

DESIGN & ACCESS STATEMENT

15A Croftdown Road, NW5 1EL

Project #: 1808

January 2019

*"Enlargement of existing basement, alteration to existing rear extension
and general refurbishment of the property"*



Camden
Dartmouth Park Conservation Area
Unlisted building

INTRODUCTION

This planning application follows a pre-planning application **Ref:2018/5251/PRE**

No. 15A Croftdown Road is a ground floor and basement flat. Together with Flat B forms a semidetached property part of a terrace on the north side of Croftdown Road built towards the end of the 1900. The property is located in the Dartmouth Park conservation area but is not listed.

The proposal is for:

- The enlargement of an existing basement, including creation of front and rear lightwells
- Replacement of an existing rear extension and minor amendments to rear side elevation
- Relocation of entrance doors

This document is to be read in conjunction with the following information

- KIMA - Architects' Drawings
- WCJ - Structural Engineers' Drawings
- WCJ - Structural Engineers' Report
- SOILTECHNICS - Basement Impact Assessment

DESIGN & ACCESS STATEMENT

Basement

The proposal is for an increased ceiling height, to create an additional bedroom and relocate the main bathroom of the property from ground to basement level.

The existing basement suffers serious damp problems. The levels of humidity and smell coming through the soil and walls make the rooms effectively inhabitable. An existing rudimentary sump pit and pump are located in the small storage room to manage what is assumed to be 'perched water' (Ref. Soil investigation report part of No'17 Planning Application 2015_6086_P). Floods have occasionally occurred since the new leaseholder has entered the property in December 2017.

The proposal is for the enlargement of the basement to create more suitable habitable rooms whilst waterproofing it in accordance with BS 8102:2009 '*Code of practice for protection of below ground structures against water from the ground*'.

Access to the basement remains unaltered via an internal stair to which a few more steps will be added to compensate the increased depth. A hatch in the front lightwell grill, together with a vertical ladder fixed to the external wall, will provide a safe means of escape in case of fire from the newly formed habitable room at basement level.



Ground Floor

The current extension at the back is of poor quality in its design and workmanship and it is currently housing the only bathroom of the property.

The proposal is to replace it and extend it by approximately 1 meter in order to create a new extension that is more sympathetic to the host building and its surrounding area. Reclaimed red bricks from the demolition of the existing extension, new hardwood double-glazed windows and doors painted white and black cast iron rainwater pipes have been considered for this purpose.

The main bathroom will be relocated in the basement, whereas the newly formed larger room will be used for a kitchen/dining room to improve quality of space and connection with the garden.

It is proposed to relocate the main entry door to the apartment to improve accessibility to the flat and circulation.

