

**Basement Impact
Assessment Audit**

7 Rothwell Street, London,
NW1 8YH

For
London Borough of Camden

Project No.
14006-52

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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 7 Rothwell Street, London, NW1 8YH (planning reference 2023/4152/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 Basement Impact Assessment (BIA) has been carried out by engineering consultants Geotechnical & Environmental Associates (GEA) and the individuals concerned in its production have suitable qualifications.
- 1.5 7 Rothwell Street and the adjacent properties are Grade II listed buildings.
- 1.6 The proposed development involves re-excavating an historical lightwell at the front of the property to re-install the lightwell as part of wider renovations. No deepening of the existing basement or construction of new basement areas is proposed.
- 1.7 The ground conditions are anticipated to comprise a thin cover of Made Ground over London Clay Formation. Perched groundwater may be present within the Made Ground.
- 1.8 It is accepted the proposed development will not affect the hydrogeology of the surrounding area.
- 1.9 The site is within an area at risk of surface water flooding however, due to the very modest increase in the size of the basement, the proposed lightwell is not considered to increase the risk of flooding and it is accepted that the proposed development will not affect the hydrology of the surrounding area.
- 1.10 The BIA recommends that a positive pumped device should be installed in the basement (if one is not already present).
- 1.11 It is accepted that there are no slope stability concerns regarding the proposed development.
- 1.12 No impacts to neighbouring structures have been identified that might require ground movements and a building damage category to be calculated.
- 1.13 No proposals are provided for a movement monitoring strategy during excavation and construction.
- 1.14 It can be confirmed that the BIA complies with the requirements of CPG: Basements.

2.0 INTRODUCTION

2.1 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 7 Rothwell Street, London, NW1 8YH (planning reference 2023/4152/P). The basement is considered to fall within Category A as defined by the Terms of Reference.

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 "Rebuilding of the existing front façade of side extension, alterations to existing fenestration to façade to rear elevation of side extension, replacement glazing to the existing rear conservatory at first floor and installation of new rooflight, installation of new lightwell to front of existing side extension, reinstatement of stone steps to the front entrance."

2.6 The Audit Instruction confirmed 7 Rothwell Street and the adjacent properties are Grade II listed buildings.

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

- Basement Impact Assessment by Geotechnical and Environmental Associates (GEA) issued January 2024, reference J23328, revision 0.
- Design and Access Statement by Chris Dyson Architects issued October 2023, revision 00.

- Planning drawings by Chris Dyson Architects issued October 2023 under reference 0504 including the following:
 - Existing Basement, Ground and First Floor Plan with Demolition & Alternations
 - Existing Second Floor, Third Floor and Roof Plan with Demolition & Alternations,
 - Existing Rear and Side Elevation With Demolition & Alterations
 - Existing Front Elevation and Section Through Lightwell and Demolition & Alterations
 - Existing Section AA & BB with demolition & Alterations
 - Proposed Basement Ground and First Floor Plan
 - Proposed Second Floor, Third and Roof Floor Plan
 - Proposed Rear and Side Elevation
 - Proposed Front Elevation and Section Through Lightwell
 - Proposed Sections AA & BB

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

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	Section 3.2 of the BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3.1 of the BIA.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3.3 of the BIA.
Is a conceptual model presented?	Yes	
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.0 of the BIA.

Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	N/A	No items taken forward from screening.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.0 of the BIA
Is factual ground investigation data provided?	No	No site-specific ground investigation has been carried out however, investigations carried out in proximity to site have been reviewed.
Is monitoring data presented?	No	No groundwater monitoring was at the site however, monitoring levels for a site nearby are provided.
Is the ground investigation informed by a desk study?	N/A	
Has a site walkover been undertaken?	No	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	
Is a geotechnical interpretation presented?	No	
Does the geotechnical interpretation include information on retaining wall design?	N/A	
Are reports on other investigations required by screening and scoping presented?	N/A	None required.
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	Yes	

