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Design and Access Statement 17 Feb 2016
123 Castlewood Road, London, N15 6BD

Proposed excavation of front and rear light wells to create new basement level at 123 Castlewood Road.



Aerial Rear View as proposed

Site Analysis and Context



Location plan

Studio Verve Architects Limited
registered in England No. 6761962



Aerial view showing front façade along Castlewood Road



Aerial view showing rear garden

Existing Property and Site

The site is located at 123 Castlewood Road in North London and is neither a listed building nor is it located within a Conservation Area. The existing property is a two storey terrace house red brick building with white render on front façade at first floor and PVC framed windows. It is flanked by a 3 storey house on one side and by Craven Park Road on the other.

There is an existing one storey side garage extension. Constructed of prefabricated metal panels, which has been granted under planning application *[REFERENCE No: OLD/9999/0019]*. This extension will be replaced by a single storey rear extension of 6m beyond the original building, which has been granted under Permitted Development *[REFERENCE No: HGY/2013/1451]* and a three storey side extension, second floor extensions, first floor rear extension which has been granted under Full Planning application *[REFERENCE No: HGY/2014/1208]*.

The immediate neighbour No.125 has an existing single storey full width rear extension which extends 1.3m beyond its original building line *[REFERENCE No: HGY/2008/0478]* and an existing single storey Roof Extension TYPE 3 *[REFERENCE No: HGY/2011/1315]*.

The surrounding area is mostly residential with principally terraced houses and to South East of the site, there is the Springfield Community Primary School.

For the purpose of the Application; we have shown the proposed basement and associated front and rear air-wells to include all planning approved single storey rear and side extensions (but not showing the Type 3 extension).

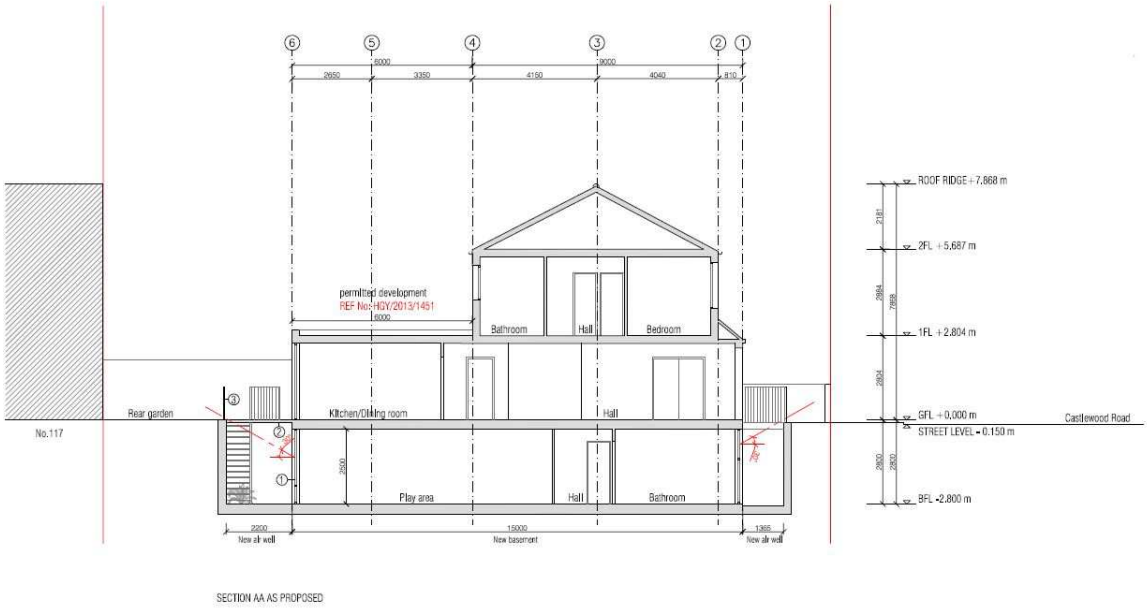
Design Proposal

Our proposal is for a basement extension for the single dwelling house that follows the granted rear/side extension footprint with new air-wells at the front and back of the property to provide fresh air and daylight in to the basement. The external walls to the basement are to be finished in high quality bricks (Brunswick Red from IBSTOCK or equal approved) to match existing. White powder coated aluminium framed windows are proposed to match the existing window colour and to ensure durability.

