

Confidential

**5 & 7 Adamson Road
London NW3 3HX**

**Basement Impact Assessment
Audit**

For
London Borough of Camden

Project No.
14006-17

Date
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1.0 NON-TECHNICAL SUMMARY

- 1.1 CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 5& 7 Adamson Road, London NW3 3HX (planning reference 2022/0706/P). The basement is considered to fall within Category A as defined by the Terms of Reference.
- 1.2 The Audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBC's policies and technical procedures.
- 1.3 CampbellReith was able to access LBC's Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list.
- 1.4 The proposed development comprises the refurbishment of the pair of semi-detached villas including the extension of the lower ground floor to the rear to increase the building footprint and enlarge external patio areas. The excavations will not extend below the lower ground floor level of the host properties or their neighbours.
- 1.5 The qualifications of the individuals involved in the BIA are in accordance with LBC guidance.
- 1.6 Screening and scoping assessments are provided, supported by desk study information.
- 1.7 It is accepted that there will be no significant impact to land stability.
- 1.8 Groundwater is unlikely to be encountered during construction. It is accepted that there will be no significant impact on groundwater flow.
- 1.9 The site lies within a critical drainage area and an area identified as being at risk of surface water flooding. The BIA provides an impact assessment and recommends mitigation to avoid adverse impacts to surface water flow and flood risk.
- 1.10 It can be confirmed that the BIA complies with the requirements of Camden Planning Guidance: Basements.

2.0 INTRODUCTION

2.1 CampbellReith was instructed by London Borough of Camden (LBC) on 26 June 2023 to carry out a Category A audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 5&7 Adamson Road, London, NW3 3HX (planning reference 2022/0706/P).

2.2 The audit was carried out in accordance with the Terms of Reference set by LBC. It reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development.

2.3 A BIA is required for all planning applications with basements in Camden in general accordance with policies and technical procedures contained within

- Camden Local Plan 2017 - Policy A5 Basements.
- Camden Planning Guidance (CPG): Basements. January 2021.
- Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners.

2.4 The BIA should demonstrate that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

and evaluate the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability via the process described by the GSD and to make recommendations for the detailed design.

2.5 LBC's Audit Instruction described the planning proposal as "Extensions and alterations at lower ground, first floor and roof level including replacement mansard roof, installation of balconies/terraces and alterations to fenestration to enable the reconfiguration of the residential units and create a shared access core resulting in a reduction from 19 units to 16 units with associated refuse and cycle storage and the erection of a front boundary treatment."

2.6 The Audit Instruction confirmed that 5&7 Adamson Road neither are, nor are neighbours to, listed buildings.

2.7 CampbellReith accessed LBC's Planning Portal on 26 June 2023 and gained access to the following relevant documents for audit purposes:

- Existing Plans Elevations & Section drawings (all) by Pinzauer, dated 27 October 2022
- Proposed Plans Elevations & Sections (Rev 3 Jan23) by Pinzauer, dated September and November 2022
- Factual Site Investigation Report by the CDS Group, ref: ES0060, dated 6 June 2023

- Basement Impact Assessment by LBHGeo, ref: LBH4690, version 1.0, dated 6 June 2023.

2.8 This audit also considers a revised BIA by LBHGeo, version 1.1, dated 3 July 2023.

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECKLIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	
Is data required by Cl.233 of the GSD presented?	Yes	
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	
Are suitable plan/maps included?	Yes	
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Is a conceptual model presented?	Yes	
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Is factual ground investigation data provided?	Yes	
Is monitoring data presented?	No	
Is the ground investigation informed by a desk study?	No	
Has a site walkover been undertaken?	Unknown	It is unclear whether a site walkover has been undertaken.

Item	Yes/No/NA	Comment
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	
Is a geotechnical interpretation presented?	Yes	Within LBHGeo BIA.
Does the geotechnical interpretation include information on retaining wall design?	Yes	
Are reports on other investigations required by screening and scoping presented?	No	None required
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	
Are estimates of ground movement and structural impact presented?	No	Not required – no stability impacts identified.
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Use of SuDS
Has the need for monitoring during construction been considered?	Yes	Not considered necessary
Have the residual (after mitigation) impacts been clearly identified?	Yes	No residual impacts.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	Screening and scoping have identified no impacts to stability.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	

Item	Yes/No/NA	Comment
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	No	Not required – no stability impacts identified
Are non-technical summaries provided?	Yes	

4.0 DISCUSSION

- 4.1 The Basement Impact Assessment (BIA) has been prepared by LBHGeo and the individuals concerned in its production have suitable qualifications.
- 4.2 It is proposed to extend the existing lower ground floor at the rear of the properties and to enlarge an existing patio, also at ground floor level. The excavations for these alterations will not extend below the existing lower ground floor level of the host properties or their neighbours.
- 4.3 A limited site investigation was undertaken at the site in May 2023 which encountered a nominal thickness of Made Ground (c1m) over naturally re-worked London Clay. No groundwater was encountered.
- 4.4 Screening and scoping assessments are presented informed by desk study information. Most relevant figures/maps and other guidance documents are referenced within the BIA to support responses to the screening assessment.
- 4.5 The BIA identified no significant impacts to stability and subterranean flows.
- 4.6 The screening exercise for surface water and flooding identified that the site lies within a Critical Drainage Area and is shown on Environment Agency mapping to have a risk of surface water flooding. A flood risk assessment is presented in the BIA. It concludes that limitations in mapping have exaggerated the flood risk but that increased run off due to the enlarged impermeable area should be mitigated by means of SuDS. The BIA also recommends the installation of non-return valves to the drainage system to mitigate the risk of sewer flooding.

5.0 CONCLUSIONS

- 5.1 The qualifications of the individuals involved in the BIA are in accordance with LBC guidance.
- 5.2 Screening and scoping assessments are provided, supported by desk study information and indicate no potential impacts to stability and subterranean flows.
- 5.3 SuDs and non-return valves are recommended to overcome impacts to and from surface water and flooding.
- 5.4 It can be confirmed that the BIA has identified, assessed and mitigated the potential impacts arising out of the basement proposals and complies with the requirements of Camden Planning Guidance: Basements.



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Appendix 1

Consultation Responses

None



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Appendix 2

Audit Query Tracker

None



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Appendix 3

Supplementary Supporting Documents

None

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