Item	Yes/No/NA	Comment
Is an Impact Assessment provided?	Yes	Section 5.0 of the BIA
Are estimates of ground movement and structural impact presented?	N/A	No new foundations are proposed.
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	Assessment of the existing retaining wall to be undertaken following excavation.
Has the need for monitoring during construction been considered?	No	
Have the residual (after mitigation) impacts been clearly identified?	Yes	
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	No new foundations are proposed.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	
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?	N/A	No impact to surrounding buildings is identified
Are non-technical summaries provided?	Yes	

4.0 DISCUSSION

- 4.1 The Basement Impact Assessment (BIA) has been carried out by engineering consultants Geotechnical & Environmental Associates (GEA) and the individuals concerned in its production have suitable qualifications.
- 4.2 The Design and Access report confirms that 7 Rothwell Street and the adjacent properties are Grade II listed buildings.
- 4.3 The site currently houses a residential property with an existing basement. The proposed development involves re-excavating an historical lightwell at the front of the property to reform the lightwell as part of wider renovations. No deepening of the existing basement or construction of new basement areas is proposed.
- 4.4 A desktop study has been undertaken and includes a review of historical ground investigations carried out in proximity to the site. The ground conditions are described as comprising a thin cover of Made Ground over firm clays of the London Clay Formation. Perched groundwater may be present within the Made Ground.
- 4.5 The screening identifies that the site is not underlain by an aquifer and is over 100m from the nearest watercourse, hence no issues are taken forward to scoping. It is accepted that the proposed development will not impact the hydrogeology of the surrounding area.
- 4.6 The screening for hydrology indicates there will be no change in impermeable surface areas however, the site is within an area at risk of surface water flooding. The screening and scoping responses outline that the proposed lightwell is not considered to increase the risk of flooding as the proposal is for a very modest increase in the size of the basement. In addition, it is recommended that a positive pumped device should be installed in the basement (if one is not already present) to further protect from sewer flooding.
- 4.7 It is accepted that the proposed development will not affect hydrology of the surrounding area.
- 4.8 The land stability screening assessment identifies that the site is underlain by clays of the London Clay Formation and the area has a history of seasonal shrink swell subsidence. The scoping outlines that the foundations of the existing basement will not be significantly altered as part of the proposed development and no new foundations are required.
- 4.9 The Rothwell Street is within 5m of the site and the BIA identifies that the lightwell could potentially affect the highway. The retaining walls used to support the lightwell are believed to already be existing and were constructed prior to infilling part of the existing basement. The BIA recommends that following excavation of the lightwell, the condition of the existing retaining wall is assessed and confirmed that it is suitable for use.
- 4.10 It is accepted that the proposed development will have no significant impact on slope stability.
- 4.11 No impacts to neighbouring structures have been identified that might require ground movements and a building damage category to be calculated.

- 4.12 No proposals are provided for a movement monitoring strategy during excavation and construction.

5.0 CONCLUSIONS

- 5.1 The Basement Impact Assessment (BIA) has been carried out by engineering consultants Geotechnical & Environmental Associates (GEA) and the individuals concerned in its production have suitable qualifications.
- 5.2 7 Rothwell Street and the adjacent properties are Grade II listed buildings.
- 5.3 The proposed development involves excavating an historical lightwell at the front of the property to re-install the lightwell as part of wider renovations. No new foundations are required.
- 5.4 The site is anticipated to comprise a thin cover of Made Ground over firm clays of the London Clay Formation. Perched groundwater may be present within the Made Ground.
- 5.5 It is accepted that the proposed development will not affect the hydrogeology of the surrounding area.
- 5.6 The site is within an area at risk of surface water flooding however, due to the very modest increase in the size of the basement, the proposed lightwell is not considered to increase the risk of flooding and it is accepted that the proposed development will not affect hydrology of the surrounding area.
- 5.7 The BIA recommends that a positive pumped device should be installed in the basement (if one is not already present).
- 5.8 It is accepted that there are no slope stability concerns regarding the proposed development.
- 5.9 No impacts to neighbouring structures have been identified that might require ground movements and a building damage category to be calculated.
- 5.10 No proposals are provided for a movement monitoring strategy during excavation and construction.
- 5.11 It can be confirmed that the BIA complies with the requirements of CPG: Basements.

Appendix 1

Consultation Responses

None

Appendix 2

Audit Query Tracker

None

Appendix 3

Supplementary Supporting Documents

None

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