



**TOWN AND COUNTRY
PLANNING ACT 1990**

**Planning, Design and
Access Statement**

**Application by
Mr R Bernard**

**Basement Extension
and Alterations**

**32 Kylemore Road
Camden
London NW6 2PT**

May 2018

**Statement on behalf of
the applicant
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1. INTRODUCTION

- 1.1 This Planning Design and Access Statement has been prepared to support an application for alterations and extension of 32 Kylemore Road in Camden, London, to lower the floor to part of the basement level, create a front light-well, external staircase and integrated store.
- 1.2 The purpose of the Planning Design and Access Statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and to present a case for granting permission. This application follows regularisation of the property as one dwelling house through application 2018/1499/P.

2. SITE AND SURROUNDINGS

- 2.1 This application relates to 32 Kylemore Road in Camden, London. The dwelling is a two-storey terraced property, with an additional lower ground floor. The street contains a series of terraced properties which are all similar in age and design. The street scene is characterised by double height bay windows, semi-private front gardens and on-street parking provision to either side of a treelined road which is permit controlled.
- 2.2 The majority of the properties along Kylemore Road feature traditional brick wall materials and slate roofs. Although providing a degree of continuity to the overall appearance, a number of properties have been either painted or rendered, along with the incorporation of loft conversions evidenced by rooflights to the street. Basement/lower ground floor conversions are also common place, with a number of front light-wells and access stairs present.
- 2.3 To the rear, there are three storey outriggers to each property. Alteration to the rear facades are more varied than the street elevation, with a variety of rear and side infill extensions, along with loft conversions and some raised terraces.
- 2.4 The property is in close proximity to a number of local facilities, including the Kilburn High Road Local Centre and Kilburn Grange Park (circa 200 metres away). This provides access to facilities, augmented by access to regular bus services from the Local Centre as well as by rail from Brondesbury and West Hampstead railway stations, both less than a 5 minute walk away.
- 2.5 The property is not statutorily Listed and does not lie within a Conservation Area. The site is set within the Fortune Green and West Hampstead Neighbourhood Plan area, which was adopted in 2015.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal is to enlarge and alter the existing dwelling. This incorporates lowering the existing basement floor level to enable habitable rooms to be created, augmented by the creation of a new front light-well with access steps and integrated store.
- 3.2 The floor level of the front section of the property will be lowered by up to 1.1 metres in order to create additional habitable accommodation. A new front bay window and light-well are incorporated. The bay window aligns with the aperture above, whilst the light-well is 3.7 metres in width and 2.9 metres in depth (maximum) including the staircase. This light-well will be enclosed by a dwarf wall and railings to match those adjacent to the highway. A new

store and access into the lower ground floor level is then proposed underneath the existing footpath between the house and highway. This store is 2.9 by 1.6 metres in size.

- 3.3 The proposed external works will be finished in a light coloured render to match the existing front elevation. Metal railings and powder coated windows and doors are proposed, finished in a colour to match those already present at the site.

4. PLANNING POLICY

- 4.1 The starting point for assessing development proposals is the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* The Development Plan for this proposal consists of the London Plan, the Camden Local Plan 2017 and the Forest Green and West Hampstead Neighbourhood Plan.

- 4.2 In addition, the Government’s National Planning Policy Framework (NPPF) is an important material consideration for determining planning applications.

The National Planning Policy Framework (March 2012)

- 4.3 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through plan-making and decision-taking. This means:-

- approving development proposals that accord with the Development Plan without delay
- where the Development Plan is absent, silent or relevant policies are out-of-date, granting permission unless:-
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole
 - specific policies in this Framework indicate development should be restricted

- 4.4 Good design is a key aspect of sustainable development and is indivisible from good planning. High quality and inclusive design should be planned for through all developments, relating to individual buildings, public and private spaces and wider area development schemes (paragraphs 56 – 57).

