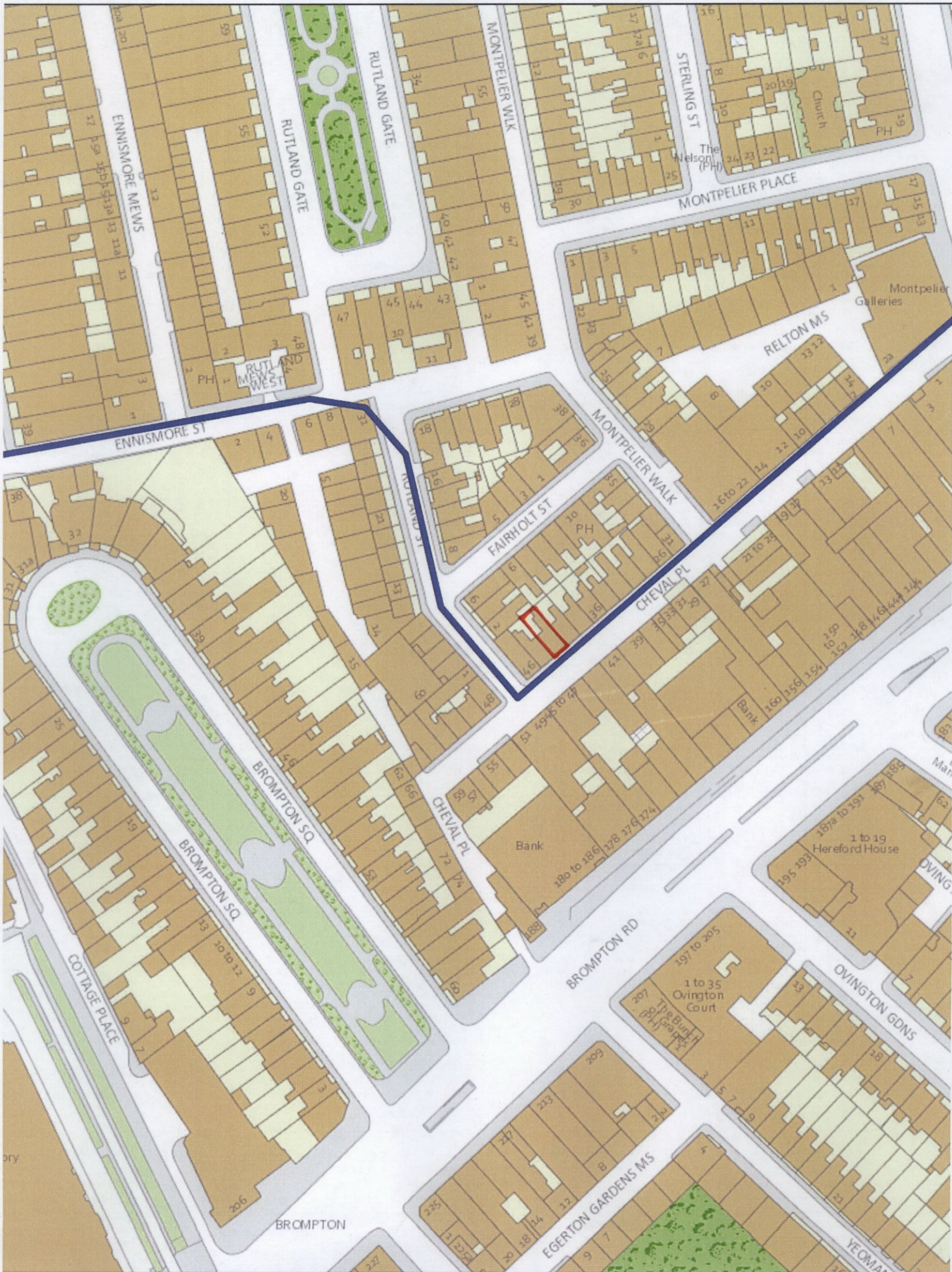


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 8 September 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>42 Cheval Place, London, SW7 1ER</b>		
<b>Proposal</b>	Excavation to create single storey basement extension and erection of a single storey ground floor rear extension.		
<b>Agent</b>	Rossco Property		
<b>On behalf of</b>	Mr Scot Harbert		
<b>Registered Number</b>	14/11830/FULL	<b>TP / PP No</b>	TP/7680
<b>Date of Application</b>	28.11.2014	<b>Date amended/ completed</b>	27.05.2015
<b>Category of Application</b>	Other		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Knightsbridge		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone  Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.





42 CHEVAL PLACE, SW7

## **6.8 London Plan**

The proposal does not raise strategic issues.

## **6.9 National Policy/Guidance Considerations**

Central Government's NPPF came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. The City Plan was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

## **6.10 Planning Obligations**

The proposal does not trigger any requirement for Planning Obligations.

## **6.11 Environmental Assessment including Biodiversity and Trees**

There has been an objection that the proposal, along with other basement developments in the area, will increase flood risk and drainage issues.

The existing rear courtyard/ garden measures 3.3m x 4.2m and is predominately hard landscaped with the exception of two planting bed areas adjacent the side and rear boundary walls.

Gardens can play an important role in reducing the amount of water run-off from hard surfaces, allowing rain to drain naturally into the subsoil, which helps reduce flood risk. The proposed basement has been set back 0.5m from the rear boundary wall to allow for a permeable surface area to help reduce surface water run-off. This area would also have the capabilities of supporting shrub planting.

In the majority of cases, a minimum 1m soil plus 200mm drainage layer is required to provide sufficient soil volumes to allow for new tree and shrub planting. In this case, given the existing garden is relatively small and predominantly hard landscaped, the level of permeable surface proposed is considered to be acceptable.

