GENERAL STATEMENT REGARDING BASEMENTS & LIGHTWELLS

17A Belsize Square, NW3 **Ref : GS- 17A**

General Information

The proposal for the above property involves re-instating the original internal floor level in the front bedroom at lower ground floor level.
The internal floor area was raised in this room when it was converted into a garage and a ramp put in the front garden in order to provide access. The ramp is relatively short and consequently the floor needed to be raised in order to gain access.
During these alterations the bay window was also removed to provide a single large opening for the garage door.
The garage has consequently been converted into a bedroom but the floor to ceiling height is very low and the natural daylight poor in comparison to the original bay fenestration.

Surface Water Flow

The proposal will increase the amount of pervious surface to enable surface water to infiltrate the ground and reduce any shrinking and flooding. At present the surface water run-off is from the steep ramp to the drainage channel along the front edge of the building. The proposal is to replace the ramp with increased planted area. The run-off will be substantially reduced and thereby reduce the pressure on the combined storm water and sewer system.
Belsize Square is <u>not</u> listed in the table "Streets at Risk of Surface Water Flooding" (Ref: Basements & Lightwells CPG4 LBofCamden)

Ground Water Flow

The proposal involves removing the hardcore fill that was instated when the ramp was installed and the internal floor raised. No new ground will be excavated as the front garden and internal floor are being returned to their original state when the property was built. The proposal is unlikely to have any effect on the ground water flow.

Impact of Proposal on Structural Stability

The proposal will not involve excavating any lower than the existing neighbouring properties and any lower than the original building design before the ramp and garage/bedroom was installed. All the properties along Belsize Square have a lower ground light-well area and bay window originally and the re-instatement of this design to 17A will cause no increased risk in terms of structural stability to the neighbouring properties.