- 4.5 Planning policies and decisions should aim to ensure that developments:-

- will function well and add to the overall quality of the area
- establish a strong sense of place

- optimise the potential of the site to accommodate development and support local facilities and transport networks
- respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation
- create safe and accessible environments
- are visually attractive as a result of good architecture and appropriate landscaping (paragraph 58)

London Plan (Adopted 2011, Updated March 2016)

- 4.6 The London Plan is a strategic spatial planning document, produced as a result of the Greater London Authority (GLA) legislation requiring the Mayor of London to produce a ‘Spatial Development Strategy’. Boroughs local development documents have to be in general conformity with the London Plan and have to be taken into account when planning decisions are taken in any part of London, unless there are planning reasons why it should not. The following policies set out below are considered relevant to the proposal.

Policy 6.9 Cycling

- 4.7 The policy states that developments should provide secure, integrated, convenient and accessible cycle parking storage in line with minimum standards. For residential C3/4 use dwellings this equates to one space per studio and 1 bedroom unit, and two spaces per all other dwellings.

Policy 7.1 Lifetime Neighbourhoods

- 4.8 The policy promotes Lifetime Neighbourhoods to provide people with a good quality environment in an active and supportive local community.

Policy 7.4 Local Character

- 4.9 The policy states that “*buildings, streets and open space should provide a high quality design response that:*
- *has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;*
 - *contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;*
 - *is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;*
 - *allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and*
 - *is informed by the surrounding historic environment”.*

Policy 7.6 Architecture

- 4.10 The policy states that “architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Buildings and structures should:

- a. be of the highest architectural quality*
- b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm*
- c. comprise details and materials that complement, not necessarily replicate, the local architectural character*
- d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate*
- e. incorporate best practice in resource management and climate change mitigation and adaptation*
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces*
- g. be adaptable to different activities and land uses, particularly at ground level*
- h. meet the principles of inclusive design*
- i. optimise the potential of sites”*

Camden Local Plan (adopted June 2017)

- 4.11 The Camden Local Plan covers the period 2016-2031. Policies considered relevant to the proposal are set out below.

Policy A1 Managing the impact of development

- 4.12 The Council will seek to protect the quality of life of occupiers and neighbours. The Council will grant permission for development unless this causes unacceptable harm to amenity. The Council will:-

- “a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;*
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;*
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and*
- d. require mitigation measures where necessary.”*

- 4.13 The Council will consider the following factors:-

- “e. visual privacy, outlook;*
- f. sunlight, daylight and overshadowing;*
- g. artificial lighting levels;*
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;*
- i. impacts of the construction phase, including the use of Construction Management Plans;*

- j. noise and vibration levels;*
- k. odour, fumes and dust;*
- l. microclimate;*
- m. contaminated land; and*
- n. impact upon water and wastewater infrastructure.”*

Policy A5 Basements

- 4.14 The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:-

- “a. neighbouring properties;*
- b. the structural, ground, or water conditions of the area;*
- c. the character and amenity of the area;*
- d. the architectural character of the building; and*
- e. the significance of heritage assets.”*

- 4.15 In determining proposals for basements and other underground development, the Council will require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

- 4.16 The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:-

- “f. not comprise of more than one storey;*
- g. not be built under an existing basement;*
- h. not exceed 50% of each garden within the property;*
- i. be less than 1.5 times the footprint of the host building in area;*
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*
- k. not extend into or underneath the garden further than 50% of the depth of the garden;*
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and*
- m. avoid the loss of garden space or trees of townscape or amenity value.”*

- 4.17 The Council will require applicants to demonstrate that proposals for basements:-

- “n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;*
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- p. avoid cumulative impacts;*
- q. do not harm the amenity of neighbours;*
- r. provide satisfactory landscaping, including adequate soil depth;*
- s. do not harm the appearance or setting of the property or the established character of the surrounding area;*
- t. protect important archaeological remains; and*
- u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.”*

- 4.18 The Council generally require a Construction Management Plan for basement developments.