## **6.12. Basement Excavation**

The impact of the basement excavation is at the heart of concerns expressed by objectors. They are concerned that the excavation of new basements is a risky construction process with potential harm to the property and adjoining buildings.

## 2. SUMMARY

No. 42 Cheval Place is a mid terrace single family dwellinghouse comprising of ground and two upper floors. The property is located on the northern side of Cheval Place and within the Knightsbridge Conservation Area. The southern side of Cheval Place lies within the Royal Borough of Kensington and Chelsea.

Planning permission is sought for excavation to create a single storey basement extension and to erect a single storey ground floor rear extension.

The key issues in this case are:

- The impact on the character and appearance of the building and Knightsbridge Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposed development is considered to be acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan). As such, it is recommended that conditional planning permission is granted.

## 3. CONSULTATIONS

### KNIGHTSBRIDGE ASSOCIATION

Object to the basement excavation going under the whole length of the garden and would like to see it reduced to 50%.

### THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

No objection.

### BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

### HIGHWAYS PLANNING MANAGER

No objection.

### ENVIRONMENTAL HEALTH

No objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 19; Total No. of Replies: 1.

One objection from neighbour on the following grounds:

- Development is out of scale and character with host building and conservation area/ overdevelopment of site.
- Cumulative impact of basement developments pose a flood risk and drainage issues.
- No precedent for a full length basement development in Cheval Place.
- Insufficient landscaping and soil cover to support planting.
- Construction management issues should be carefully considered.

ADVERTISEMENT/SITE NOTICE: Yes.

SECOND CONSULTATION FOLLOWING REVISIONS TO REDUCE THE SIZE OF BASEMENT

KNIGHTSBRIDGE ASSOCIATION  
No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS  
No. Consulted: 19; Total No. of Replies: 1.

One objection from neighbour reiterating their concerns previously expressed.

#### **4. BACKGROUND INFORMATION**

##### **4.1 The Application Site**

42 Cheval Place is a mid terrace single family dwellinghouse comprising of ground and two upper floors. The property is located on the northern side of Cheval Place and within the Knightsbridge Conservation Area. The southern side of Cheval Place lies within the Royal Borough of Kensington and Chelsea.

##### **4.2 Relevant History**

14 July 2015: Planning permission granted for erection of a single storey rear ground floor extension; first floor rear infill extension and enlargement of the terrace above at second floor level; alterations to the front elevation of the mansard roof and installation of rooflights at main roof level (14/12841/FULL).

12 January 2015: Lawful Development Certificate issued for excavation of single level basement under the existing property and amending existing drainage to suit (14/10898/CLOPUD).

#### **5. THE PROPOSAL**

Planning permission is sought for excavation to create a single storey basement extension and to erect a single storey ground floor rear extension.

#### **6. DETAILED CONSIDERATIONS**

##### **6.1 Land Use**

The new basement and extension would create ancillary residential accommodation. In land use terms the creation of a larger single family dwellinghouse is acceptable and in accordance with Policies H3 of the UDP and S14 of the City Plan.

##### **6.2 Townscape and Design**

The proposed rear ground floor extension is comparable to others in the terrace and similar to the scheme approved in July 2015. As such, it does not raise any design issues.

The proposed basement will have no external visual impact apart from a rear lightwell which is positioned adjacent to the rear elevation and side boundary wall. This would not be visible from the public realm and as such will have limited impact on the appearance of the conservation area.

There has been an objection that the basement is out of scale and character with the host building and conservation area. The hierarchy of the building can provide a reason to resist a basement, however, this is usually where the dwelling is a simple two storey structure and the basement (maybe a double basement) would vastly alter the amount of living accommodation. The existing building is constructed over three floors and the basement therefore does not impact significantly on the building's hierarchy.

### **6.3 Amenity (Daylight/Sunlight/Noise/Sense of Enclosure)**

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

Given its subterranean location and limited external manifestations, the proposed basement would not materially impact on the amenity of neighbouring residents.

The new ground floor extension would project 1.5m from the rear building line and measure circa 2.6m in height. The extension is comparable to an existing ground floor rear extension next door at No.40. It is not considered to have any material impact on the amenity of neighbouring residents in terms of loss of light or increase in sense of enclosure.

A condition is recommended to prevent the use of the extension's roof for sitting out or for any other purpose except for emergency or maintenance purposes.

The proposal is considered to comply with Policies S29 and S32 in the City Plan and Policies ENV6 and ENV13 in the UDP.

### **6.4 Transportation/Parking**

The premises will remain as an existing single family dwelling and there will be no additional impact on on-street parking in the area.

### **6.5 Access**

There are no changes to the existing access into the single family dwellinghouse.

### **6.6 Economic Considerations**

The economic benefits generated by the development are welcomed.

### **6.7 Other UDP/Westminster Policy Considerations**

Whilst it is inevitable that the development of the site would result in some disturbance to neighbouring occupiers, it is not considered that it would be reasonable to impose more stringent hours of work controls than would normally be imposed in relation to this type of development.

