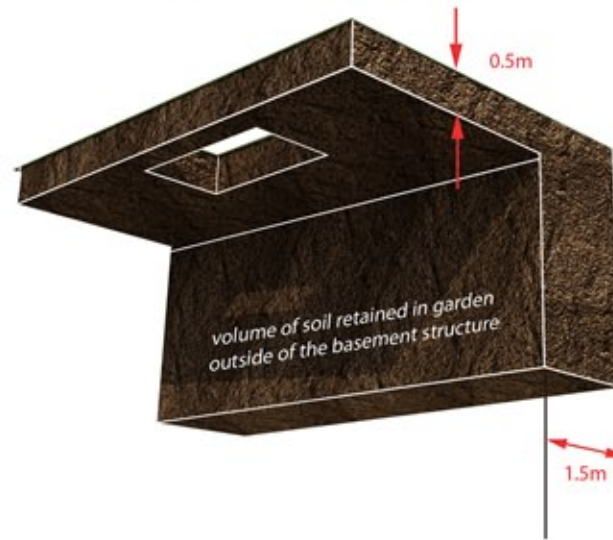
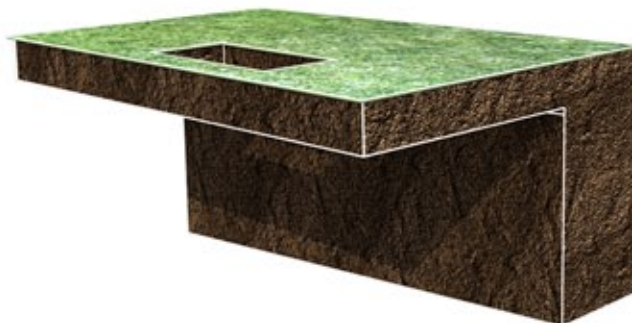


## PLANNING GUIDELINES

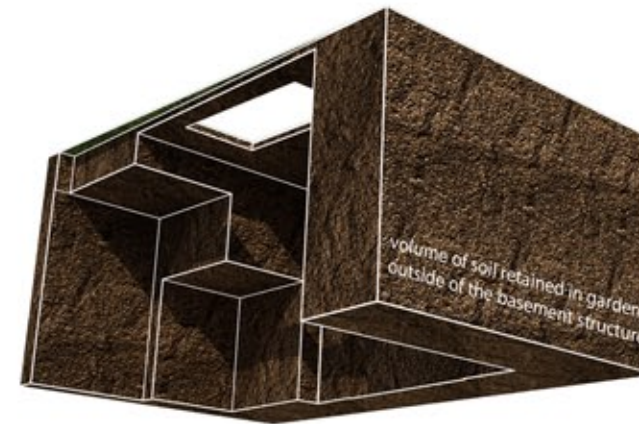


Volume of earth retained in back garden as determined by basic guidelines to allow growth and biodiversity.

Volume retained = 37.3 cubic metres



## PROPOSED ARRANGEMENT



Volume of earth retained in back garden around our amended proposal for basement partially beneath rear garden. We have kept continuity of earth around the entire structure compensating for the small areas where it is unable to exactly meet the guidelines and providing an additional 2 cubic metres of earth around and down for growth and natural drainage.

Volume retained = 39.6 cubic metres



17 Glenloch Rd

## Statement in support of application 2012/2958/P pertaining in particular to the excavation of the rear basement

Please read this in conjunction with the section drawings and diagrams on this page.

In conversation with the Planning case officer Neil Zaayman, it has been recommended that the back of the new basement wall should be between 1 and 1.5 metres from the rear boundary. Further, Policy DP27 states that 0.5 m of soil would be expected on top of any basement roof with the garden reinstated.

The reduction in headroom caused by 0.5metre depth would lead to an uncomfortably low office space which would not seem to justify the considerable cost of creating it. We understand there is a certain amount of flexibility in these guidelines and we are therefore offering the following solution:

Over the office space only, and not the WC or boiler cupboard, we propose to retain the 2.7m ceiling height which precludes an 0.5 m covering on top. However, by having more than the 0.5m above the boiler cupboard, plus 0.5m above the WC and constructing the basement shell structure in such a way that maximises the retention of the earth space around it, down each side and in every available pocket, we provide a much stronger connection to the ground to enable drainage and provide an environment for promoting growth and enhancing biodiversity.

It is the client's intention to provide a soft landscaped area to the vast majority of the rear garden, certainly greater than that which currently exists as it is mostly paved.

The diagrams shown here visually explain what we mean, and illustrate the net earth volume gain of 2 cubic metres - which should further enhance growth - between our proposals and the volume preserved by simply following the recommendations, .

Therefore we trust the application for the rear basement is now supportable as we have taken care to understand and address the Borough's concerns and the applicant willing to fund the additional costs to make this work.

EVArchitects. July 2012

## Rear basement and biodiversity

Rev A - rear boundary wall incorrectly shown. Amended.23.07.12



EVArchitects.com tel 020 8531 4441

17 Glenloch Road Belsize Park

Planning Application

NOT to scale

Diagram explaining rear basement proposal

Sept 2011

121 - 17 A