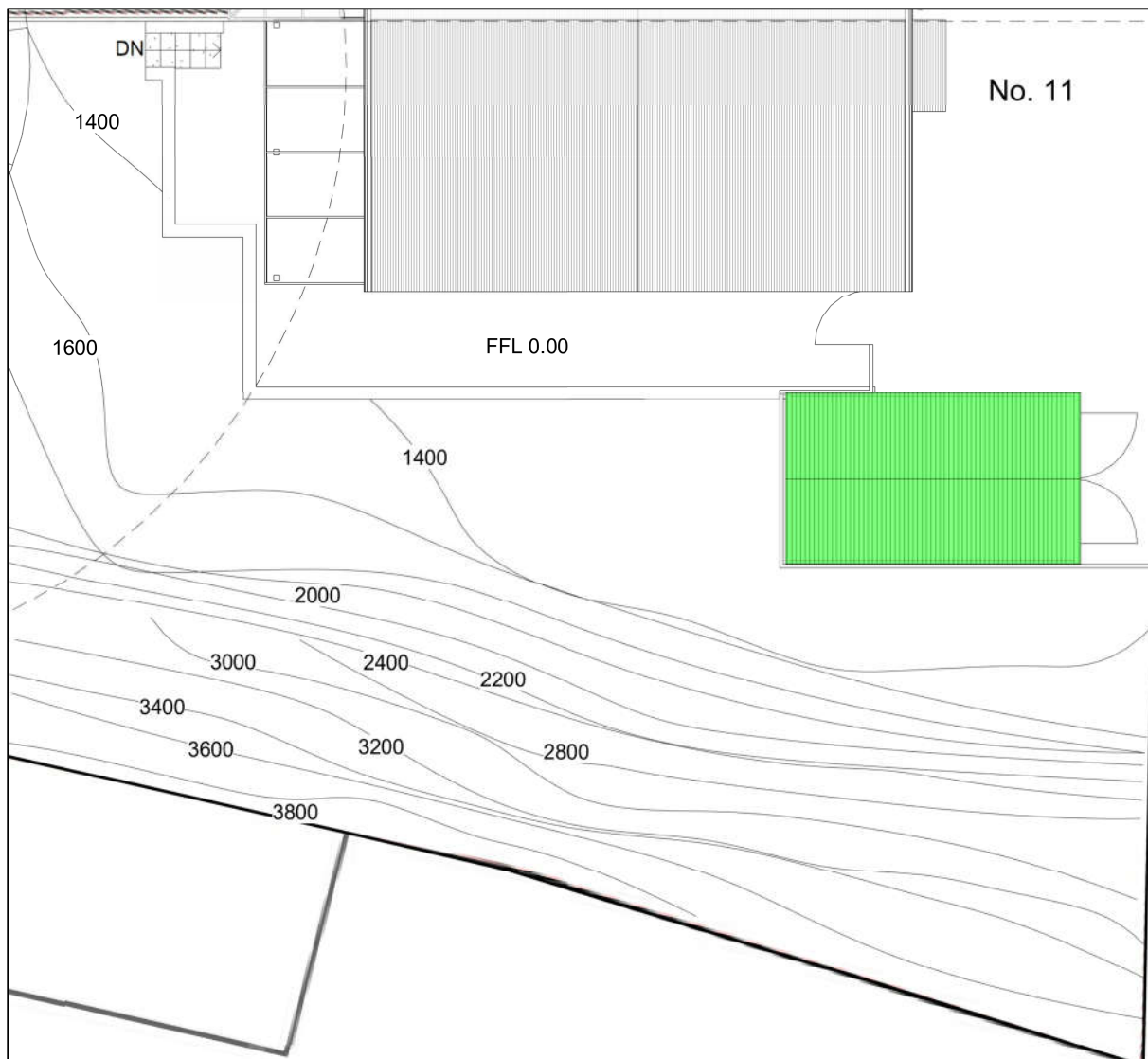


11 Vine Coppice

Existing and Proposed Levels Analysis

Whilst the existing dwelling and side passage are on a constant level, the land to the south and west rises sharply to the existing garden boundaries, up to 3.9 metres along the southern boundary and 3.9m in the south west corner, tapering to 2.7 metres in the north west corner (all measurements relative to slab level of the existing dwelling).