It is acknowledged that the new accommodation at basement level may not meet recommended guidelines with regards to natural light and ventilation. The plans show that the new accommodation will provide a family room, laundry and utility room, and plant area, and will not be used for primary habitable purposes, such as a bedroom. The proposals are acceptable on the basis that the new basement is used as ancillary accommodation in connection with a large single family dwellinghouse.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the NPPF March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who advised that the structural approach and consideration of the local hydrology appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

The Council adopted its supplementary planning document on basement extension in November 2014. The document is a material consideration in assessing basement extensions; however, the document does not include any new planning policy which restricts the extent to which basements can be constructed but supports the implementation of adopted policies in the Council's development plan. It provides guidance on information that needs to be submitted and how planning applications will be assessed in relation to the adopted policy framework. The Council has yet to formally introduce a basement policy which



limits the extent to which basements can be built. The Council can only assess the proposed basement in terms of ensuring it can be undertaken without causing harm to adjoining properties.

### **Construction Management**

The Construction Management Plan (CMP) submitted as part of the application is considered acceptable. The document demonstrates how the basement will be excavated and the proposed measures to minimise disruption are considered appropriate to this site. A condition is recommended to ensure that the proposed works are carried out in compliance with the CMP.

Whilst it is recognised that there will inevitably be an element of disturbance to residents, particularly during the construction of the new basement, conditions are recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. It is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays. It is not considered reasonable, however, to restrict all construction works to Monday to Friday only.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme as well as keeping residents informed concerning the works.

## **7. CONCLUSION**

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant land use, design, and amenity policies within the UDP and City Plan.

## **BACKGROUND PAPERS**

1. Application form.
2. Letters from the Knightsbridge Association dated 26.02.15 and 06.08.15.
3. Letter from The Royal Borough of Kensington and Chelsea dated 04.02.15.
4. Memo from Environmental Health dated 08.01.15.
5. Memo from Highways Planning Manager dated 20.01.2015.
6. Email from Building Control dated 25.08.15
7. Letter and email from owner/occupier of 2 Rutland Street dated 04.03.15 and 04.08.15

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 42 Cheval Place, London, SW7 1ER

**Proposal:** Excavation to create single storey basement extension and erection of a single storey ground floor rear extension.

**Plan Nos:** Site Plan, 1-001 02, 1-002 02, 1-003 02, 1-010 02, 1-020 02, 1-101 03, 1-102 02, 1-103 02, 1-110 03, 1-111 03, 1-120 01, 1-121 01, 080; Design and Access Statement Rev 01; Flood Risk Assessment; Photo Sheet; Construction Method Statement; Construction Management Plan; Sustainable Design and Energy Statement.

**Case Officer:** David Dorward

**Direct Tel. No.** 020 7641 2408

**Recommended Condition(s) and Reason(s):**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
  - \* between 08.00 and 18.00 Monday to Friday;
  - \* between 08.00 and 13.00 on Saturday; and
  - \* not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

- \* between 08.00 and 18.00 Monday to Friday; and
- \* not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11BA)

**Reason:**

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary

Development Plan that we adopted in January 2007. (R26BE)

- 4 You must not use the roof of the ground floor extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 5 You must carry out the development including any works of demolition, in accordance with the submitted construction management plan unless you apply to us and we approve an alternative construction management plan prior to commencement of development, including works of demolition. If we approve an alternative construction management plan you must then carry out the development, including any works of demolition, in accordance with the alternative construction management plan we approve.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)

- 4 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 5 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 6 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 7 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP

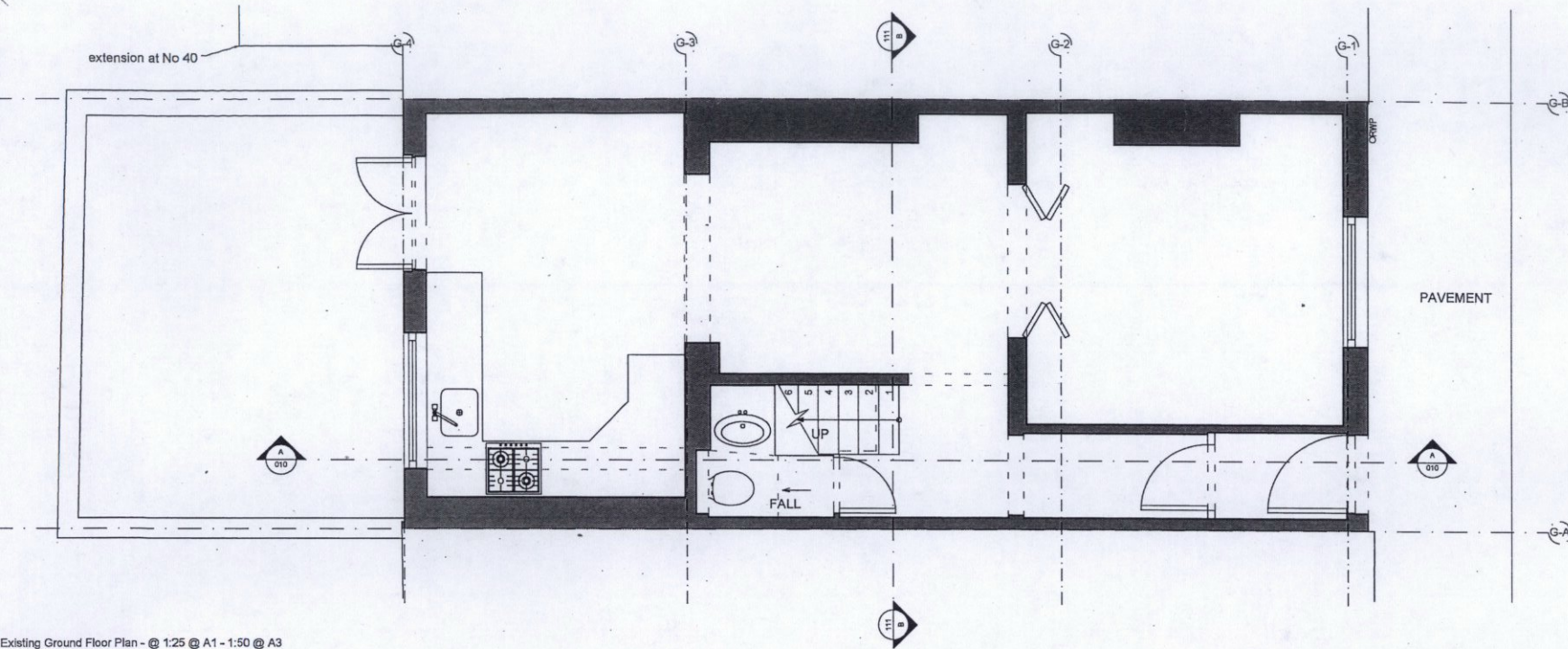
Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

