

ENLARGEMENT OF EXISTING BASEMENT
DESIGN & ACCESS STATEMENT
FOR PLANNING APPLICATION

6 Mazenod Avenue

Aplicant: Sona Lotfi

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01 THE DESIGN AND ACCESS STATEMENT

6 Mazenod Ave, NW6 4LR - Flat 2 and proposed basement plan.

Aplicant: Sona Lotfi

THE DOCUMENT

This Design & Access Statement has been prepared in support of the proposal for the improvement and increase in size of the Flat 2, in 6 Mazenod Avenue, NW6 4LR. The document is presented in conjunction with following documents:

- Architectural drawings (existing and proposed plans)
- Structural engineer drawings
- Structural engineer report

02 INTRODUCTION

6 Mazenod Avenue is originally a 3 storeys terrace Victorian house located in the Ward of Kilburn, Camden Council. The original 1900's house is currently divided in 9 apartments, of which the number 2 occupies the Ground Floor Level.

The original coal cellar has access from the Ground Floor, through the communal stair.

The design proposal is internal and does not affect any of the external features of the Building.

03 PROPOSAL

The proposal is for an increase of the existing area of the apartment, incorporating a basement as part of it, in order to create a better layout and improve the accommodation.

Ground Floor

The proposal includes minimal internal alteration to connect the Ground Floor Level to the Basement through a dedicated stair.

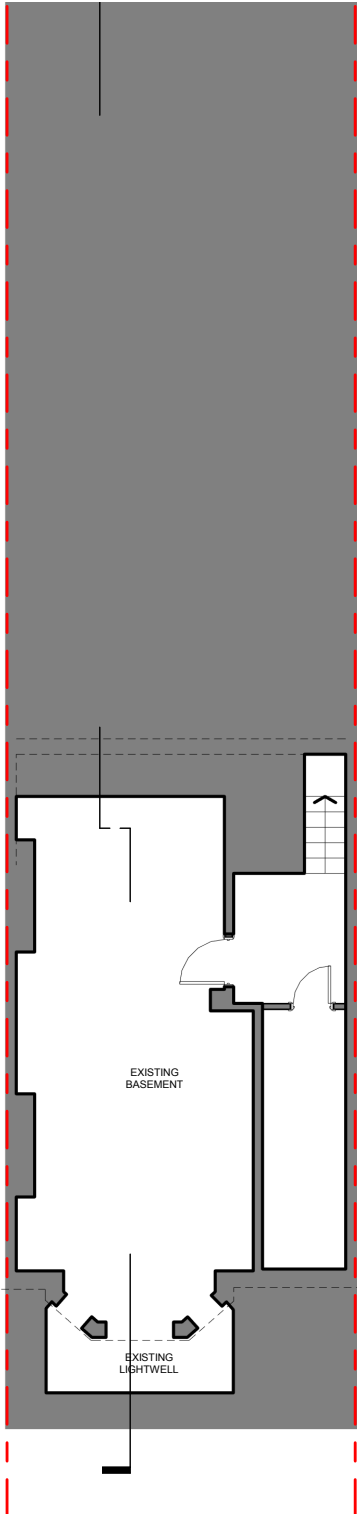
Basement

The proposal involves the construction of a new single storage basement under the footprint of the front section of existing building, extending between 3 and 3,5 metres below ground level.

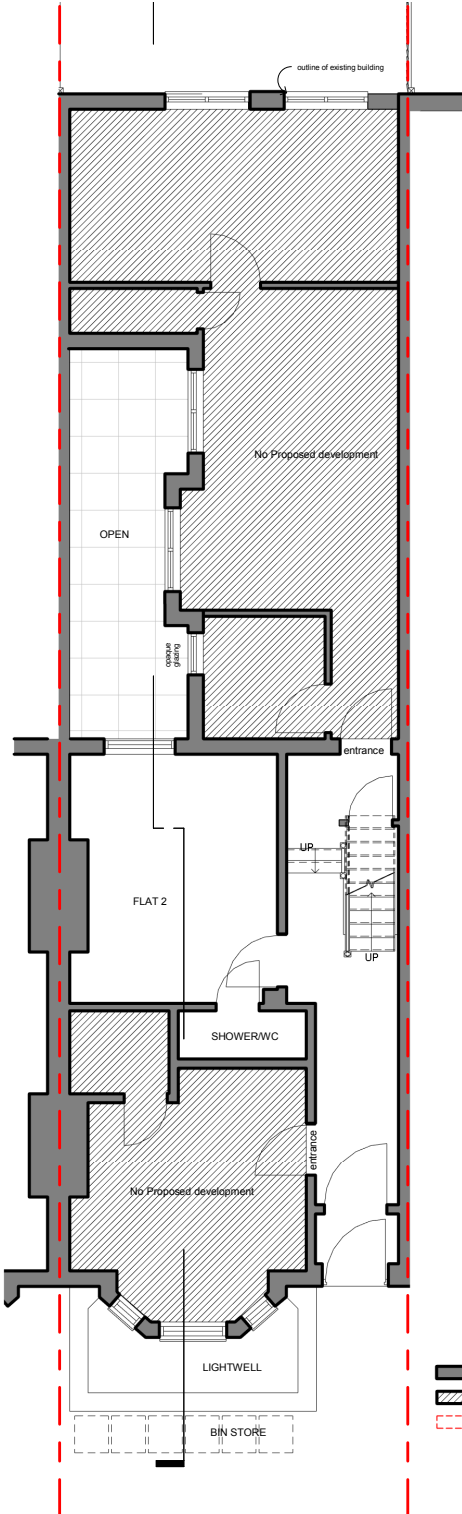
The Basement it is proposed to provide residential habitable rooms, enlarging the size of the apartment.

