



DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT STOREY

**58 HILLWAY
LONDON
N6 6EP**

For:
Mr & Mrs Daniel Katz c/o London Basement

Amount

The proposals are to create a new basement storey below the footprint of the existing property providing 109.5 m² (1179 sq ft) of additional floor space.

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property, primarily a TV/ games room, gymnasium, study area and guest bedroom together with ancillary spaces such as utility, storage, shower room/wc.

Scale

The works will be contained below the footprint of the original detached dwelling therefore will not visually affect the size or scale of the existing property.

Appearance

Externally, the alterations to the property have been limited to the formation of lightwells to the front, side and rear of the property. To the front and rear elevations, the lightwells will be fitted with grilles set flush with the existing ground/paving levels. To the side, an open staircase will be located in the enclosed side passageway not visible from the street.

Landscaping

The existing gardens to the front & rear of the property will remain unchanged other than some paving to the front leading to the proposed side access stairs. There are no requirements for additional external landscaping.

Use

The proposed basement will be for the sole use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Prepared by:
**The Basement Design Studio
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