The area proposed to be occupied by the new dwelling is principally set over two distinct levels, a 1.6m wide existing passage to the south of 11 Vine Coppice (at the same level as that of the existing dwelling) and a raised table of land an average of 1.5m high. The plan extract and photographs below illustrate this level change.



Plan extract 1: Block plan of existing site



Photo 1: A view of the existing side passage and raised 'table' to the south. The southern elevation of the proposed dwelling would be at the southern end of the existing fence shown in the centre of the photo, indicated by the red arrow.



Photo 2: looking back (west) from the raised 'table'.

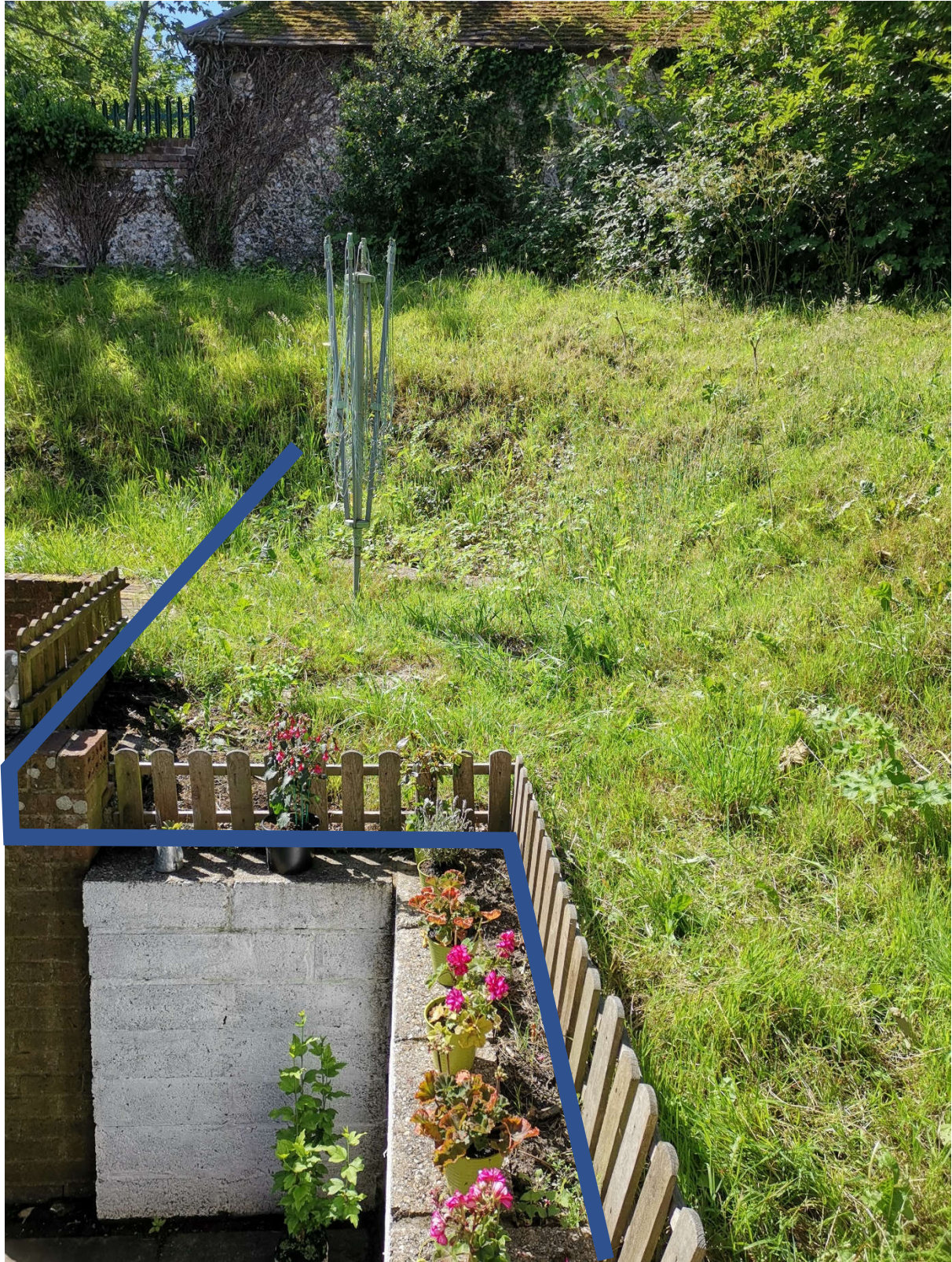
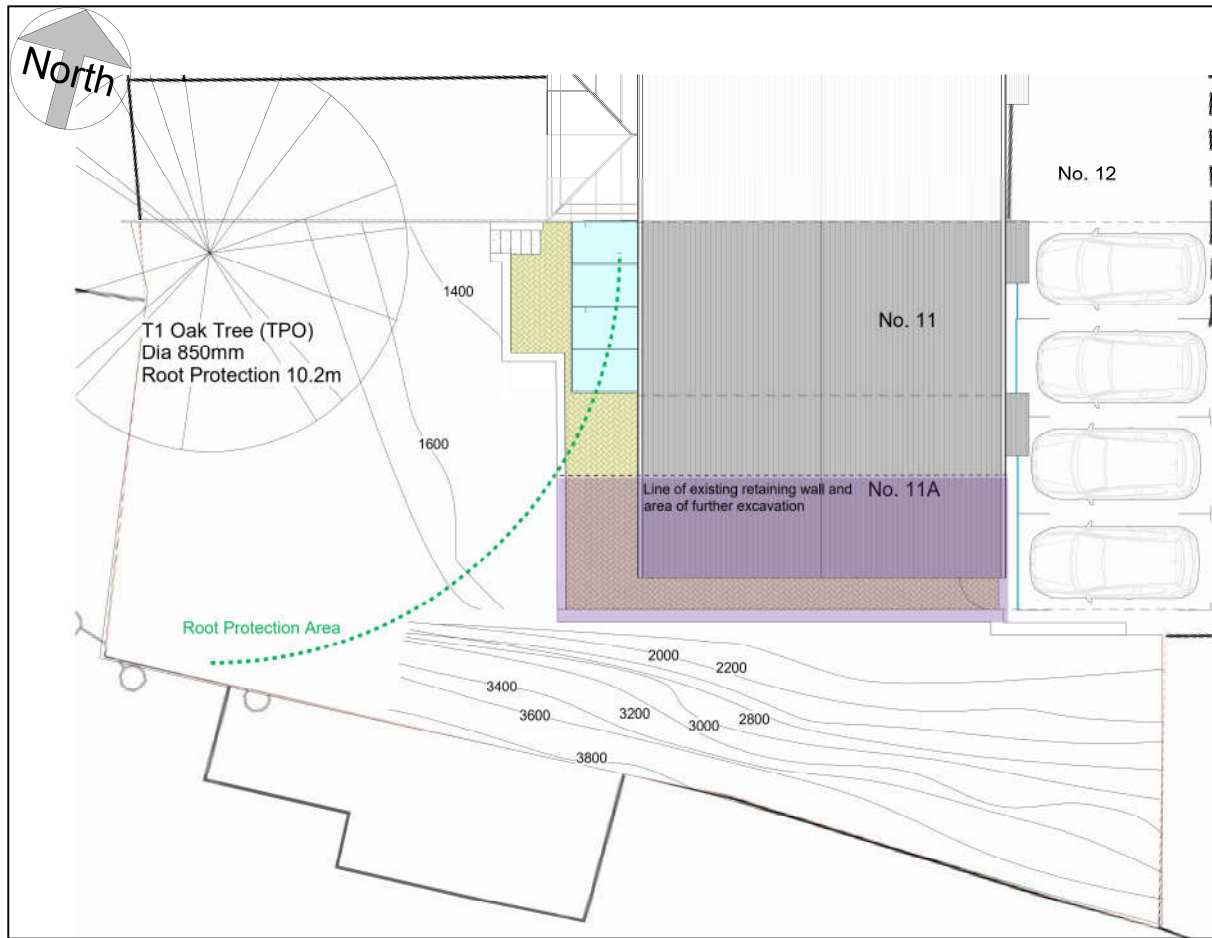


Photo 3: View from along the existing retaining wall from the north side of the garden, looking south. The proposed additional section of retaining wall would continue along the line of the eastern most north-to-south retaining wall, as indicated by the blue line.



Plan extract 2: Proposed block plan indicating further area that will need to be excavated as part of the proposals

All required level changes will be outside the root protection area of the TPO tree and the root protection area shall be fenced off (non-invasive) for the duration of any construction works in accordance with BS 5837:2012.