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# Basements Visual Evidence: External Manifestations

Partial Review of the Core Strategy



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

February 2014



## **Purpose of this report**

- 1.1 This purpose of this report is to present the potential external visual manifestations of basements. This report has been produced as part of the evidence base for the Publication Planning Policy on Basements.

## **Methodology**

- 1.2 The photos presented in this report have been collated through an on-line desk top study. The Council does not have access to people's back garden for this research and it would not be appropriate to take photos of front gardens without the owner's permission.

## **Analysis**

- 1.3 Basement development is considered less visually intrusive than above ground development. However, the photographs in this document demonstrate that the external manifestations of basements such as lightwells, roof lights, railings, staircases etc. can have adverse visual impacts. It is acknowledged that many of these examples predate the existing basement policy. It is also acknowledged that not all basement developments will result in the type of visual impacts shown in these photographs. Nevertheless the photographs demonstrate the need to introduce a planning policy that requires basement developments to consider the external manifestations carefully. This should also be considered in light of the numbers of basement planning applications and the special character of the Royal Borough.

## **Conclusion**

- 1.4 It is important to acknowledge that basement developments can manifest themselves externally and that planning policy is needed to address this issue. This is especially important given the special character of the Royal Borough's extensive conservation areas (70% of the Borough) and listed buildings. If these issues are not considered carefully at the planning stage, given the numbers of basement applications, there is a potential that the character or appearance of the residential areas of the Borough can be harmed.

## Photos of gardens with basements underneath



South End, Kensington



Pembroke Road



Pembroke Road



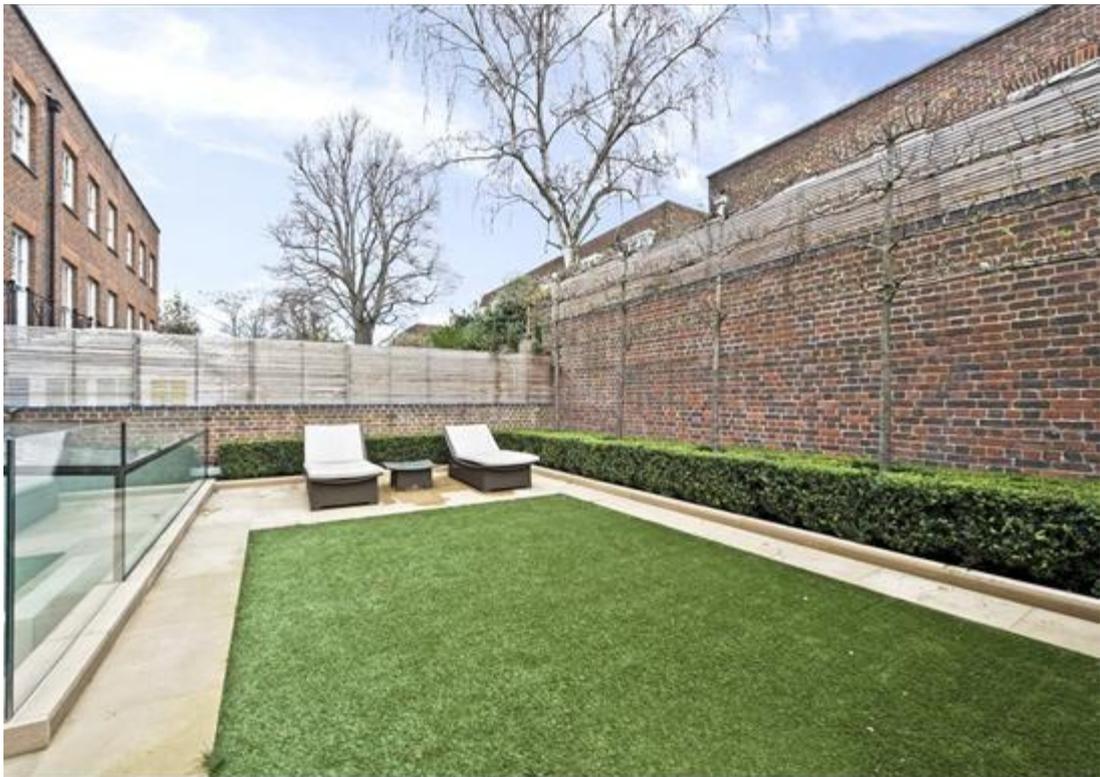
Vicarage Gate, Kensington



Vicarage Gate, Kensington



Somerset Square, Holland Park



Somerset Square, Holland Park



Chelsea Park Gardens



Drayton Gardens



Holland Park



Holland Park



Mallord Street, Chelsea



Millborne Grove, Chelsea



Royal Avenue, Chelsea



Wycombe Square, Kensington