

Additional points made at Basement Working Group meetings

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7 March 2013

Comments below were raised during the meetings but have not been recorded in the meeting notes.

Meeting 1 - Thursday 14th February, 3.00 – 4.45, Kensington Town Hall

Garden basements and drainage / effect on groundwater / surface water run off

Comments made that borough is divided between ground of clay and river terrace gravels.

Clay is impermeable. There is no significant water penetration through the clay. Putting a basement into the clay has no impact on water drainage downwards. In areas of clay there is no logical basis for using a decrease in vertical water drainage as a basis for limiting the size of garden basements.

River Terrace Gravels have very high permeability – water runs freely through them. Water falling on river terrace gravels moves directly downwards through the gravels and sands until the underlying London Clay is reached. Water needs very small areas in which to move downwards – far less than the 15% current area of garden left unbuilt. In areas of River Terrace Gravels there is no logical basis for limiting garden basement size to less than the current allowable 85%. The proposed 75% and 50% limits are not supported on the basis of water drainage through River Terrace Gravels.

Meeting 2 - Monday 18th February, 3.00 – 5.05, Kensington Town Hall

Garden basements:

All trees can live, support themselves structurally and grow to full size with 600mm depth of top soil.

Any tree or plant can be grown to full size and maturity within the current one metre of soil required under RBKC basement planning rules.

Therefore limiting the size of garden basements on the basis of preserving or increasing green or potentially green garden space has no logical basis.

RBKC basement planning policy could include conditions about garden planting that would positively improve the greenification, biodiversity and mature tree planting of the borough.

Single storey basement limitations.

View expressed that any and all multi-storey basements, whether commercial or residential, should not be permitted anywhere in the borough under any circumstances.

'Additional storey' – view expressed that the current Permitted Development rules provide a sound and practical basis for deciding what counts as an additional storey.

Exceptional circumstances and multi-storey basements.

If impact on residents is a valid planning consideration then neither site size nor accessibility are the most appropriate criteria for judging what exceptional circumstances are. The most suitable criteria would be the construction impact on the local residents.

Meeting 3 - Wednesday 20th February, 11.00 – 1.35, Kensington Town Hall

No comments

Meeting 4 - Wednesday 27th February, 10.00 – 11.45, Kensington Town Hall

No comments