

# DESIGN AND ACCESS STATEMENT

15 Lyncroft Gardens, NW6 1LB

December, 2019

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## 1.0 SITE AND SURROUNDING AREA

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- 1.0 The site is within London Borough of Camden and situated in Lyncroft Gardens. The property is a two-bedroom flat on the ground floor of the property with existing cellar in the basement. The property is surrounded by predominantly residential dwellings.
- 1.1 The site is within West End Green Conservation area.

## 2.0 PROPOSAL SUMMARY

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- 2.1 The proposal intends to provide more space to an existing two bedroom flat on the ground floor by extending the existing basement under the footprint of the property with associated lightwells to the front and rear of the property.

## 3.0 ASSESSMENT

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- 3.1 **Character and design** – The proposed basement does not harm the architectural character of area due to the existing topography of the site and the raised building level at the front of the property. A number of other properties along the street including number 3 and 23 Lyncroft Gardens had planning application approved for basement extension quite recently.
- The proposed basement is extending under the existing footprint of the property only. The proposed lightwells at the front and side of the property are designed to be covered with galvanised grill and no railing is proposed to preserve the character of conservation area.
- The existing material of the property is render at the front and brickwork at the rear of the property. The proposed lightwell walls are to match the appearance of existing render.
- 3.2 **Site Layout** – One lightwell is proposed at the front of the property with existing stairs to be extended to provide access to the cycle store. In addition to this, two lightwells are proposed at the side rear of the property to provide natural light to the basement.
- 3.3 **Amount** - The proposed basement will have an internal floor area of 79 sqm. The layout proposes a large play room, library/study, gym and a shower room area to provide more space for the existing residents of the ground floor flat.
- 3.4 **Internal Layout** – The internal circulation is kept as existing as the proposal intends to have the new staircase under the existing staircase of the property. Introduction of lightwells not only provides natural light to the basement but also is designed to be used as an escape route from the basement in case of fire hazard.
- 3.5 **Amenity and impact on neighbouring properties.** There will be no impact on the amenity as the proposed development will be constructed under the existing footprint of the property.
- 3.6 **Scale** – not applicable
- 3.7 **Materials** - The proposed building will use timber windows and rendered walls to match the appearance of the existing windows and walls.

## 4.0 CONCLUSIONS

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- 4.1 The proposal is in line with the councils polices, with no adverse impact on the character of the conservation area, and no detrimental impact on the amenities of adjoining properties. Consequently, the Council are respectfully requested to grant planning permission for the development.