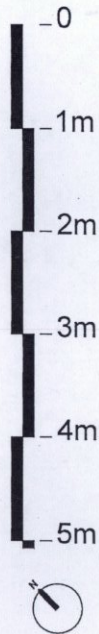
- 8 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 9 The proposed basement shows a plant area. This permission does not permit the installation of any new external mechanical plant or vents that would allow for the ventilation of any internal plant. Therefore a separate planning application accompanied by an acoustic report would be required for either external plant or vents.
- 10 You are advised that if you choose to submit an alternative construction management plan to that which you are required by Condition 5 to carry out the development in accordance with; the alternative construction management plan must include the following details (where appropriate):
- (i) a construction programme including a 24 hour emergency contact number;
  - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
  - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
  - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
  - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
  - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

NOTES  
 Do not scale. Contractor or subcontractor to check all dimensions on site before building or manufacture.  
 Any discrepancies between site, drawing or specification to be reported to the architect immediately.



Existing Ground Floor Plan - @ 1:25 @ A1 - 1:50 @ A3



20/11/2014	02	Issued For Planning
20/11/2014	01	Issued For Sign Off
20/11/2014	00	Final Issue
DATE		

**Cruise Goodall**  
 Architecture & Design  
 25 CHALDON ROAD LONDON SW6 7NH  
 T: 07725 208 735 E: vgoodall@gmail.com

Roscco

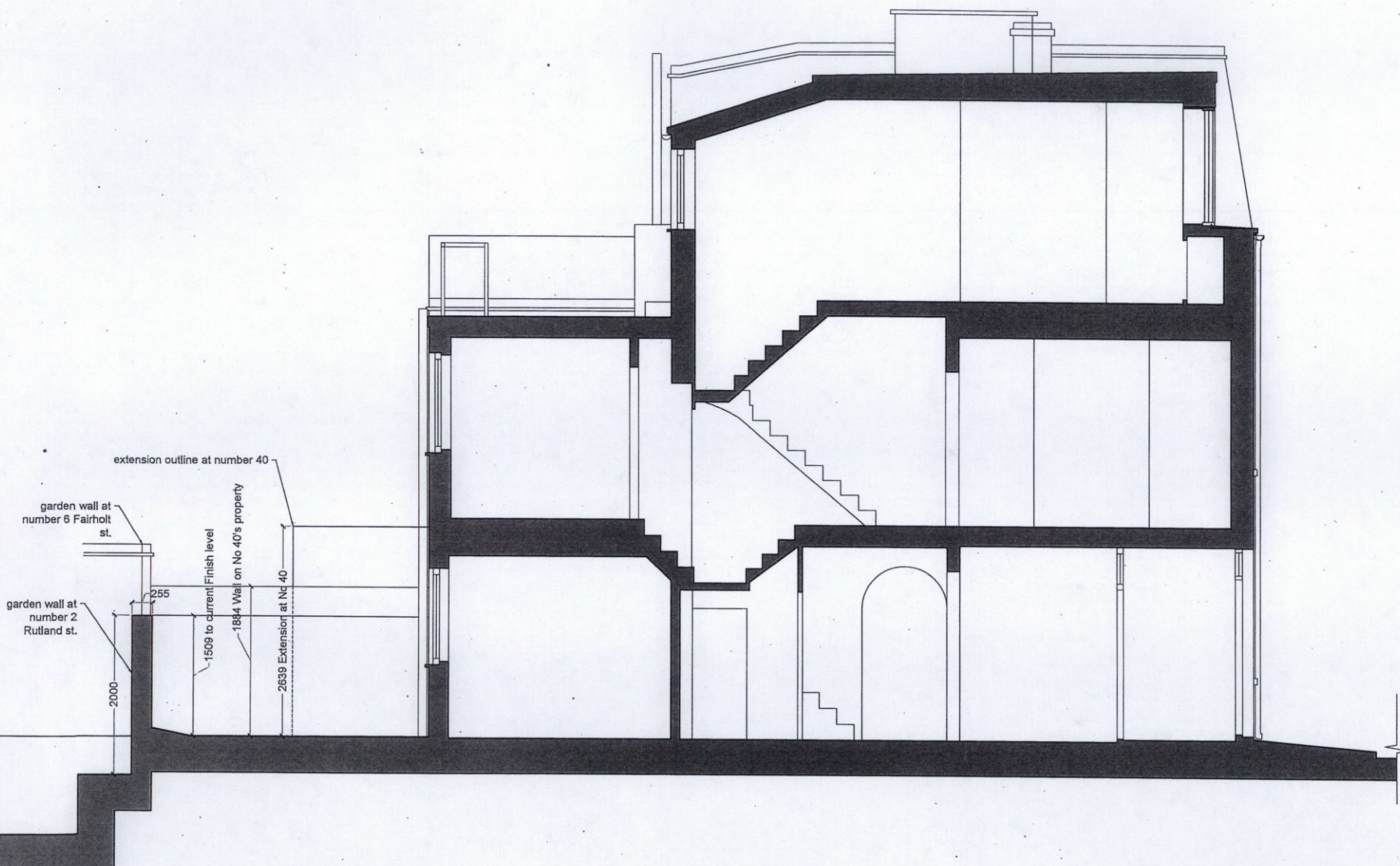
SITE  
 42 Cheval Place

DRAWING  
 Existing  
 Ground Floor

SCALE @ A1	DATE	DRAWN
1:25	Nov 2014	PS

JOB No.	DRG. No.	REVISION
068	1-001	02

**NOTES**  
 Do not scale. Contractor or subcontractor to check all dimensions on site before building or manufacture.  
 Any discrepancies between this drawing or specification to be reported to the architect immediately.



28/11/2014	02	Issued For Planning
28/11/2014	03	Issued For Sign Off
24/11/2014	05	Final Issue
DATE		

**Cruise Goodall**  
 Architecture & Design  
 25 CHALDON ROAD LONDON SW6 7NH  
 T: 07725 208 735 E: cgoodall@gmail.com

Roscco

---

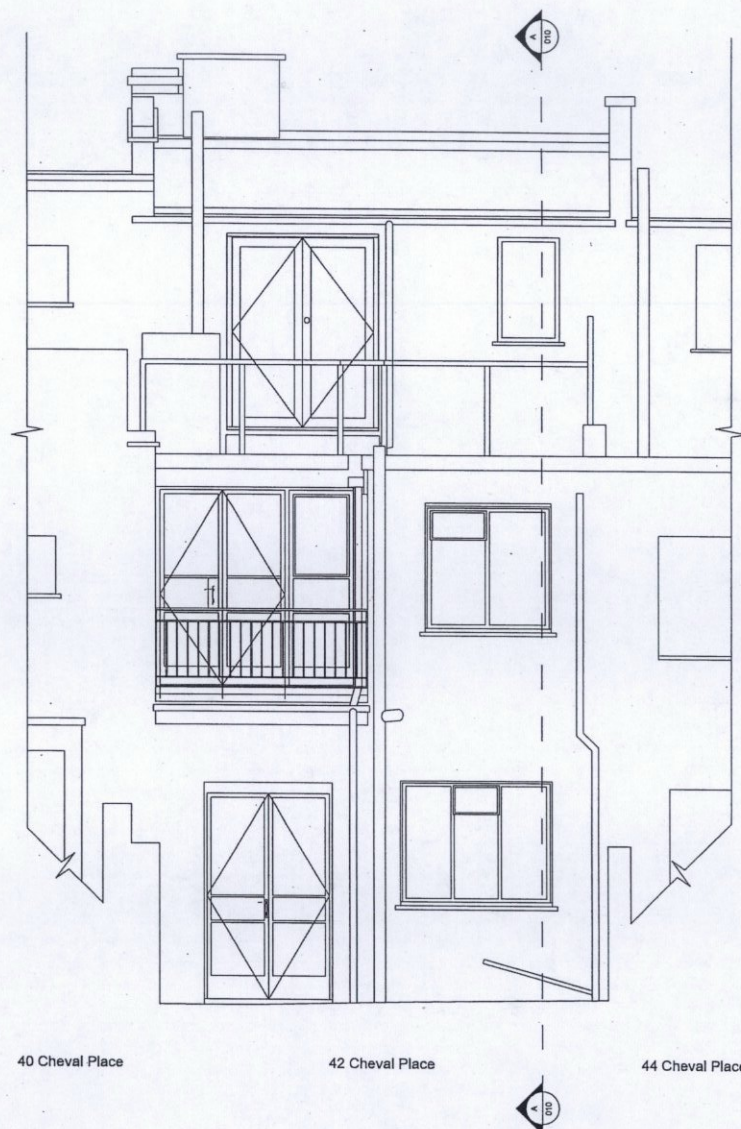
SITE  
 42 Cheval Place

---

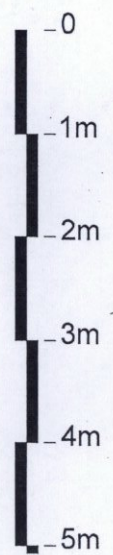
DRAWING  
 Existing Section

---

SCALE # A1	DATE	DRAWN
1:25	Nov 2014	PS
JOB No.	DWG. No.	REVISION
068	1-010	02



NOTES  
 Do not begin. Contractor or subcontractor to check all dimensions on site before building or manufacture. Any discrepancies between site, drawing or specification to be reported to the architect immediately.



28/11/2014	02	Issued For Planning
28/11/2014	01	Issued For Sign Off
24/11/2014	00	First Issue
DATE		

