



Design and Access Statement

**Proposed Basement Extension
at**

Ground Floor Flat, 8A Fawley Road, London NW6 1SH

January 2020

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1. The Process

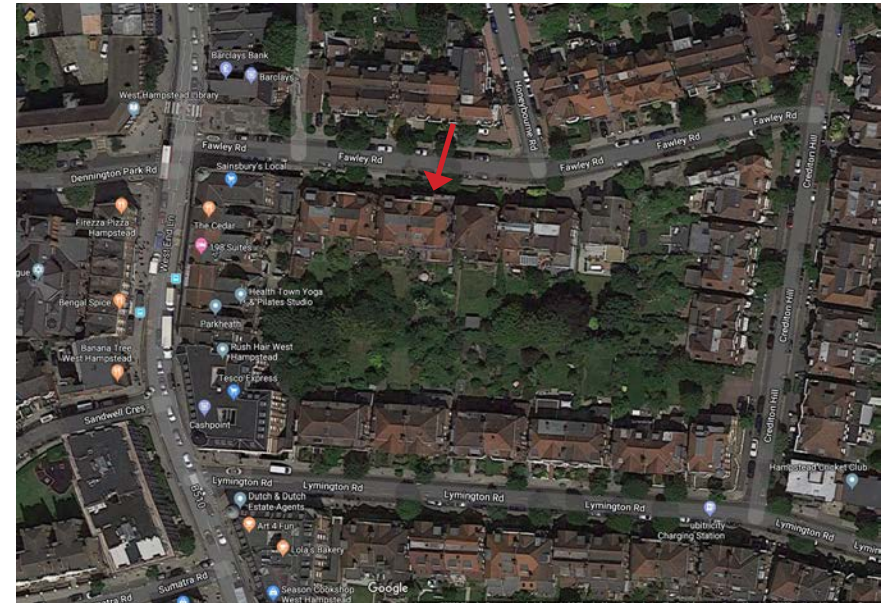
Introduction

The property is a flat which occupies half of the Ground Floor of no 8 Fawley Road, London NW6 1SH. The property also benefits from private front garden and private access.

The flat is part of substantial semi-detached property set in West End Green Conservation Area.

West End Green is a London village running along the spine of the West End Lane. The Lane rises and links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century.

The growth from tiny village to metropolitan suburb has resulted in a very homogeneous piece of Victorian and Edwardian domestic architecture and planning. The character of the area is still defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing. The public buildings support the community and provide landmarks. These include the church, synagogue, library, primary school and fire station.



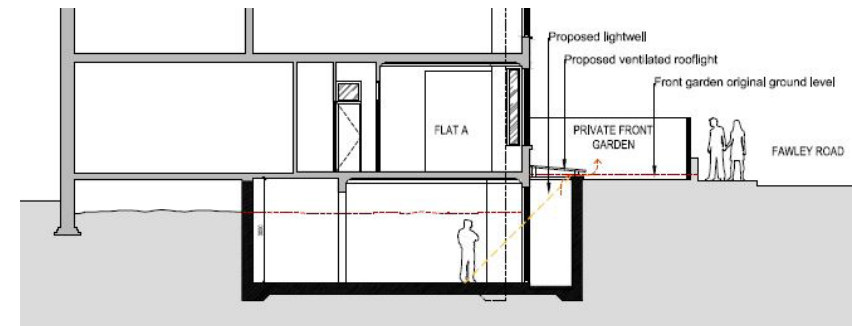
2. The Process

Existing Flat

Existing Flat is a One Bedroom Flat situated on the ground floor of existing semi-detached building. The flat benefits from private and well screened front garden.

Proposal

Our clients, current owners would like to extend the flat and to convert one bedroom into two bedroom flat. The only way to gain any extra space would be to extend into existing void under existing floor, and to create basement level.



