



DO NOT SCALE FROM THIS DRAWING

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.

All SHH drawings to be read in conjunction with relevant SHH Finishes, Sanitaryware, Lighting & Ironmongery schedules.

Any discrepancies to be highlighted to SHH prior to procurement and in good time.

Copyright © Spence Harris Hogan Limited 2022
Registered in England & Wales. Registered No. 261 0615
SHH is the trading name of Spence Harris Hogan Limited

SCALE 1:250@A3

0 3 6m

- Legends & Notes:
- Site Boundary Line
 - Building Footprint
 - Basement Area
 - Root Protection Area
 - Tree Crown Spread
 - Overlap Area
 - Area excluded from calculations as currently limited by existing building and terraced hard landscaping

A/ GF GEA (footprint proposed) = 440.18m²
 A*/ GF GEA (footprint existing) = 218.18m²
 B/ Basement GEA including lightwells and external stairs = 658.56m²
 C/ Site Area = 1,664.12m²

A/C (Built Up Area - Proposed) = 26.45%
 A*/C (Built Up Area - Existing) = 13.11%
 B/A Ratio = 1.49 < LPA1.5 Criterion (i)

CRITERION H

To be less than 50% of existing garden

	Existing Garden (B)	Proposed basement (A)	Percentage (A/Bx100)	Comments
Rear Garden (N/E)	668m ²	281.09m ²	42.08%	Based on Criterion "j" retained into the garden no further than 50% of the depth of the front building measured from the principal rear elevation;
Front (S/W)	501m ²	30.58m ²	6.10%	Based on Criterion "h" not exceed 50% of each existing garden area within the property.
Right (S/E)	113.15m ²	54.18m ²	47.88%	Based on Criterion "h" not exceed 50% of each existing garden area within the property.
Left (N/W)	164m ²	82m ²	50%	Based on Criterion "h" not exceed 50% of each existing garden area within the property.

shh
 Architecture & Interior Design

RIBA Chartered Practice

1 Vincourt Place, Ravenscourt Park
 Hammersmith, London W6 9HU
 Phone +44 (0) 20 8600 4171 Email info@shh.co.uk
 shh.co.uk

Project:
32-34 Avenue Road
 32-34 Avenue Road
 NW8 6BU
 Client:
 Private Client

Drawing Title:
 SITE PLANS

Basement Calculations

(Project number)DWG number_Revision:
(0909)0004_PL01