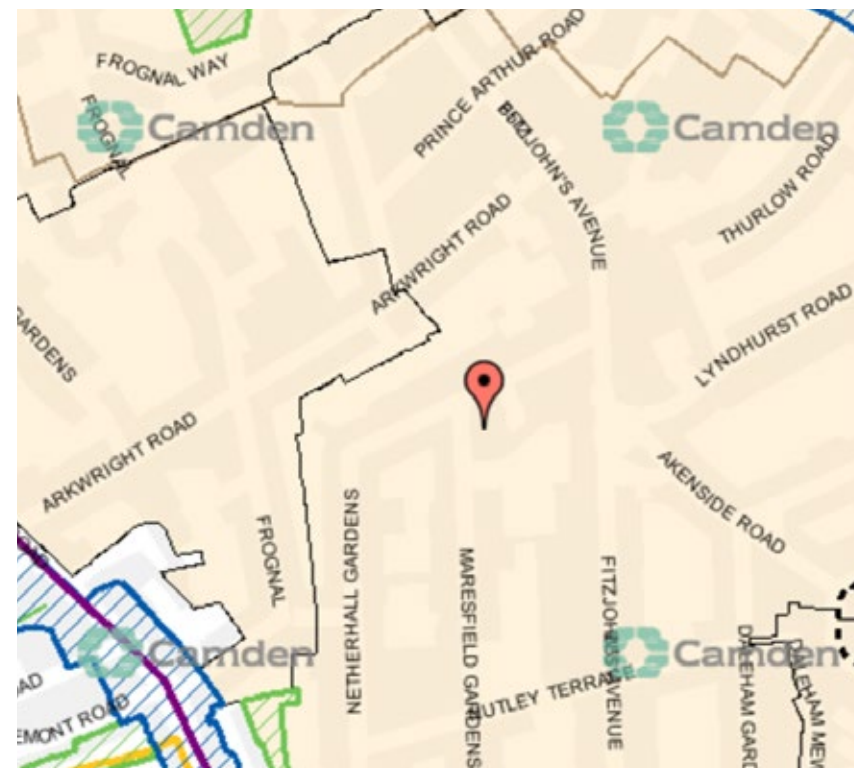
- Planning and design considerations;
- Assessing basements and Basement Impact Assessments; and
- Impacts to neighbours from demolition and construction;
- CS5 Managing the impact of growth and development
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
- CS17 Making Camden a safer place
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours

#### Planning policy map

Find planning policies by clicking the map or using the address / postcode search

#### Map key

Conservation Area  
Fitzjohns Netherhall



## 7.0 List of Accompanying Documents

### Appendix C - Relevant Architectural drawings

#### 0158-GA-006 - Location and Block Plans

0158-001 - Existing Basement Plan  
0158-002 - Existing Section  
0158-101 - Proposed Basement Plan  
0158-102 - Proposed Section

### Other Documents

#### Structural Engineer's Documents:

16016\_Structural Report\_BIA  
Appendix D - Proposed Structural Drawings

#### Soil Investigation Documents:

Appendix A - Part 1 (GI&BIA - v2.0).  
Appendix A - Part 2 (Appendices)  
Appendix B - GMA & Basement wall stability assessment

#### Neighbour Consultation Letters:

Appendix E - Letters from property owners to neighbours.