

BASEMENT POLICY / SITE COVERAGE

This page is provided to further elaborate on page 25, section 5.6 - Basement Policy, within KSR's Design and Access Statement.

The proposed basement complies with the following Camden's requirements:

1. Comprises of only one storey basement
 - Check, complies
2. Is not built under an existing basement
 - Check, complies
3. Does not exceed 50% of the garden within the property
 - Refer to adjacent diagrams. Basement does not exceed 50% of the overall site garden. It also does not exceed 50% of the rear garden (directly behind the existing house)
 - Existing Rear Garden = 109sqm.
 - 50% of Existing Rear Garden = 55sqm
 - Proposed Rear Garden = 78sqm, which exceeds the 50% limit (of 55sqm)
4. Is less than 1.5 footprint of the host building
 - Original existing building (excluding conservatory) = 102sqm
 - $102 \text{ sqm} \times 1.5 = 153\text{sqm}$
 - Proposed Basement = 152sqm, and as such complies.
5. Extends into the garden no further than 50% of the depth of the garden
 - See adjacent diagram, which shows that the proposed basement does not extend further than 50% of the depth of the rear garden
6. Is set back from the neighbourhood property boundaries
 - Check, complies
7. Minimal garden loss, and no impact on existing trees
 - Check, complies