**Cruise Goodall**  
 Architecture & Design  
 25 CHALDON ROAD LONDON SW6 7NH  
 T: 07725 208 735 E: hugoodall@gmail.com

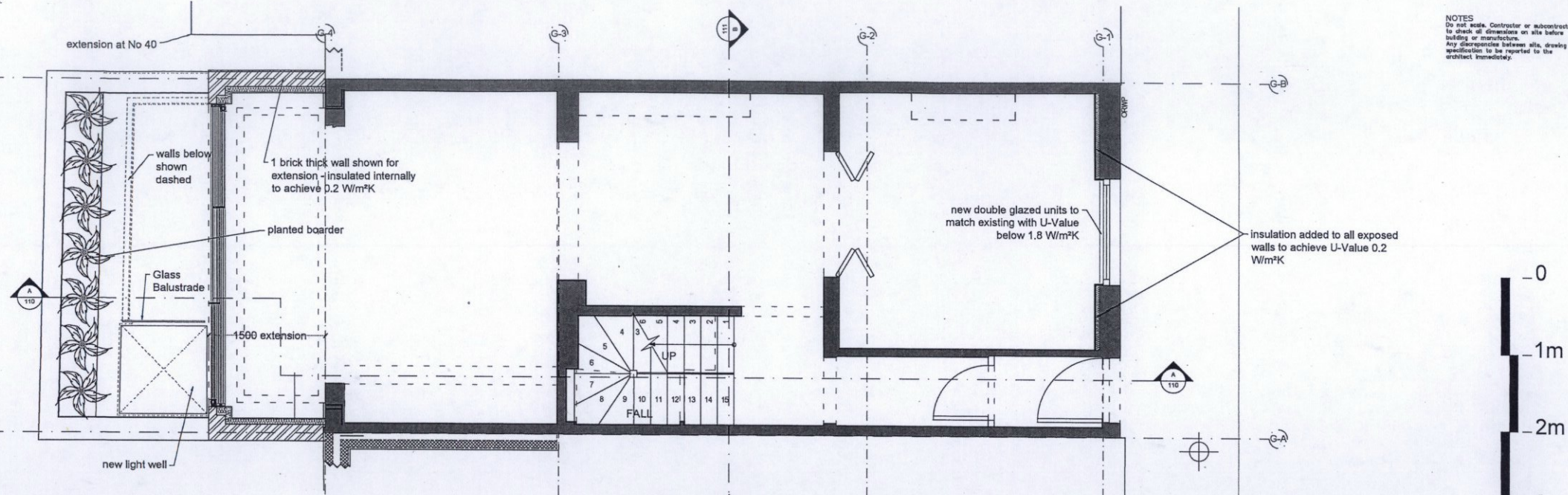
Roscco  
 SITE  
 42 Cheval Place

DRAWING  
 Existing  
 Front and Rear Elevations

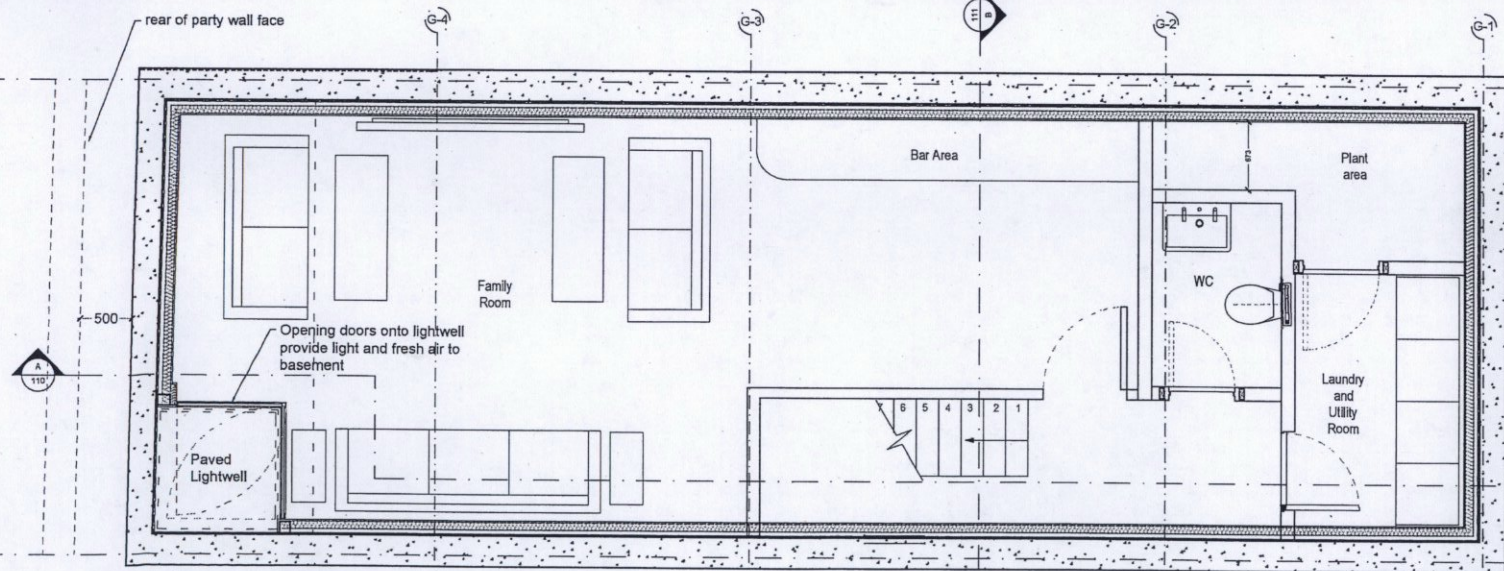
SCALE # A1	DATE	DRAWN
1:25	Nov 2014	PS
JOB No.	DWG. No.	REVISION
068	1-020	02



**NOTES**  
 Do not scale. Contractor or subcontractor to check all dimensions on site before building or manufacture.  
 Any discrepancies between this drawing or specification to be reported to the architect immediately.



