



DESIGN & ACCESS STATEMENT

PROPOSED BASEMENT STOREY

**33½ MILL LANE
LONDON
NW6 1NZ**

For:
Mr Moyo Osanyintuyi

Amount

The proposals are to create a new basement storey below the footprint of the existing property, extending partially below the driveway to the front, providing 40.6 m² (440 sq ft) of additional floor space.

Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of this particularly small property, primarily a family room with 'working from home' study area.

Scale

The works will be contained below the footprint of the original dwelling and partially below the front driveway and 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 a new external staircase/lightwell and glazed panel set flush with the existing driveway.

The front driveway is fully screened from the street and therefore our proposals will have no impact on the street scene.

Landscaping

The driveway and garden to the front of the property is already hard paved. There are no requirements to alter or to provide 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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