



The street elevation drawing demonstrates how the existing buildings down Blythwood Road step up as the road elevation rises.

The scheme on the land adjacent to 46 Blythwood Road is proposing a 400mm ridge height increase above the neighbouring building at 46 Blythwood Rd, significantly less than the elevation rise in the road and less than the steps between neighbouring houses further down the road.

By increasing the ridge height by 400mm to an absolute level of 62.09m it's believed the scheme is able to achieve a gravity drainage scheme for both foul and ground water drainage. This is based on information from Thames Water on the expected invert level for the combined sewer in the road. This data is based on extrapolated values from known manholes.

Additionally the lifting of the ground floor level increases light levels to the main living areas of the property and results in a closer relationship between the new rear garden level and the neighbouring property.

Reducing the amount of excavation on site will reduce disruption to neighbours with less material having to be removed and less construction time in the ground.

The buildings to the rear of the property are in excess of 17m away from the new development. With the amount of glazing being kept to a minimum and obscured glazing being implemented it's proposed the impact on both sets of residents would be limited.

It's believe any potential negative impact on neighbours of the proposed ridge height would be minimal and offset against the benefits of minimising excavations against their boundary. There is precedent down the road of increasing ridge heights so architecturally this proposal would fit within the street scene. The step in height has been kept to a minimum to achieve a gravity drainage scheme which improves the robustness of the development for the lifetime of the building whilst also improving the living conditions of it's residents.