Proposed Ground Floor Plan - @ 1:25 @ A1 - 1:50 @ A3



Proposed Basement Floor Plan - @ 1:25 @ A1 - 1:50 @ A3

15/07/2015  
 Following recent phone and email exchanges with the allocated Planning Officer we have amended our plans and section drawings to show a strip of 500mm of free draining soil to the end of the plot. This planted area will allow rainwater from the bed itself but also the paved areas to infiltrate the soil, thus reducing the impact of rain fall on Surface Water Flood Risk Hot spot 8. This strip of permeable soil will also pull the line of number 42's basement away from the boundary and in particular away from the basement at number 6 Fairholt Street, as well as number 2-4 Rutland Street's lower ground floor. In addition to the above, the planted area will also provide some softening to the ground floor terrace area, whilst also maintaining and improving the planting area currently present at number 42 Cheval Place, in accordance with Supplementary planning guidance recommendations.

15/07/2015	03	Amendment for Planning
29/11/2014	02	Issue for Planning
29/11/2014	01	Issue for Sign Off
24/11/2014	00	Final Issue
DATE		

**Cruise Goodall**  
 Architecture & Design  
 25 CHALDON ROAD LONDON SW9 7NH  
 T: 07726 208 735 E: [bcgoodall@gmail.com](mailto:bcgoodall@gmail.com)

Roscco

SITE  
 42 Cheval Place

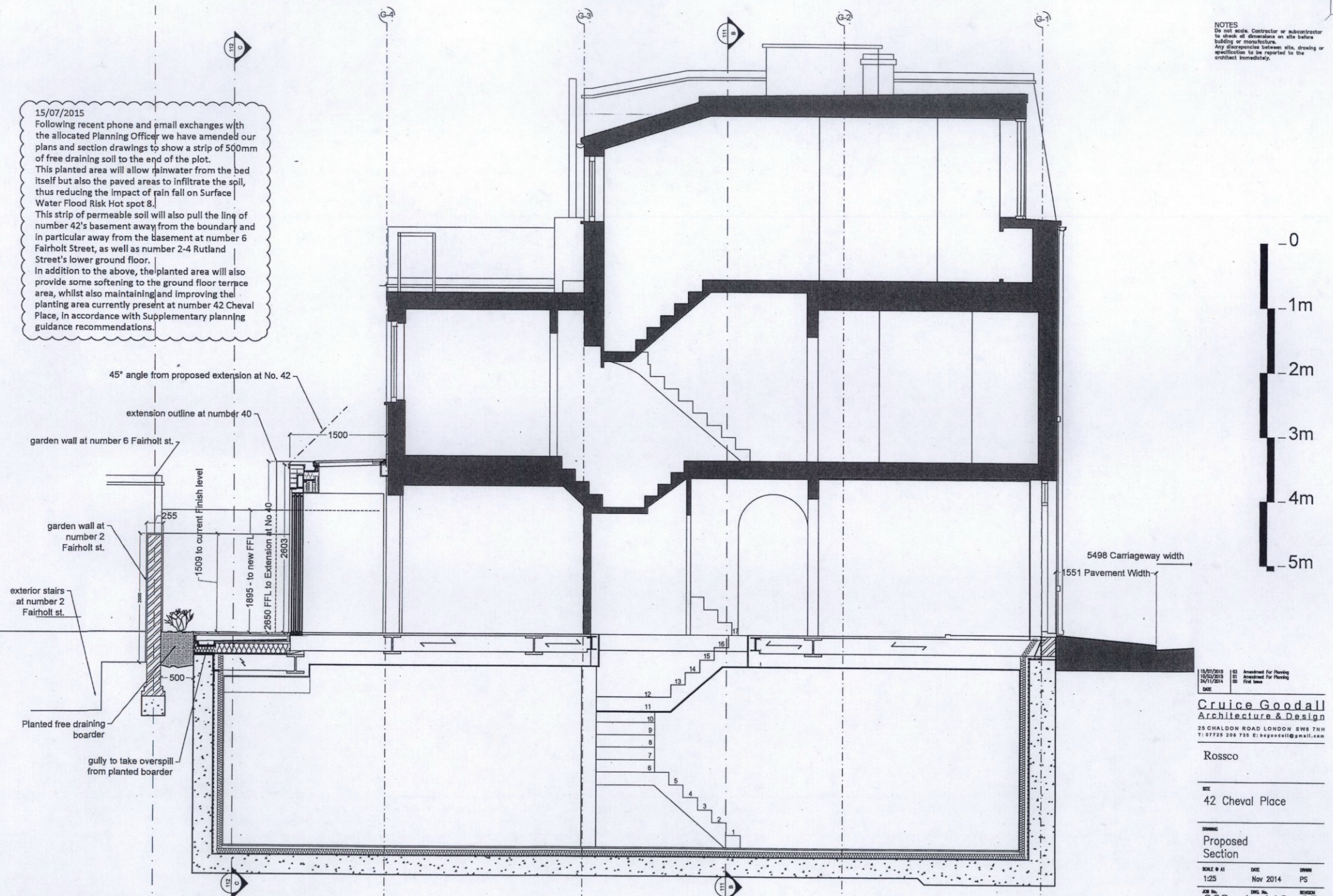
DRAWING  
 Proposed  
 Basement and Ground

SCALE @ A1	DATE	DRAWN
1:25	Nov 2014	PS

JOB No. 068 1-101 03

**NOTES**  
 Do not scale. Contractor or subcontractor to check all dimensions on site before building or manufacture.  
 Any discrepancies between this, drawing or specification to be reported to the architect immediately.