Policy D1 Design

- 4.19 The Council will seek to secure high quality design in developments. The Council will require that development:-

- a. respects local context and character;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- l. incorporates outdoor amenity space;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment."*

Policy CC5 Waste

- 4.20 The Council will make Camden a low waste Borough and:-

- "d. make sure that developments include facilities for the storage and collection of waste and recycling."*

Forest Green and West Hampstead Neighbourhood Plan (adopted September 2015)

- 4.21 The following policies are considered relevant to this proposal.

Policy 2: Design and Character

- 4.22 All development shall be a high quality of design, which complements and enhances the distinct local character and identity of Fortune Green and West Hampstead. This shall be achieved by:-

- i. Development which positively interfaces with the street and streetscape in which it is located.*
- ii. Development which maintains the positive contributions to character of existing buildings and structures.*
- iii. Development which is human in scale, in order to maintain and create a positive relationship between buildings and street level activity.*
- iv. Development which has regard to the form, function, structure and heritage of a place – including the scale, mass, orientation, pattern and grain of surrounding buildings, streets and spaces.*

- v. *A presumption in favour of a colour palate which reflects, or is in harmony with, the red brick and London stock brick of existing development.*
- vii. *Extensions - and infill development - being in character and proportion with existing development and its setting, including the relationship to any adjoining properties.*
- viii. *A presumption against basement development more than one storey deep or outside the footprint of the property (excluding light-wells)."*

Policy 8: Development shall promote improved provision for cycling throughout the area and encourage cycling in the wider area

4.23 The Council will promote improved provision for cycling which shall be achieved by:-

"v. The provision of appropriate bicycle storage in all residential and commercial development."

Other Relevant Documents

London Plan - Housing SPG Private Outdoor Space

4.24 All new housing is required by the London Housing SPG to provide a minimum of 5 square metres of private outdoor space for 1-2 bedroom units and an extra 1 square metre for each additional occupant (Housing SPG Standard 4.10.1). This is a minimum standard and will be required of all residential development. Typically this will be supplemented by additional space, which can take the form of either additional garden space (private or communal), and/or public open space (incorporating child play space, allotments or space for active recreation). In certain circumstances it may be appropriate and preferable to secure a financial contribution in place of space provision. A choice therefore exists in terms of the form that this provision takes which will need to be determined having regard to the specific circumstances of a case and its context.

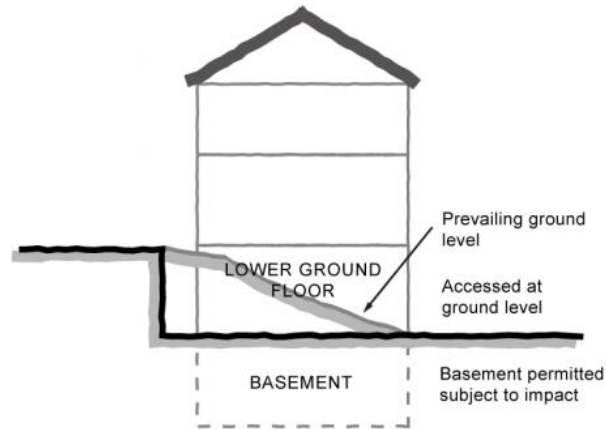
Camden Planning Guidance: Basements (Draft November 2017)

4.25 The Council has prepared draft Planning Guidance to support policies contained within the Local Plan. This guidance gives detailed advice on how planning policies are applied when making decisions on new basement development or extensions to existing basement accommodation.

4.26 The guidance recognises in paragraph 1.7 that *"Where a building is located on sloping land and there is a change in level across a site, a storey which is accessed at ground level at one side of the site (with no steps or ramp) will generally not be considered a basement, unless the site has been excavated to allow access to that floor"*.

