

Merton Council – Adopted Policy on Basements and Subterranean Development, July 2014 ('Sites and Policies Plan and Policies Maps, 9 July 2014, Merton Council)

<http://www.merton.gov.uk/environment/planning/planningpolicy/ldf/sitesandpoliciesplan.htm>

DM D2 Design considerations in all developments

Policy aim

To achieve high quality design and protection of amenity within the borough.

Basements and subterranean developments

b) In addition, proposals for basement and subterranean developments will be expected to meet all the following criteria:

i. Be wholly confined within the curtilage of the application property and be designed to maintain and safeguard the structural stability of the application building and nearby buildings;

ii. Not harm heritage assets;

iii. Not involve excavation under a listed building or any garden of a listed building or any nearby excavation that could affect the integrity of the listed building, except on sites where the basement would be substantially separate from the listed building and would not involve modification to the foundation of the listed building such as may result in any destabilisation of the listed structure;

iv. Not exceed 50% of either the front, rear or side garden of the property and result in the unaffected garden being a usable single area;

v. Include a sustainable urban drainage scheme, including 1.0 metre of permeable soil depth above any part of the basement beneath a garden;

vi. Not cause loss, damage or long term threat to trees of townscape or amenity value;

vii. Accord with the recommendations of BS 5837:2012 '*Trees in relation to design, demolition and construction recommendations*';

viii. Ensure that any externally visible elements such as light wells, roof lights and fire escapes are sensitively designed and sited to avoid any harmful visual impact on neighbour or visual amenity;

ix. Make the fullest contribution to mitigating the impact of climate change by meeting the carbon reduction requirements of the London Plan.

c) The Council will require an assessment of basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions and

structural stability where appropriate. The Council will only permit developments that do not cause harm to the built and natural environment and local amenity and do not result in flooding or ground instability. The council will require that the Design and Access statement accompanying planning applications involving basement developments demonstrate that the development proposal meets the carbon reduction requirements of the London Plan.