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DESIGN & ACCESS STATEMENT

for the proposed improvement, amendment and extension works to Existing Premises comprising the Approved single-storey building at the Rear of 20 Crediton Hill, London NW6 1HP (in 1985), which have been owned and in permanent residing use by the Resident Applicants since 1985 to date,

Proposed extension to the existing is to form a new Lower Gr. Floor under existing single-storey premises, of the same template as premises above, also utilising continuous 2.20 metres deep foundations of the existing building.

This Design & Access Statement is to be read in conjunction with the extensive study documentation comprising Reference Drawings, Photographs, Explanations and Reports by a number of independent Professional Consultants, which have been enclosed with the Application for the Approval of the Environment-orientated improvements to existing premises above ground, and extension of existing premises by addition of new Lower Ground Floor within existing split-level/ existing cascade grounds at the Rear of 20 Crediton Hill, London NW6.

This Design & Access Statement relates to the following proposed works :

- a. *Construction of a new lower ground floor/ basement extension below existing single-storey premises at the Rear of 20 Crediton Hill, which has been approved and built by the Applicants in 1985, owned as independent Freehold and in permanent residential use expressly by the Resident Applicants ever since 1985 to date,*
- b. *Formation and construction of a new landscaped green patio garden along the rear façade of new Lower Ground Floor, between the Lower Ground Floor and the wooded area along the perimeter ring of the adjoining 10 Acres of Sports and Cricket Grounds.*
- c. *Removal of concrete slab and hard standing forming the rear half of existing forecourt in front of existing premises, and formation of a New Sustainable Green Garden (approx.. 75 m²) by creating soil-permeable drain layers, finished with the proprietary drive-over grass block. In addition, the sustainability of a new Garden is substantially increased by introduction of the proprietary car-turntable, which would massively reduce Carbon footprint of four cars accessing, otherwise turning and exiting the garage area in conditions of current 4- to 5-point car turning practice.*

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Historically :

No.20 Crediton Hill has originally been constructed as a large single-family Residence at the front end of an unusually large site covering substantial grounds between Crediton Hill (Street) to the West and the 10 Acres of Cricket grounds to the East.

Due to a substantial difference in levels in excess of some 3 – 3.5 metres between the street Crediton Hill, and the level of Cricket grounds beyond rear boundaries of 20 Crediton Hill, most of the large rear lands at 20 Crediton Hill have been formed over the raised Made Grounds.

In 1959 the Owners of the original No.20 have carried out major conversion works to the main building and substantial ground works to their large gardens.

Formation and construction of a shared drive along side of the main building, also construction of 6 no. brick-built garages on their own separated land, and then of a separate large hard-paved forecourt to serve rear end of the site with four garages only, were a part of the conversion and separation works carried out in 1959.

The Proposal

allows for a planned formation of a new lower ground floor extension used in conjunction with the Existing building at the Rear, otherwise in Freehold ownership and continuous residing use by the Applicants since 1985. to date.

The submitted proposal became naturally possible and easy to construct under the template of existing premises in a traditional construction manner because of the substantial difference in levels between the **higher grounds** of the Rear of 20 Crediton Hill and **2.50 m and 2.70 m lower Cricket grounds.**

By the purpose-orientated sustainable design, a naturally lit, naturally ventilated lower ground floor at basement level with a landscaped green garden along its glazed eastern façade, would form a natural fully sustainable extension to existing premises.

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In line with the Agent's almost four decades of professional expertise in Architecture, Engineering and Construction Design and on-site Construction Management on various jobs in Camden and Greater London, construction of the new Lower Ground Floor has been designed by intent to be carried out in a safe, tried and well tested sustainable way at more than one level, as otherwise supported by the attached statements and reports (detailed BIA Study, BIA Audit questionnaire, Reports, and the Structural Statement letter from specialist foundations contractor Messrs Abbey Pynford Foundations Ltd, attached).

In terms of the setting of building/s in place, all additional areas of the new Lower Ground Floor remain fully concealed from the front and two side views, opened only to East, with the wooden fence to Cricket Grounds at the Rear.

Additional facilities for parking of 3 bicycles in front of the existing premises is shown on the submitted Drawing No. 20Chill/02.-1. showing the adjusted existing Ground Floor Plan.

With reference to disposal of the waste, it should be noted that the Existing General Waste Bin and separate Recycled Waste Bin areas, both formally used by premises r/o 20 Crediton Hill since 1985 to date, remain as designed and built by the Applicants in the past, unchanged and in shared communal use, located adjacent and directly accessed from the front end of the shared drive of 20 Crediton Hill. (Submission Drawing No.20Chill/ 24.),

ACCESS

In terms of Access matters, the existing drive and forecourt serve the Existing rear building and adjacent garages, all located behind the Private Gates, remain in unchanged formal private use ever since 1985 to date.

Therefore, there is no change to pedestrian or vehicular access to the existing and the modified accommodation to existing premises.

Access to Lower Ground Floor Extension is provided by the internal Staircase linking the two floors.

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Additionally, well outside any such formal requirements within parameters of a standard design for the Access, our proposal has allowed for provision of a new Green Garden of approximately 75 m², formed over proprietary drive-over grass-block, which would additionally include a proprietary car-turntable in the middle of the existing forecourt otherwise serving existing premises at the Rear, which would notably enhance the ease of use of forecourt by vehicle, massively reducing Carbon print of vehicles otherwise needing to turn in 4- to 5-point turn !

A proprietary car-turntable is only 150 mm deep, and is designed to be readily built in-situ in a permeable surface conditions.

Otherwise, the entire private forecourt remains as at present, serving expressly the existing premises at the Rear and the adjacent garages behind existing gates to forecourt, in place since 1985 to date.