The proposed habitable rooms will ventilate through an existing light well in the front of the building, and a new light well proposed at the back of the house.

EXISTING PLANS

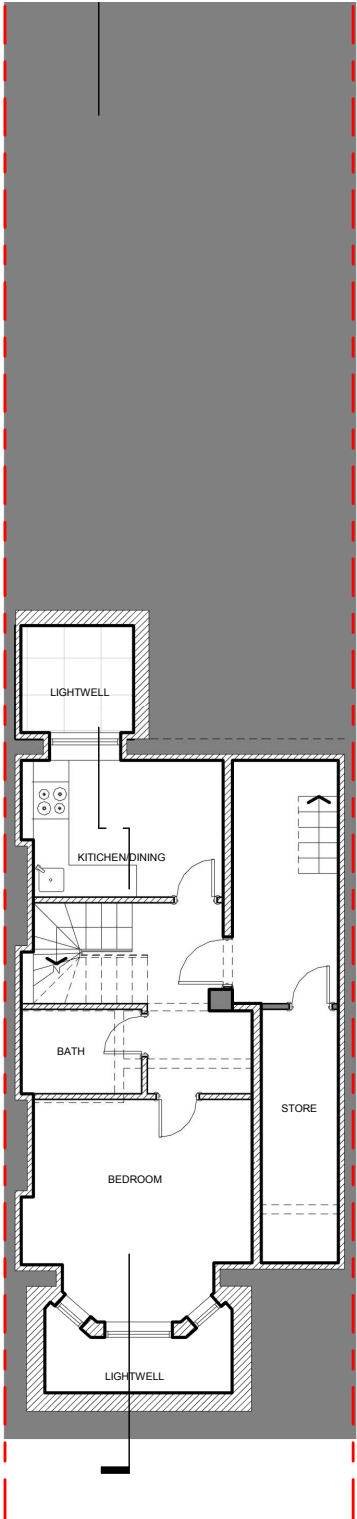


Existing Basement Plan

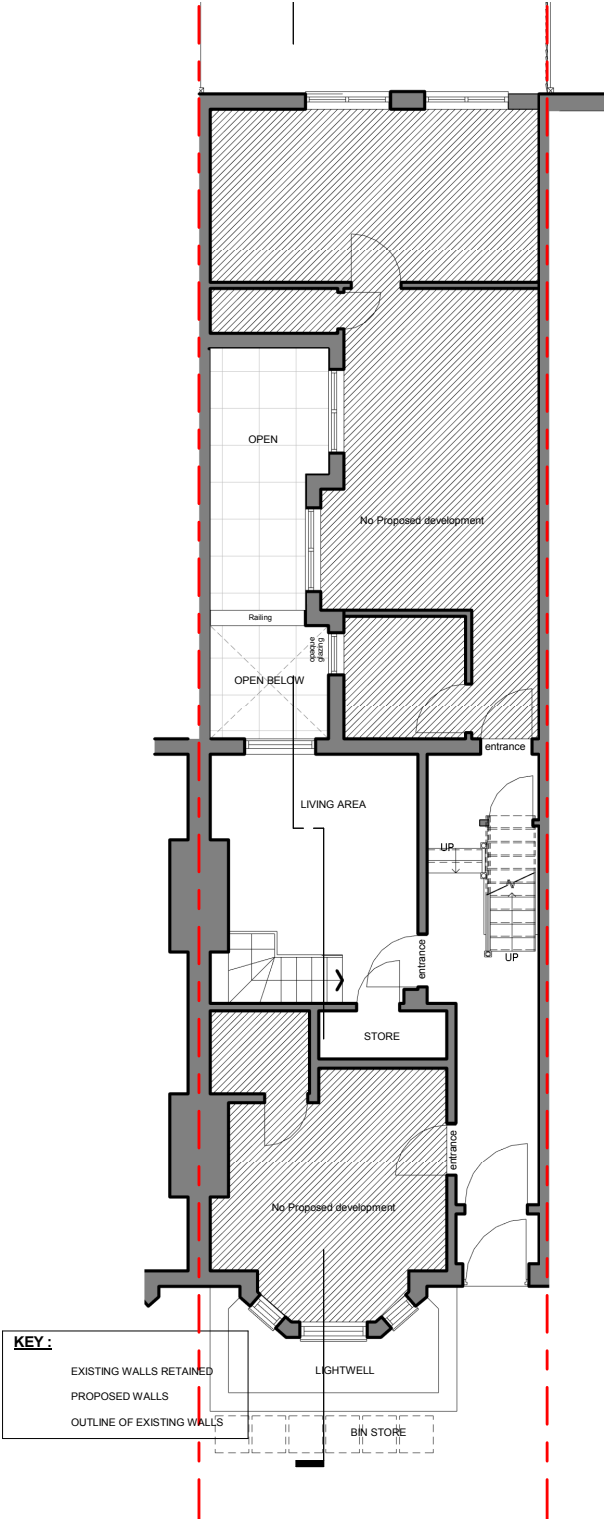


Existing Ground Floor Plan

PROPOSED PLANS



Proposed Basement Plan



Proposed Ground Floor Plan

KEY :
 EXISTING WALLS RETAINED
 PROPOSED WALLS
 OUTLINE OF EXISTING WALLS

04 EXTERIOR WORKS

There are not proposed changes to the exterior of the Building.

05 FIRE STRATEGY

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 in any basement habitable room.

06 CONCLUSION

The proposal, with the exception of the small front and rear lightwell, does not affect the appearance of the existing building, but improving the residential accommodation, using the existing space.