4.27 Storeys built partially below ground are common in Camden, in particular in historic buildings. To be considered a lower ground floor and not a basement the storey must typically:

- *Have a significant proportion above the prevailing ground level;*
- *Be accessible from the outside of the building at the front and rear of the property,*
- *Form part of the original fabric of a building, and*
- *Form part of the character of the area.*



*Extract taken from the Council's Planning Guidance
defining lower ground floors on sloping sites*

- 4.28 The document sets out the need to consider the impact of basement extensions, taking into account impact on groundwater flows, services and drainage, ground stability and construction methods.

5. RELEVANT PLANNING HISTORY

Application site

Application 2018/1499/P

- 5.1 Full planning permission was granted by the Council on 21 May 2018 for the retrospective conversion of two 2-bedroom flats into a 3-bedroom dwelling-house, plus construction of a single storey rear infill extension at lower ground floor level.

Application 2018/1513/P

- 5.2 The Council granted consent for a rear dormer extension and installation of 3 roof-lights to the front elevation of the host property on 21 May 2018.

Other relevant applications

3 Kylemore Road, Erection of a single storey rear infill extension at lower ground floor level; replacement of 2 storey rear extension with associated stairway at lower ground floor level. (Application 2015/7093/P)

- 5.3 An application was submitted for a single storey extension (Orangery) measuring 3.2m wide, and projecting off the rear return by 2m with a veranda. The proposal was deemed acceptable in respect of amenity and privacy to neighbouring properties and thereby granted permission on 14 January 2016.

13 Kylemore Road. Excavation to lower the existing basement floor level and creation of new front lightwell with associated external staircase and front bay window; erection of new front boundary wall with new bin store area; changes to fenestration to rear at lower and upper ground levels; raising the parapet wall and roof level of existing rear closet wing. (Application 2015/6424/P)

- 5.4 The above application was to lower the existing basement floor by 600mm and the creation of a new front light-well with associated external staircase and front bay window together with new front boundary wall with new bin area. The proposed light-well is around 10 sqm. The excavation to the front of the building measured 2.3m in depth below street level and projected 1.4m from the front of the existing bay window across the width of the property.
- 5.5 The case officer's report stated that the principle of introducing steps going down to the basement level from the front area had been established to be acceptable as it had been allowed for 7 and 23 Kylemore Road.
- 5.6 The basement accommodation was ancillary and subordinate to the main house; whilst the light-well with around 2m length of defensible space and the creation of the new front bay window was considered to provide sufficient levels of light; with amenity found to be acceptable.
- 5.7 The proposal was determined by members of the Planning Committee, with permission granted on 10 November 2017.

10 Kylemore Road. Erection of single-storey rear lower ground floor level extension and excavation to increase depth of existing basement and create enlarged front light-well, alterations to fenestration at rear lower ground floor level, erection of replacement timber fence to rear and timber cover to bin store in front garden all in connection with existing flat. (Application 2012/1383/P)

- 5.8 This application was for the erection of a single-storey rear lower ground floor level extension and excavation to increase depth of existing basement and create enlarged front light-well, alterations to fenestration at rear lower ground floor level, erection of replacement timber fence to rear and timber cover to bin store in the front garden.
- 5.9 The lower ground floor rear extension infilled the alley to the side of the return, creating a structure with a total width of 5m, the width of the application site. The extension had a flat roof with maximum height of 3m with a frameless double glazed roof-light above. The extension had a depth of 3.2m. In order to provide more head height, the proposal also involved excavating the basement by a further 350mm to provide 2.1m internally.
- 5.10 To the front, the existing light-well was increased from 800mm x 800mm to 1.5m x 1.5m. New aluminium framed double glazed sliding/folding doors were formed within the light-well, with the light-well covered by a steel grating. Within the front garden area a new timber slatted cover to the bin storage area was proposed measuring approximately 1.2m x 800mm. The case officer found the rear extension would be fairly low level with a maximum height of 3.1m and its projection above a 2m high boundary fence would therefore not be significant.
- 5.11 The application was approved on 1 May 2012.