3. Site Analysis

Before any proposals were made, the following was considered:

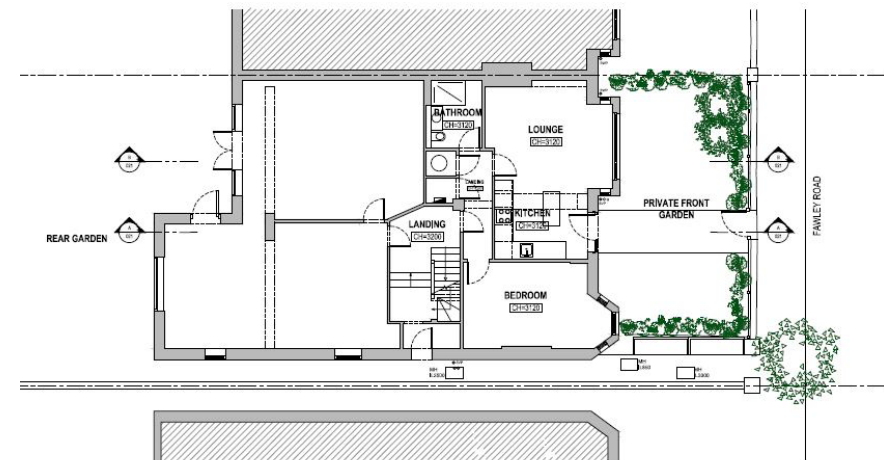
- Impact of proposed basement level to Conservation Area , Existing Street Scene and wider area
- Impact on proposed basement on other flats in the block
- Impact of proposed basement on structural stability of the building and other associated issues
- Camden Planning Guidance on Basement - March 2018

Conclusions:

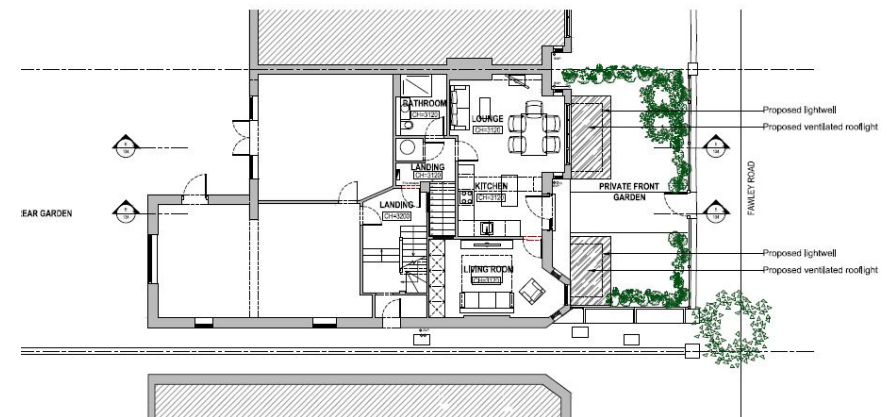
Proposed light wells will be the only visible change from existing. As they will be placed in private and secluded front garden, impact to the conservation area and existing street scene will be negligible.

Access to other flats would remain as existing, via side passage to communal stairs to the side of the building. Proposed light wells will not affect this access in any way, nor they will be visible by other flat users.

Impact on structural stability of the whole building and any other associated issues with the new basement are dealt by Basement Impact Assessment , submitted with this proposal.



Existing Flat 8A and Existing Private Front Garden - Ground Floor



Proposed Flat 8A and Existing Private Front Garden - Ground Floor

4. Design Process - Proposed Layouts, Scale, Form and Volume

Having in mind the existing main access to the flat via private front garden, the ground floor has been remodelled to provide main living areas: Kitchen, Lounge and Dining.

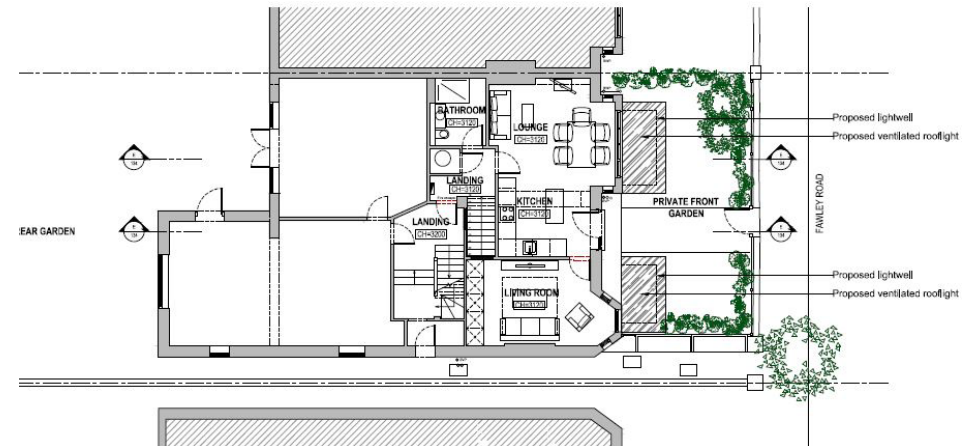
Two bedrooms and two bathrooms are placed in newly created basement level. Access to basement level is via new internal staircase.

