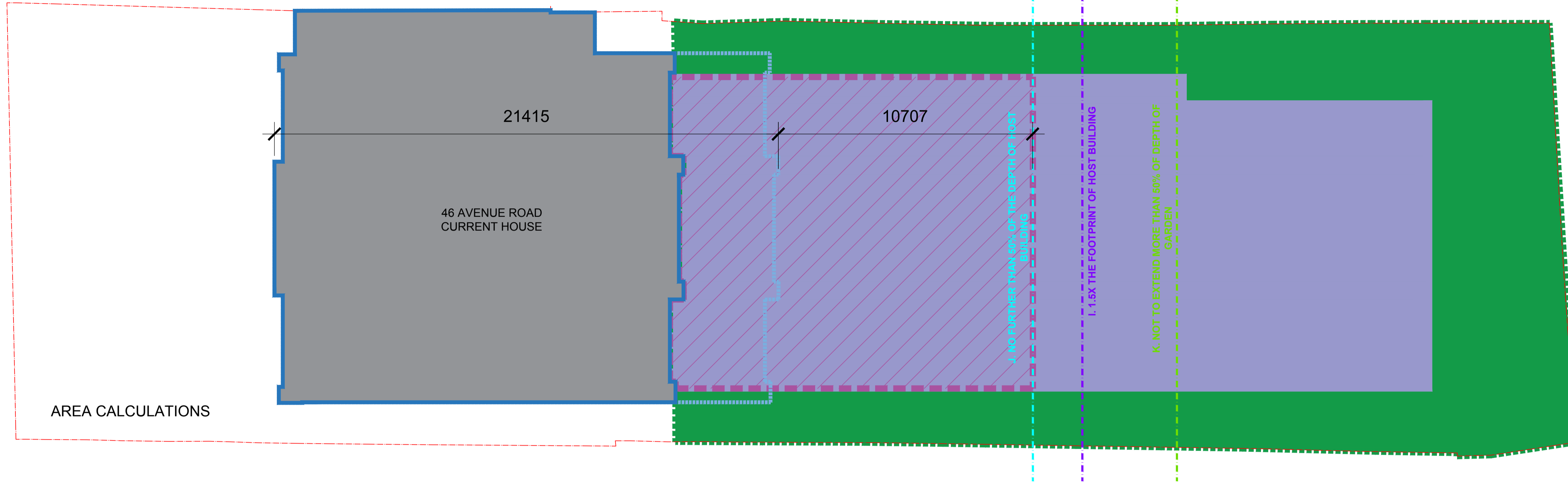


48 AVENUE ROAD  
EXISTING BASEMENT

Note

All dimensions are to be checked on site and permitted to the architect prior to commencement of works.



44 AVENUE ROAD  
EXISTING BASEMENT

**KEY**

EXISTING REAR GARDEN FOOT PRINT

EXISTING HOUSE FOOT PRINT ABOVE

HOST BUILDING  
(Proposed House with facade retention)

APPROVED BASEMENT FOOTPRINT  
REF: 2014/6395/P  
(extending to 61% of Existing Garden)

NEW CURRENT PROPOSED BASEMENT  
FOOTPRINT POLICY A5 .J COMPLIANT  
(extending to 50% Depth of the host building)

**BASEMENT POLICY A5**

**J. NO FURTHER THAN 50% OF DEPTH OF HOST BUILDING**

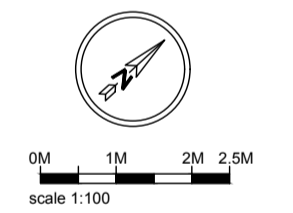
DEPTH OF HOST BUILDING - 21.415M  
DEPTH OF BASEMENT EXTENT INTO GARDEN  
 $21.415M \times 0.5 = 10.707M$

**I. 1.5X FOOTPRINT OF HOST BUILDING**

GEA OF GROUND FLOOR - 326 SQM  
1.5X AREA OF GROUND FLOOR GEA - 489SQM

**K. NOT EXCEED 50% OF DEPTH OF GARDEN**

DEPTH OF GARDEN - 33.7 M  
DEPTH OF BASEMENT EXTENT INTO GARDEN  
 $50\% \text{ OF } 33.7M = 16.85M$



Subject to detailed dimensional survey  
Please note these drawings are based on existing drawings prepared by others. BB Partnership cannot be held responsible for any discrepancies and/or inaccuracy that may arise

SURVEY DRAWING PRODUCED BY 'LASER SURVEYS'

**FOR PLANNING**

**BB PARTNERSHIP LTD**  
CHARTERED ARCHITECTS  
THE TRAFALGAR - 17 REMINGTON STREET - LONDON N1 6SH  
TEL . 020 7336 8555 FAX . 020 7336 8777  
e-mail . architect@bbpartnership.co.uk

client Brightwood Ltd.

project 46 Avenue Road NW8 6HS  
New Build House Behind Retained Facade Including New Basement

drawing EXISTING & PROPOSED AREAS  
Ground Floor Plan

date	scale	drawn by
29.04.13	1:100 at A1	LA

drg.no.	rev.	A
FQM-110		