

## DESIGN & ACCESS STATEMENT

### PROPOSED BASEMENT STOREY

146 CASTELNAU  
BARNES  
LONDON  
SW13 9ET

#### Amount

The proposals are for the enlargement of the existing cellar and excavation of a new basement storey below the footprint of the existing dwelling, together with new lightwells on the front and rear elevations. The proposals total 107m<sup>2</sup> (1155 sq ft) of additional floorspace.

#### Layout

The design rationale behind this scheme is to provide additional living space for the owner occupiers of the property comprising of new leisure spaces such as a tv media room, home office/study, gym and storage areas.

#### Scale

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

#### Landscaping

The proposed front lightwell is located within the existing gravel driveway and narrow planter bed. To the rear, a raised planter bed and section of patio will be removed. Additional planting will be provided to both these areas on completion of the works.

#### Appearance

Externally, the alterations to the property are minimal and have been limited to the new black painted lightwell grille to the front of the building and an open lightwell to the rear elevation.

These proposals are consistent with other basement developments within the area and have previously met with the approval of LBRUT Conservation Officers.

#### Use

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

#### Access

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

Prepared by:  
**The Basement Design Studio**  
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