

# FELIXDB

10/8/2022

70 Gascony Avenue, London, NW6 4NE

## SUPPORTING, DESIGN & ACCESS STATEMENT EXCAVATION OF BASEMENT

### Introduction

The property is a late Victorian end-of-terrace house constructed circa 1883. The property is arranged over 3 storeys, with an outrigger extension to the rear. There is also an existing cellar, spanning from the front to the rear of the house.

It is a single-family dwelling. The exterior walls are constructed from brick. The majority of the western and southern elevations of the property have a white rendered finish at first and second floor level. The outrigger also has a rendered finish. The main roof is in its original form with a flat zinc/lead finish, the outrigger has a flat zinc/lead roof. Most of the windows are vertical sash windows – all are painted timber.

The western elevation of the property fronts Smyrna Road. There is an existing brick boundary wall that separates the garden from the pavement on Smyrna Road. The pavement level is 1.6m below internal ground floor FFL.

The property is not listed and does not sit within a conservation area.

### Description

This application covers a basement excavation. The existing cellar will be underpinned and extended across the width of the property and to a greater depth forming a habitable basement.

### Design

The existing basement Cellar and the voids that are found under the two main rooms are proposed to be underpinned and extended to create space for a series of new rooms. It is proposed to excavate a further 830mm down to create an internal floor to ceiling height in the basement of 2.7m.

All necessary structural design work, calculations and assessments have been undertaken by the appointed Chartered Structural Engineers Martin Redston Associates. Geotechnical and Basement impact assessment has been prepared by Site Analytical Services Ltd in association with Martin Redstone Associates and is included with the application.

Below is the quoted summary of the BIA

#### **"7.4 Non-Technical Summary of Chapter 7.0**

The excavation and construction of the basement at the site has the potential to cause some movements in the surrounding ground if not properly managed. However, it is understood that ground movements and/or instability will be managed through the proper design and construction of mitigation measures during the works. It is not considered that the proposed basement would result in a significant change to the groundwater flow regime in the vicinity of the proposal. Also, given limited scope of the scheme and limited increase in impermeable areas, the scheme is also considered compliant with the surface water management and flood risk elements of NPPF and Camden policy.

On the basis of the available information the predicted level of damage to the houses at Nos. 70 and 72 Gascony Avenue arising from the excavation of a basement at No. 70, is 'very slight' or less. The above assumes a high standard of workmanship. The development is not likely to significantly affect the existing local groundwater regime."

The proposed design complies with the Camden basement policies listed below.

#### *Camden Local Plan*

#### *Section 6. Protecting Amenity*

#### *Policy A5 Basements*

*The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:*

*a. neighbouring properties;* The included BIA, geotechnical study and structural designs show that the works will not harm neighbouring properties. No neighbouring amenities will be affected.

*b. the structural, ground, or water conditions of the area;* Resolved in the BIA

*c. the character and amenity of the area;* There will be minimal change to the external design with only two traditional circular windows to the side elevation.

*d. the architectural character of the building; and* The proposed side windows are the only visible alteration the building and these will correspond to the host building in traditional Victorian style.

*e. the significance of heritage assets.*

*The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.*

*Basement development should:*

*f. not comprise of more than one storey;* Complies

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- g. not be built under an existing basement; Complies*
- h. not exceed 50% of each garden within the property; Complies*
- i. be less than 1.5 times the footprint of the host building in area; Complies*
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation; Complies*
- k. not extend into or underneath the garden further than 50% of the depth of the garden; Complies*
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and Complies*
- m. avoid the loss of garden space or trees of townscape or amenity value. Complies*

## **Nearby Approved Applications**

No. 67A Gascony Avenue London. Application Number: 2020/4562/P. Approved June 2021. Items of note: Erection of single storey side/rear extension; excavation of basement.

## **Access**

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension and basement.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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