23 Kylemore Road. Excavation to lower the floor level of the existing basement and creation of a front basement light-well with entrance steps and enclosed by railings all in connection with existing dwelling. (Application 2011/6378/P).

- 5.12 This application was for the extension of the existing basement by lowering the floor by less than 1m. The proposal included an external staircase and new bay windows. The scheme involved excavating the rear patio area to create level access to the basement level from the rear garden. The existing patio area was excavated towards the rear, parallel to the rear wall of the lower ground floor kitchen. There was also a new set of stairs into the rear garden provided.
- 5.13 The front light-well created a space 3.5 x 3.5 metres in size and incorporated an external staircase within the front garden. The bay window was extended downwards to serve this basement level, a design which was considered sympathetic to the character and appearance of the host building by the case officer. Permission was granted on 8 March 2012.

6. THE PLANNING CASE

Principle of development

- 6.1 The site is currently in residential use, a situation which this proposal does not alter. It simply seeks to enlarge it to provide additional usable space in the basement. Adopted planning policy supports the provision of suitable alteration and extension to properties, including basements, subject to consideration of more detailed guidance. The proposal in principle should therefore be considered acceptable.
- 6.2 Supporting this position, the Council has approved a host of similar type extensions along Kylemore Road, as referenced in Section 5 above. This underlines the position that the development works proposed are acceptable in principle.

Design and appearance

- 6.3 The proposal seeks to elongate the existing bay window downwards to serve the amended basement. This offers appropriate articulation to the part of this building, maintaining the form of the property, with the surrounding light-well commensurate in scale to enable some visibility of this additional design feature, as well as ensuring sufficient light into the new room. Matching of materials will augment this integration.
- 6.4 The arrangement maintains the legibility from the street, with level access provided to the ground level front door, completely concealing the storage area below it. The staircase leading to the basement provides a secondary route from the building, with railings to match the others provided at the front of the site. This offers inter-visibility between the various elements, whilst also maintaining functionality.
- 6.5 The arrangement proposed reflects other applications approved repeatedly by the Council along Kylemore Road, including a number of recent developments (see Section 5 above). The principle of introducing steps going down to lower ground floor level has been established through approval of numerous schemes, including 3 and 23 Kylemore Road. The proposal is therefore considered to be in accordance with Policy A1 of the Camden Local Plan.



Light-well excavation at 3, 5 and 7 Kylemore Road, with bin storage area provided



Light-well excavation, access stairs and bin storage areas completed at 21 and 23 Kylemore Road

- 6.6 A bin storage area is provided within the proposed layout, with bins set between the existing boundary wall and a low height wall separating the light-well and staircase. This will provide defensible semi-private space, whilst allowing sufficient light to permeate into the lower ground floor room. This has been found to be acceptable in other consented developments where the relevant case officers considered the storage area to form an improvement to the

disorganised arrangements along the street. The proposal should be considered to be acceptable in respect of the impact upon the streetscape, in accordance with Policies A5 and D1 of the Camden Local Plan. It also complies with Policy CC5 of the Camden Local Plan regarding waste storage.

Amenity and Ancillary Spaces

- 6.7 The London Plan sets out residential amenity space requirements. The London Housing Supplementary Planning Guidance (standard 4.10.1) states that 5 square metres of private outdoor space is required for 1-2 bedroom units and a further 1 square metre for each additional occupant. The proposal will maintain an area well in excess of this, thereby providing ample outdoor space provision.
- 6.8 The application site is also within a 5 minute walking distance of Kilburn Grange Park providing further recreational opportunities.
- 6.9 Space is provided within the lower ground floor lobby area which has been designed to accommodate sufficient cycle storage, in accordance with Policy 6.9 of the London Plan; which should be considered a net benefit as the existing property provides no cycle storage area.

Basement Impact Assessment

- 6.10 A full Basement Impact Assessment has been undertaken by Hall Davis Consulting Engineers. This is submitted with this planning application. The key elements of this Assessment are outlined below, indicating the ability to construct the basement without harming the surrounding area.

