

MWA Response_Rev A - 05.12.23

Basement :

Footprint

Case Officer’s Comments

d) ‘ We are concerned about the size of the basement (which has expanded significantly since preapp), and its encroachment closer to the listed building adjacent, and forwards into the front garden. It does not appear to be under 1.5 times the footprint of the existing building at ground floor – is this correct? ’

MWA’s Response

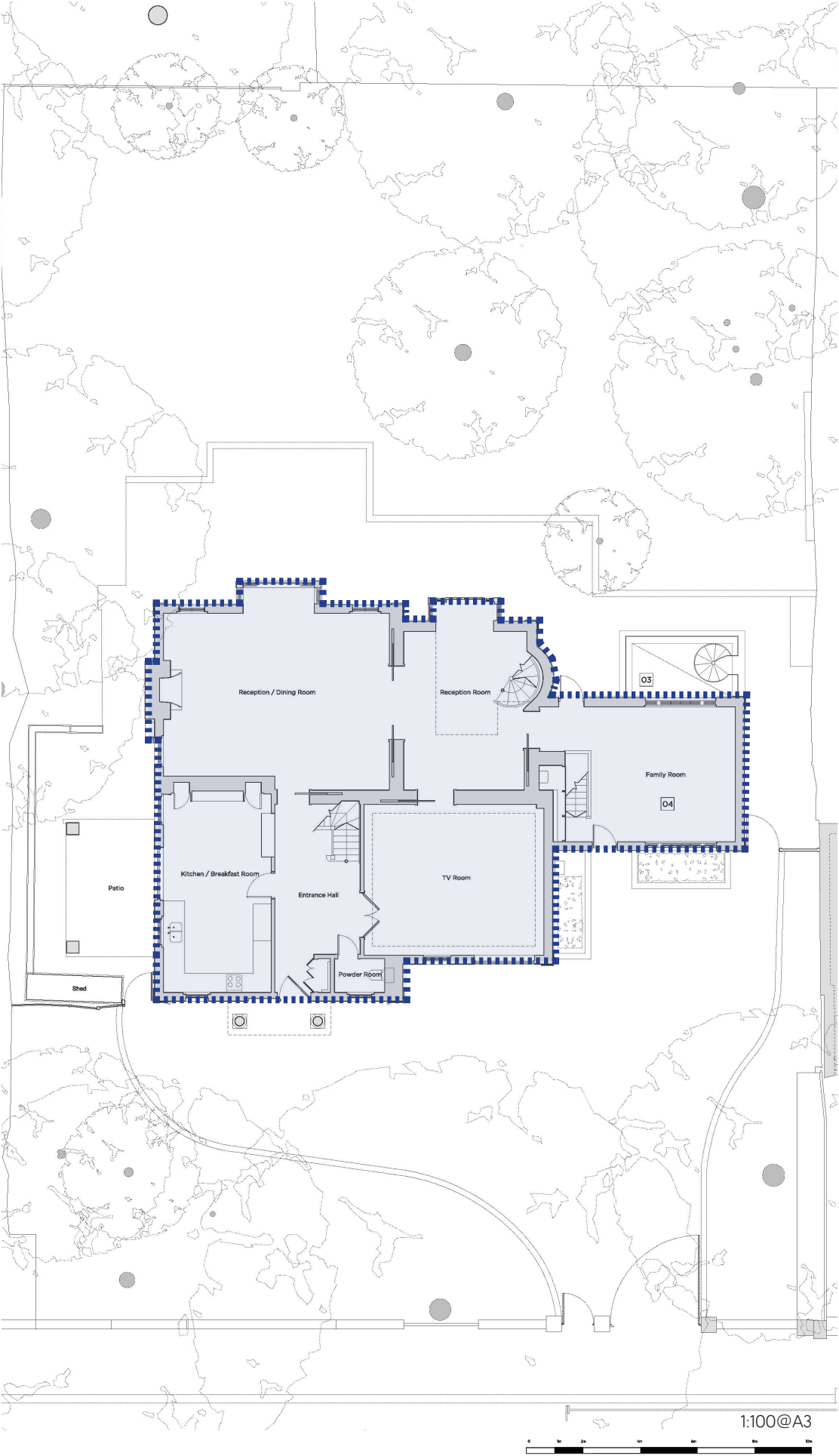
d) This page includes information on the areas. As presented, the footprint area of the existing building at ground floor is 225m². The area of the proposed basement is 337.3m² We have demonstrated that the proposed basement is less than 1.5 times the footprint of the host building in area. The basement wall is set 1.5m away from the boundary of 48 Maresfield Gardens.