15/07/2015  
 Following recent phone and email exchanges with the allocated Planning Officer we have amended our plans and section drawings to show a strip of 500mm of free draining soil to the end of the plot. This planted area will allow rainwater from the bed itself but also the paved areas to infiltrate the soil, thus reducing the impact of rain fall on Surface Water Flood Risk Hot spot 8. This strip of permeable soil will also pull the line of number 42's basement away from the boundary and in particular away from the basement at number 6 Fairholt Street, as well as number 2-4 Rutland Street's lower ground floor. In addition to the above, the planted area will also provide some softening to the ground floor terrace area, whilst also maintaining and improving the planting area currently present at number 42 Cheval Place, in accordance with Supplementary planning guidance recommendations.



15/07/2015 03 Amendment For Planning  
 10/05/2015 01 Amendment For Planning  
 14/11/2014 00 First Issue  
 DATE

**Cruise Goodall**  
 Architecture & Design  
 25 CHALDON ROAD LONDON SW8 7NH  
 T: 07726 208 735 E: cgoodall@gmail.com

Roscco

SITE

42 Cheval Place

DRAWING

Proposed Section

SCALE @ A1 DATE DRAWN  
 1:25 Nov 2014 PS

JOB No. DWG. No. REVISION  
 068 1-110 03



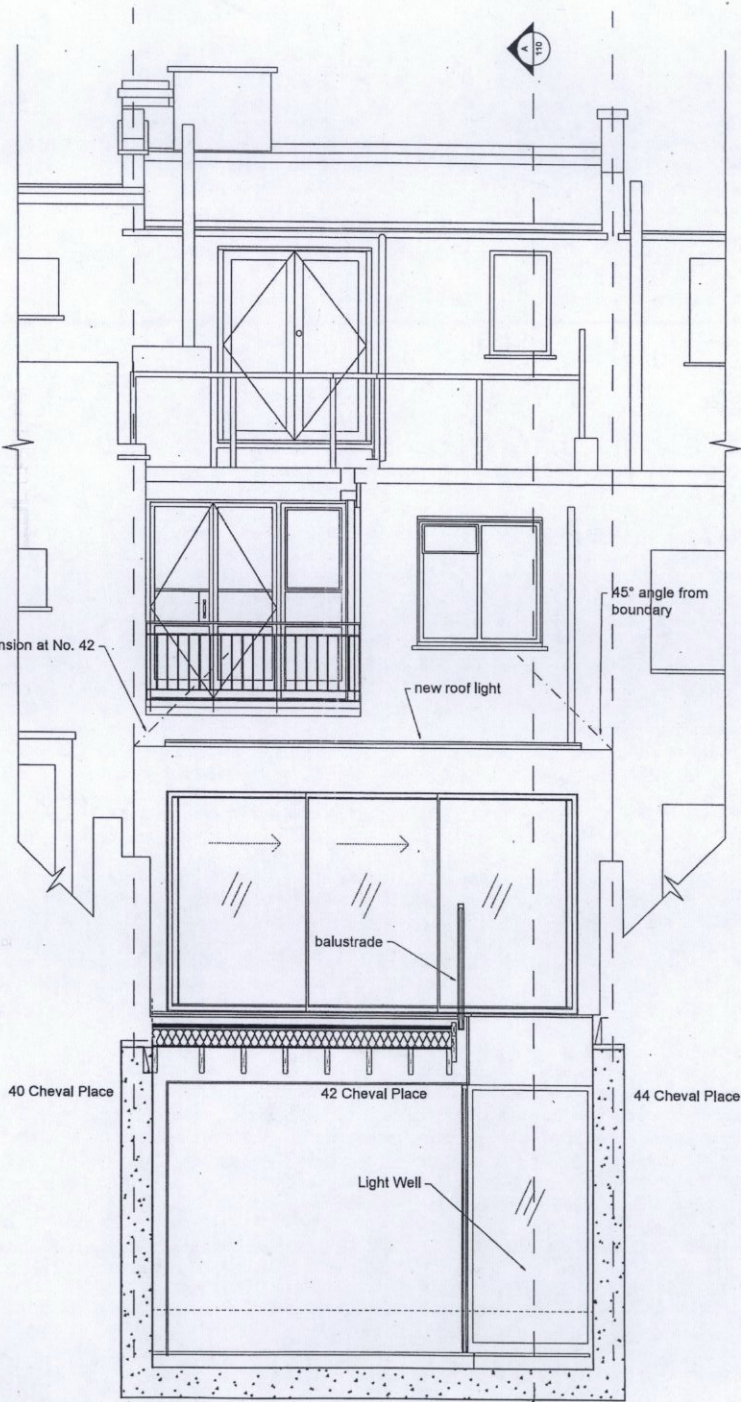
▽ FFL +5515.00

45° angle of proposed extension at No. 42

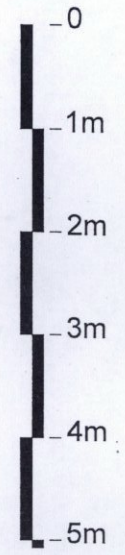
▽ FFL +2700.00

▽ FFL +0.00

▽ FFL +2950.00



**NOTES**  
Do not scale. Contractor or subcontractor to check all dimensions on site before building or manufacture. Any discrepancies between this drawing or specification to be reported to the architect immediately.



10/03/2015  
14/1/2014  
DATE

01 Amendment For Printing  
02 For Issue

**Cruise Goodall  
Architecture & Design**  
25 CHALDON ROAD LONDON SW8 7NH  
T: 07725 204 735 E: bgoodall@gmail.com

**Roscco**

SITE  
42 Cheval Place

DRAWING  
Proposed  
Front and Rear Elevations

SCALE @ A1	DATE	DRAWN
1:25	Nov 2014	PS

JOB No. 068  
DWG. No. 1-120  
REVISION 01