Natural light and ventilation to bedrooms has been secured by creation of two light wells placed in private front garden.

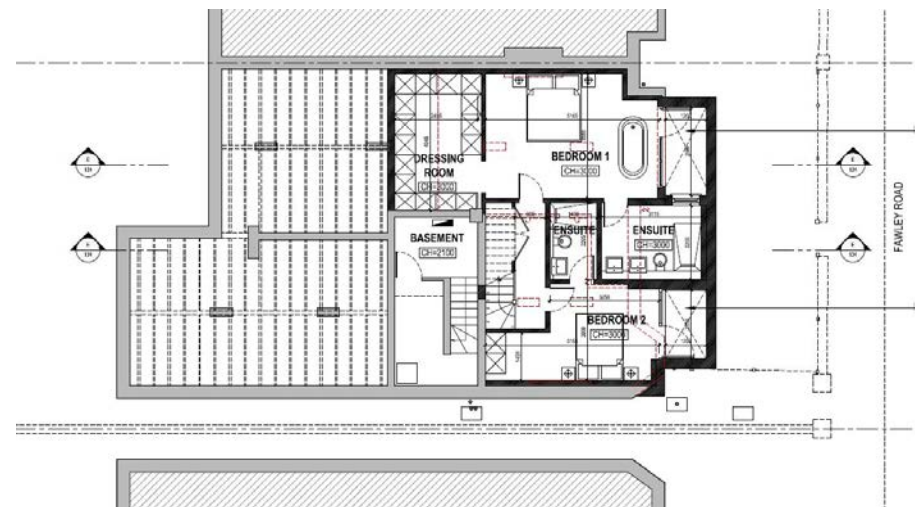
Total Area of the ground floor (GIA) remains as :
49.34 m² or 531 Sq Ft

Proposed basement extension area (GIA) :
59.2 m² or 637 Sq Ft

Total Area of private front garden remains as existing:
45.5 m² or 490 Sq Ft



Proposed Ground Floor Plan



Proposed Basement Floor Plan

5. Materials and Appearance

As a result of proposed, there would be minimal changes to the appearance of the existing building. Two front light wells, set within private front garden would create this change, however they will not be visible from the street.

Clear laminated glass on 100 mm spacers (placed horizontally) would protect residents from falling into light wells , and in the same time 100 mm gap all around edges would allow for natural ventilation.

6. Landscaping

Existing Landscaping to remain. Any damaged plants during construction will be replanted once the works are completed.

7. Access / Transport / Parking / Refuse

Access

Access to the property to remain as existing

Transport

The property has excellent public transport access, it is within walking distance of the underground and over ground train stations of West Hampstead and numerous bus stations on West End Lane.

Parking

There is no private car parking on the property

Refuse

Existing arrangements for general waste and recycling will be used.

8. Sustainability

The proposed development embraces principles of sustainable design in construction. Such measures have been detailed below:

Energy efficiency

- High levels of insulation to the floors, walls and roof space
- Double-glazing to all new windows and external doors
- Carefully designed economic and efficient central heating system with high efficiency boilers and heating controls.
- Low energy lighting will be used on this development.

Water Conservation

- Low water use appliances both sanitary and kitchen to be utilised, as well as showers to be fitted to bathroom.

Development

- All topsoil and natural stone produced as a result of renovation on site will be stored and conserved in a suitable manner and location to minimise impact on site and recycled accordingly elsewhere.
- Convenient access to a wide range of local public transport including bus, tube and rail services within walking distance as well as local shops and services.
- Cycle storage provision can be provided on site.

9. Drawing list

011 - Existing Ground Floor Plan

012 - Existing Basement Plan

021 - Existing Sections A-A and B-B

022 - Existing Front and Side Elevations

111 - Proposed Ground Floor Plan

112 - Proposed Basement Plan

121 - Proposed Sections A-A and B-B

122 - Proposed Front and Side Elevations

Also included within this planning submission:

- Draft Construction Management Plan - by MattFinished LTD
- Structural Engineering Drawings - by Martin Redstone
- Ground Movement Assessment - by Fairhurst
- Basement Impact Assessment - by Site Analytical Services