

BASEMENTS: THE PROPOSED CHANGES IN WESTMINSTER

October 2013:

Westminster Council are presently consulting on the adoption of the following policy:

Proposed New Policy CM28.7:

Residential basement development will:

- 1. **Provide adequate soil depth.** (The minimum adequate soil depth is 1.2m (including drainage layer).*
- 2. **Not extend under more than 50% or 4m** (whichever is the larger) of the garden land, and not result in the loss of trees of townscape, ecological or amenity value;*
- 3. **Be single story** (unless exceptional circumstances can be demonstrated);*
- 4. **be naturally ventilated and lit** wherever practicable, especially where habitable accommodation is being provided;*
- 5. **have no adverse visual impact on the existing building**, garden setting or the surrounding area, ensuring lightwells, plant, vents, skylights and means of escape are sensitively designed and discreetly sited; and*
- 6. **protect heritage assets** including significant archaeological deposits and, in the case of listed buildings, not unbalance the buildings' original hierarchy of spaces, where this contributes to significance*

*Applicants will be required to demonstrate that basement development will safeguard structural stability and will not increase flood risk on the site or beyond. All applications will be accompanied by a **Structural Methodology Statement** and appropriate self-certification. A **Construction Management Plan** demonstrating adherence to the Council's Code of Construction Practice will also be required.*

/ends