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57 Harley Street London W1G 8QS

Proposed basement extension

Design and Access Statement

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22/05/AMN/jaj

CONTENTS

1. The design proposals.
2. Access
3. Conclusion

Appendix I - Photographs

1.0 The design proposals

- 1.1 The design proposals are as follows:
 - a. Construction of a rear extension to the existing basement. This includes associated ground works and underpinning to the party walls with adjoining properties.
 - b. Removal of existing rear internal floor at ground floor level and raise 420mm to level FFL with adjacent bathroom to provide level access.
- 1.2 The application is accompanied by the following:
 - a. A Phase 1 Geotechnical desk study authored by Site Analytical Services Ltd.
 - b. A Basement Impact Assessment authored by Site Analytical Services Ltd.
 - c. A structural methodology statement authored by Halstead Associates, Consulting Engineers.
 - d. A full set of existing and proposed architectural drawings.
 - e. Preliminary structural engineering drawings by Halstead Associates showing the basement proposals (also embodied within the structural methodology statement).
- 1.3 The extension to the existing basement will be at the rear of 57 adding approximately 43 sq. m. of additional floor space. This will entail underpinning the party walls to each side, 55/57 and 57/59, and at the rear.
- 1.4 The building currently contains a number of health service-related clinics and is also partly vacant, so requires extensive refurbishment. The building retains its internal lightwell from initial construction as a single dwelling.
- 1.5 Planning consent has recently been given by Westminster City Council to replace the redundant passenger lift and infill the central lightwell (Ref: 22/03917).

- 1.6 Separate planning applications have been submitted to Westminster council to raise the rear ground floor flat roof to provide improved headroom for medical services.
- 1.7 We are aware that no 59 Harley Street is a listed building and listed for its group value. A Heritage Impact Assessment also accompanies this application.

2 Access

- 2.1 Raising the ground floor internally above the proposed basement extension will eradicate the change of level at the rear.
- 2.2 Access within the building will be improved with the granting of the previous consent ref: 22/03917, once this consent is implemented.

3 Conclusion

- 3.1 The basement extension proposal will be a significant improvement to the building and an integral element of the proposed refurbishment of the building going forward.
- 3.2 In order to make the building useable to modern health care standards it will require significant investment from the applicants, and approval of this application is a key part of that plan.

Appendix I – Photographs



Front Elevation



Aerial view of 57 Harley Street and its neighbouring properties. Basement extension location outlined in red



View from no 57 looking across no 55 to the rear.



View from no 57 looking directly to the rear with no 9 Harley Place behind.



View from no 57 looking across no 59 to the rear.