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Camden Basement Policy A5: Requirements Statement

Flat 1, 43 Hillfield Road, NW6 1QD

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ref. 153-PS-G-102

1.0 Introduction

This statement has been produced to accompany an application for full planning permission for division of the existing Ground Floor Flat into 2no. 2b3p C3 dwellings via the extension of an existing basement with front and rear lightwells, and alterations to previously approved permission 2018/7030/P including lowering the front garden level by 350mm.

This statement aims to show that the proposed alterations meet the requirements of Camden's basement policy A5.

2.0 Policy requirements and justifications

Camden Basement Policy A5 states:

"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:...

Criterion f. not comprise of more than one storey

The proposal is one storey deep has a total depth of excavation of 4m to the underside of the floor slab.

Criterion g. not be built under an existing basement;

The proposal is not built under an existing basement, the application seeks to excavate the existing basement level to create habitable space.

Criterion h. not exceed 50% of each garden within the property;

The basement and associated lightwells do not exceed 50% of the area of the front and rear gardens individually. The front garden area measures 31.08m², with the total proposed excavation in the front garden being 14.22m², which equates to approximately 46%. The rear garden measures 179.20m². The only excavation in the rear garden is for the rear lightwell, which measures 9.55m², equating to 5% of the rear garden area. The unaffected garden is one single area and creates a continuous area with other neighbouring gardens.

Criterion i. be less than 1.5 times the footprint of the host building in area;

The basement extension is less than 1.5 times the footprint of the host building in area. The footprint of the building measures 82.27m² and proposals seek a total extension of 27.8m², 5m² to the front and 22.8m² to the rear of the existing basement. This which equates to 33% of the footprint of the host building.

Criterion j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

The proposed basement does not extend into the garden further than 50% of the depth of the host building measured from the principle elevation. The rear extension of the basement extends to match the line of the rear closet wing and the rear lightwell excavation extends into the rear garden by 3.9m,

Criterion k. not extend into or underneath the garden further than 50% of the depth of the garden;

The proposed basement does not extend into or underneath the garden further than 50% of the depth of the garden at both the front and rear of property, measured from the principle elevations. The stairs down to the basement in the front garden do project further than 50% of the depth of the front garden, however this is to create clear and easy access to the basement. Details of this can be seen on drawing 153-F-112. We believe that this is the most logical circulation arrangement. Should this be contentious we would welcome a discussion with the council to find a positive solution.

Criterion l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;

The front lightwell is set back from the boundary with no.45. A boundary wall is proposed on the boundary with no.41 at lower ground floor level, as setting the basement external entrance in from the boundary would make the access to the basement excessively awkward due to a narrow hallway and hence is the only practical way to enter and escape from the lower ground floor to the front elevation. The rear lightwell sits adjacent of the rear lightwell of no.45a, hence abuts this as a boundary wall. We believe the proposals are appropriate in the context of this development. Should this be contentious we would welcome a discussion with the council to find a positive solution.

Criterion m. avoid the loss of garden space or trees of townscape or amenity value

There will be no loss of trees of townscape or amenity value in the development, in line with Camden policy criterion M. This has been addressed within the Basement Impact Assessment document, provided by Symmetrys Engineers.

3.0 Conclusion

The proposals siting, location, scale and design has minimal impact on, and is subordinate to, the host building. We have met the requirements of Camden's basement policy A5.