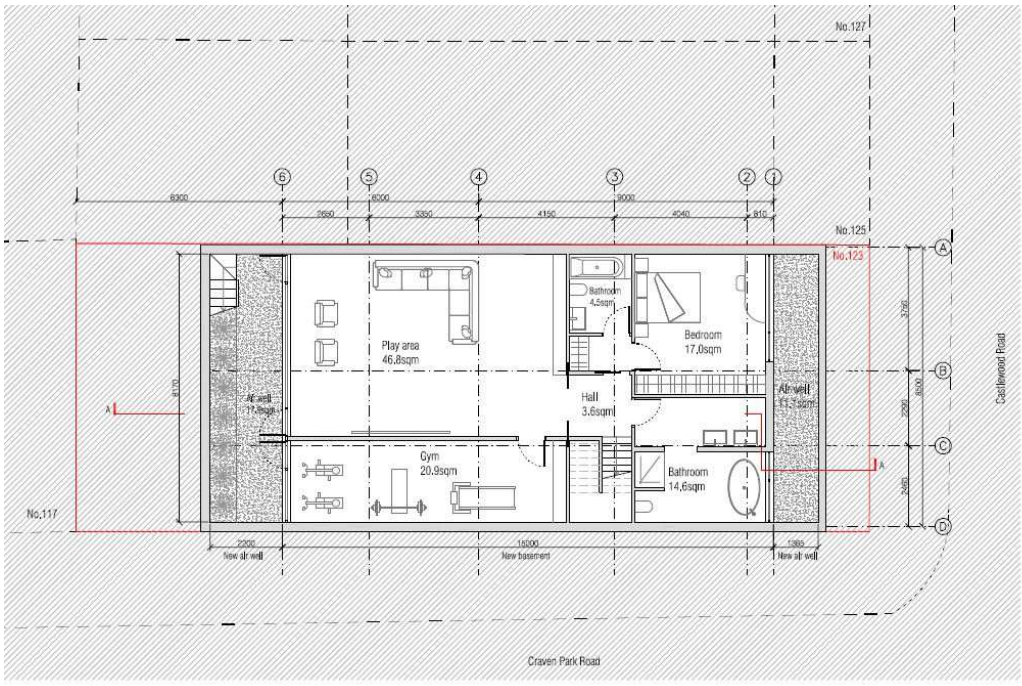
The basement floor plan has been designed to match the new granted ground floor footprint. The size of the air-wells avoids a reduction of more than 50% over the existing rear and front garden area.

The proposal seeks to increase the habitable floor area of the existing house to provide more comfort and additional play areas for the children to accommodate a big Jewish family.

The extension created will be purely for private residential use, no other use types will be created as part of the scheme and the property will be used as a single dwelling only.

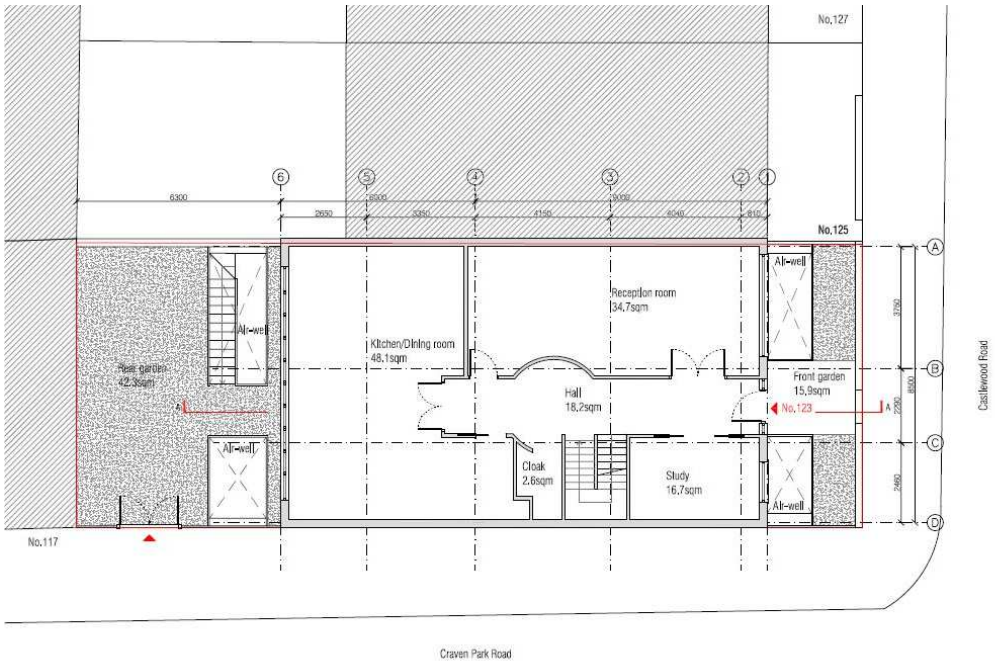


Section as proposed



BASEMENT FLOOR PLAN AS PROPOSED
NIA:118.6sqm

Basement Floor Plan as proposed



GROUND FLOOR PLAN AS PROPOSED
NIA:121.8sqm

Ground Floor Plan as proposed



Rear garden aerial view as existing



Rear garden aerial view as proposed



Front garden aerial view as existing



Front garden aerial view as proposed

Access Statement

Access to the basement is from the main house and connected through the common staircases. Also there is an external staircase to be able to have access through the rear air-wells for fire escape and ease of movement to the rear garden.

Area Schedule

Site Area: 212.11 sqm
Existing net internal area: 113.8 sqm
Proposed net internal area: 284.8 sqm
Existing garden: 117.0 sqm
Proposed garden: 58.9 sqm (50% loss of original rear garden)

Scale and visual impact

Air wells to the basement are very modest in size.
They have been designed to bring enough light to the basement (BRE 30 degrees angle rule) but taking as little garden space as possible.

Materials

All new material will be matching existing property and air wells will have black painted metal new railings for a safety.

Life time Homes

As far as possible, the design has endeavoured to comply with as many of the design criteria of Life time Homes.

All doors and corresponding hallways and corridors have been designed to comply with the minimum clear opening sizes.

Amenity Space Standards

The private garden space is in access of 58.9 sqm for the house.

Car parking

There is no change in the number of car-parking.

Refuse and Recycling Storage

A timber enclosure is proposed to shelter the designated refuse and recycling bin storage at the garden near the entrance area.

Conclusion

The proposed extension to the house serve to create good size and well laid-out habitable spaces to meet the housing shortage in particular that for large families in Hackney. The extension is sensitively designed.

THE END