Maximum Basement Area allowed:

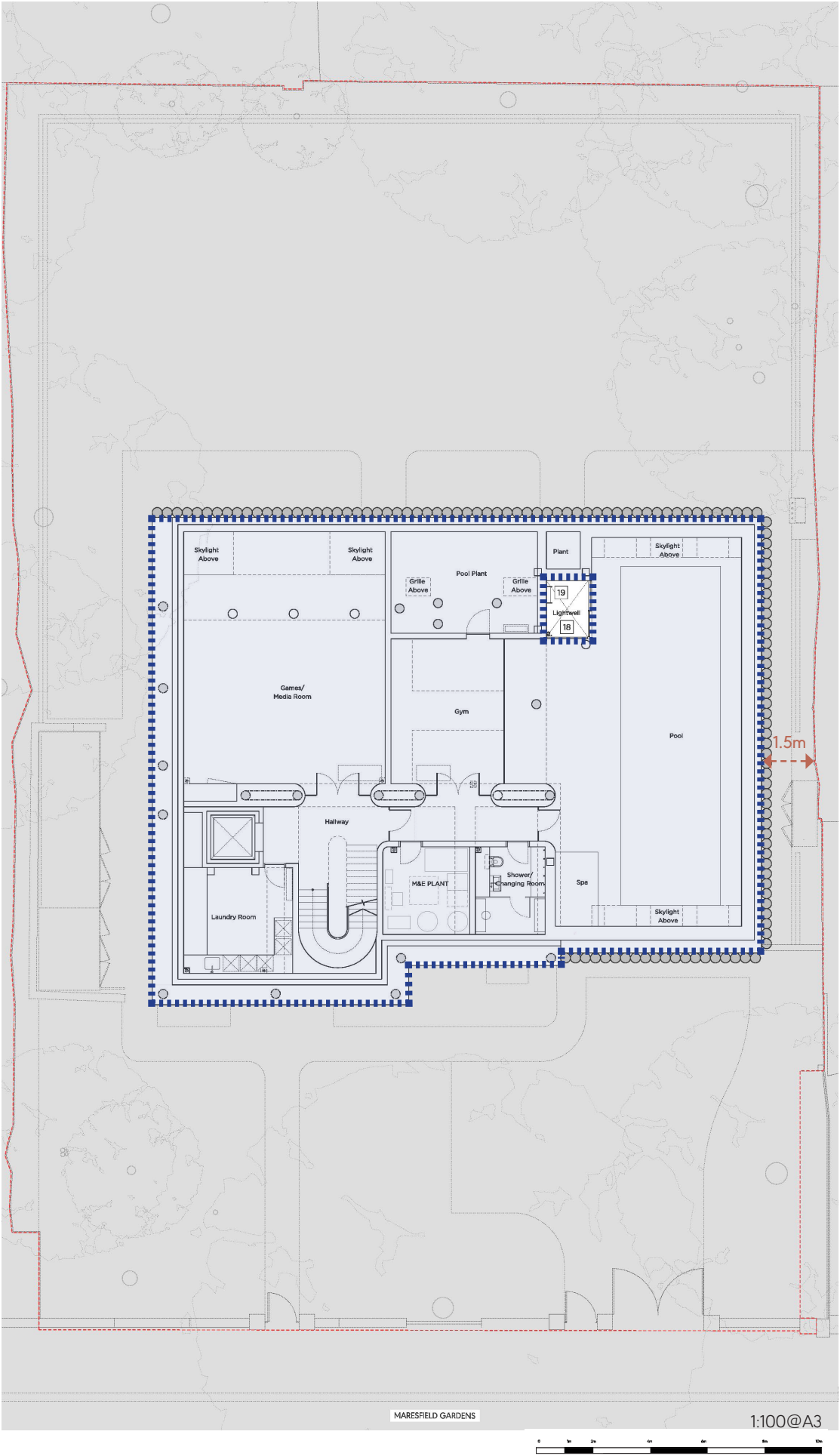
225 x 1.5 = 337.5m²

Proposed Basement Area:

337.3m²



Existing Building Footprint Area (Ground Floor)
225m²



Proposed Building Basement Area
337.3 m²