Impact to subterranean ground water flow

- 6.11 The local natural watercourse is the Westbourne River and is approximately 350m away from the property. It will not be impacted by the proposed excavations, which are not significantly deeper than the original foundation of the property.
- 6.12 Because the property has structural foundations already extending to the depth of the proposed excavations, including an existing lower ground floor, the penetration of the existing structures will not be significantly increased in depth by the proposed works.
- 6.13 The Clay subsoils are relatively impermeable and so any lateral ground water flows would be minimal. As such, the proposed extension is deemed to have no significant effect on the local hydrogeology.

Impact to surface water flow and flooding

- 6.14 With reference to the Environment Agency's Flood Risk map, it can be seen that the site lies outside any flood risk zone.
- 6.15 The proposed basement excavation is virtually within the footprint of the existing building and as such, surface water flow and flood risk levels will remain unaffected following the construction of the proposed basement.

Impact on infrastructure, utilities, services and drainage

- 6.16 The basement does not extend beyond the footprint of the existing residential property and therefore will not impact on local infrastructure, utilities and services or drainage. Investigations will be carried out as construction proceeds to determine the location of any services and drainage on site so that these can be maintained and re-routed as necessary.

Impact on adjoining building and structures

(a) Stability of Excavations

- 6.17 The principal consideration for the proposed basement works is the effect on adjoining properties during the construction stage. All excavations will be shored during the underpinning sequence and additional horizontal props will be added as the construction of the basement progresses. The main horizontal props will not be removed until at least 28 days after casting the concrete base slab. The proposed underpinning and sequencing of the works is appended to this report.

(b) Underpinning

- 6.18 The proposed underpinning is shallow; being approximately 800mm below the current lower ground floor level. It is reasonably judged that only a very minor increase in load due to the concrete in place of the soil will be experienced, and with the slight increase in bearing area the difference in ground bearing pressure is zero to negligible. The subsoil is seen to be sandy clays which are considered to have a very low shrinkage potential. In addition the soils at proposed bearing level have been subjected to the existing building loading for over an extended period of time. In consideration of these factors the risk of settlement due to underpinning as a result of a vertical applied load is considered to be negligible.
- 6.19 In consideration of the above factors and in accordance with Burland and Potts 'Building Damage Classification' table, we expect the damage to the adjoining building to be of Category 1 ("very slight"). As previously stated, all underpins and excavations will remain propped until the permanent structure is in place and therefore we expect any movements to be negligible.

(c) Suitable construction methods and mitigation measures for developments

- 6.20 The construction will involve excavation and forming concrete underpins in relatively small sections one at a time so that the majority of the existing building remains fully supported by the ground at any one time.
- 6.21 As a precautionary measure, we would recommend that the property and adjoining properties are observed for movement using target monitoring during the basement construction.

(d) Monitoring of adjacent structures

- 6.22 It is proposed that the integrity of the adjacent properties is safeguarded by a system of movement monitoring. The contractor shall appoint a specialist survey company to establish monitoring target locations to key elements of the building as required.

- 6.23 The external facades and party walls will be monitored at these positions and the targets shall allow 3D location measurements for the duration of the works, to an accuracy of +/- 1mm.
- 6.24 Readings shall be taken shortly after the start of the excavations then at weekly intervals during the basement construction until the RC are complete and propped after which point the frequency will be reduced to a final reading 6 month after completion.
- 6.25 All measurements will be plotted graphically and results shall be submitted and circulated to all relevant parties including the appointed Party Wall Surveyors within 24 hours of being measured.
- 6.26 Trigger levels will be used. In the event of a red value being reached the contractor must immediately stop, make safe the works, notify the Party Wall Surveyors and only recommence when agreed by the appointed Surveyors.

