

## STATEMENT IN RESPONSE TO LB CAMDEN DP27-BASEMENTS + LIGHTWELLS

22 Feb 2012

FLAT 8; 187 SUMATRA ROAD, LONDON, NW6 1PF

### DOMESTIC BASEMENT ALTERATION

The basement alteration at 187 Sumatra Road proposes the excavation of a single room and a 1m deep front light well, between an existing basement room and neighbouring existing full width basement. The approximate area of excavation is 27sqm and 60 cubic sq.m. This is a small scale domestic alteration formed between existing basement conditions, and therefore a comprehensive geological and hydrological survey seems disproportionate to this alteration.

Below are responses to LB Camden requirements set out in DP27 (basements and lightwells):

*a) maintain the structural stability of the building and neighbouring properties;*

The proposal will be built between existing foundation conditions that are already at and below the proposed new single room excavation due to the existing basements present to either side. Structural engineer designed new foundations and underpinning will be required under the existing front bay window and the intermediate rear wall of the excavated room (centre of house). For Building Regulations purposes advice will be obtained from a Structural Engineer prior to any commencement of work. The existing full depth basement conversion to the neighbouring property at no185 Sumatra Road, provides a clear precedent and shows that the existing properties are not adversely affected by such excavation when works are carried out correctly.

*b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;*

With an existing basement that includes a bathroom, the existing drainage of the property is at a level beneath the proposal, and thus new connections from the proposed light well gully and bathroom will be possible without effect upon existing drainage conditions or provisions.

*c) avoid cumulative impacts upon structural stability or the water environment in the local area; and LB Camden will consider whether schemes.....:*

The proposed site lies at the upper end of the landform of Sumatra Road, and at its highest point for run-off. Therefore, the water environment will not be affected and existing basement conditions confirm this.

*d) harm the amenity of neighbours;*

The applicant is the freeholder of the entire 187 Sumatra Road property and its 8 flats. Existing tenants, if necessary could be temporarily moved out of adjoining flats if it was found that works noise and disturbance was unduly intrusive. The small scale nature of the works suggest that there will not be an averse effect on the occupants of the property or its neighbours.

*e) lead to the loss of open space or trees of townscape or amenity value;*

There is no loss of any vegetation or green space in the proposal. The small light well is excavated from an existing hard standing front yard.

*f) provide satisfactory landscaping, including adequate soil depth;*

The proposal makes no change to ground level soil conditions for planting or landscape in the front yard as none are present in the existing state. The proposal is for a minimum 1m depth light well excavation (to match the neighbouring property at nr.185) and a half depth excavation to form the new room. No changes are made to the rear garden condition and landscaping.

*g) harm the appearance or setting of the property or the established character of the surrounding area;*

The proposal in part reciprocates the existing full width basement to neighbouring no 185 Sumatra Road, and therefore does not harm the established appearance of the area. The alteration will use materials to match existing, and will be constructed to a high quality and standard.

*h) protect important archaeological remains.*

There is no evidence the site is located in an area of archaeological importance.

*i) the architectural character of the building is protected;*

The proposal maintains the architectural feature of the prominent bay window, where the light well is formed around the bay with new double glazed timber windows to match existing.

*j) the character and appearance of the surrounding area is harmed;*

The modest light well is similar to that of the neighbouring property at nr. 185 Sumatra Road, and is not prominent or obstructive to the general public or detrimental to the character of the area.

*k) the development results in the loss of more than 50% of the front garden or amenity area.*

The proposed light well will remove 3.7sqm out of the existing 9.3sqm existing front yard, and therefore is less than 50%.