Cumulative impact of basement development in the area

- 6.27 In consideration of all the above points we do not consider that the proposed basement once completed will have any adverse effect on the surrounding area. However, during the works the basement construction will have an impact particularly in terms of soil removal, construction traffic and deliveries. The contractor should proactively manage the works keeping local residents aware of any events that may impact them in good time.

Design

- 6.28 Structural calculations have been carried out for the basement wall. These show that bearing pressures will be no greater than a maximum 100KN/m², which is considered to be an acceptable bearing pressure to control settlements as the soil conditions 4 metres below ground level are expected to be good at this depth and may typically reach 150KN/m² allowable bearing pressure. Analysis of a typical wall section for the proposed basement and calculation that a 350mm thick reinforced concrete wall and toe that is propped at the base will be sufficient.

Site set up and construction methodology

- 6.29 The site set-up will involve installing plywood hoarding around the perimeter of the front garden which will enclose the site and make it safe and prevent anybody accessing the site or basement excavation other than construction workers. There will be a roof on top of the hoarding so that construction dust, dirt and noise are contained as much as possible.
- 6.30 The conveyor used to remove the soil will project out from the hoarding over the footpath to the skip location on the road. The conveyor will also be enclosed to prevent soil escaping and falling onto the footpath. The conveyor will be supported using a timber framework and/or scaffold that is considerably designed to minimise any impact on the public footpath. The skip will also be enclosed by perimeter hoarding to further contain the excavated soil and reduce the visual impact of the skip. The skip will be emptied typically once a day or every other day. A grab lorry will set down alongside the skip to remove the spoil and this operation will take typically 10 minutes. During this period, the contractor's banksmen will guide the grab lorry into position and ensure the safe removal of spoil as well

as guarding the safety of pedestrians and road users within the vicinity of the site and directing them as appropriate.

- 6.31 Other construction and delivery vehicles will attempt to park on the side of the road adjacent to the site to keep traffic passing as freely as possible. Deliveries would be expected typically every other day.
- 6.32 The construction of the basement will begin with the excavation of the front garden to form the light-well. The contractors will then progress from front to the rear of the site excavating and underpinning as they progress.
- 6.33 Once all the underpinning work is completed the skip will be removed to allow for a concrete truck that will pump concrete into the basement to form the final basement slab. After 7 days any remaining temporary propping will be removed, the slab and walls will be waterproofed and the main basement contractor will leave site to allow for final fit-out by others. The construction period for the main basement construction from initial site set-up to completion of the waterproofing will take approximately 14 weeks.

7. CONCLUSION

- 7.1 This proposal is for a basement extension and alteration to create habitable accommodation. This includes reducing the floor level, creation of a front light-well, access steps and integrated store.
- 7.2 The scheme offers a high quality environment of living conditions for future residents in terms of the internal floor space, layout and outdoor amenity space provision.
- 7.3 The proposal would not harm the visual or residential amenity of the adjoining occupiers and a satisfactory standard of environment would be achieved for the future occupiers, whilst making efficient use of land. The effect of the proposal on the streetscape is considered an improvement, with the bay window detail maintained whilst sufficient provision of bin storage areas is provided behind the boundary wall.
- 7.4 The scale of the extension is similar or less than other development in the area and does not have an over-bearing effect on the host dwelling. The building materials which would be used are proposed to match the existing materials within the dwelling. The works are considered to be in accordance with Policies 7.4 and 7.6 of the London Plan maintaining the local character.
- 7.5 The overall scale and design of the development is materially similar to the numerous extensions at other properties in the area, and should be considered acceptable and in accordance with Policy A1 of the Camden Local Plan; as well as Policies 2 and 8 of the Neighbourhood Plan.
- 7.6 A full Basement Impact Assessment identifies the ability to construct the proposed basement and light-well without harm to the surrounding area, and highlights the construction technique and safety measures to protect the stability of the land and adjacent buildings.
- 7.7 The proposal should be considered to accord with the relevant policies and guidance, and should be granted consent.