

**17 Dartmouth Park Avenue,  
London NW5 1JL**

## Basement Impact Assessment Audit

For  
London Borough of Camden

Project No.  
14006-18

Date  
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### Document Details

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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 17 Dartmouth Park Avenue, London NW5 1JL (planning reference 2023/1650/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 deepening of part of the existing lower ground floor, the construction of a lightwell at the front of the building and deepening of the north access passage.
- 1.5 Screening and scoping assessments are provided, supported by desk study information. The qualifications of the individuals involved in the BIA are not in accordance with LBC guidance in relation to hydrogeology, however it is acknowledged that the screening and scoping assessments have been completed appropriately.
- 1.6 A detailed drainage strategy and design will need to be approved by the local authority.
- 1.7 The BIA advises that the stability of the 'party fence wall' is not at risk from the proposals and there are no other structures within the zone of influence of their works. Any potential damage impacts to it due to the proposed development will be covered by the Party Wall Act.
- 1.8 Contingent upon the notes presented in Appendix 2, 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.

## 2.0 INTRODUCTION

2.1 CampbellReith was instructed by London Borough of Camden (LBC) on 27 June 2023 to carry out a Category A audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 17 Dartmouth Park Avenue, London, NW5 1JL (planning reference 2023/1650/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.
- Dartmouth Park Neighbourhood Plan

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 "*Replacement of side extension to the South Elevation, new rear extension to the lower ground floor, side annex to the North Elevation, front lightwell, general refurbishment to lower ground floor, replacement roof light to north pitch of the property and construction of outbuilding at the rear of the garden.*"

2.6 The Audit Instruction confirmed that 17 Dartmouth Park Avenue neither are, nor are neighbours to, listed buildings.

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

- Existing Plans Elevations & Section drawings (Rev 1) by Unknown Works, dated 20 April 2023
- Proposed Plans Elevations & Sections (Rev 2) by Unknown Works, dated 3 July 2023

- Basement Impact Assessment by Float Structures, ref: 221050, Issue 4, dated 4 September 2023, including a Technical Note by A-Squared Studio, ref: 2986. Rev 01, dated September 2023.

### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECKLIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	No	However Camden have advised that in this instance, the assessment on hydrogeology is accepted.
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?	No	However, site setting in relation to the existing and proposed development is presented

Item	Yes/No/NA	Comment
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	Appendix A of the BIA
Is monitoring data presented?	No	No monitoring has been undertaken
Is the ground investigation informed by a desk study?	Yes	Section 4 of the BIA
Has a site walkover been undertaken?	Yes	Section 3.1.3. of the BIA
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Neighbouring foundations are understood to be similar to the applicant building existing foundations
Is a geotechnical interpretation presented?	NA	
Does the geotechnical interpretation include information on retaining wall design?	NA	As above
Are reports on other investigations required by screening and scoping presented?	NA	None required
Are the baseline conditions described, based on the GSD?	Yes	

Item	Yes/No/NA	Comment
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	Section 7 of the BIA
Are estimates of ground movement and structural impact presented?	NA	
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	Section 6 of the BIA
Has the need for monitoring during construction been considered?	Yes	Structural monitoring strategy recommended in the BIA
Have the residual (after mitigation) impacts been clearly identified?	Yes	Considered negligible
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	
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	As above.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	
Are non-technical summaries provided?	Yes	Section 1 of the BIA

## 4.0 DISCUSSION

- 4.1 The Basement Impact Assessment (BIA) has been prepared by Float Structures with contribution from A-Squared. The authors do not hold qualifications required from the CPG Basement for the hydrogeology assessment. However, given the environmental setting of the site and the size of the development, the hydrogeological assessment presented in the BIA is accepted.
- 4.2 It is proposed to partially lower the existing lower ground floor slab in the half front of the building. Proposals also include the construction of a new lightwell to match the depth of the existing lower ground floor at the front of the building and the deepening of the northern access side passage.
- 4.3 The new lightwell and floor slabs are to be constructed in traditional reinforced concrete, with the walls constructed in an underpin sequence. Temporary propping of the underpins will be proposed during construction.
- 4.4 A limited site investigation (opening records) was undertaken at the site in February 2023 to investigate depth of the applicant's building and party fence wall to No. 21 Dartmouth Park Avenue existing foundations, which were found to be founded into London Clay. No groundwater was encountered.
- 4.5 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. The BIA identified no significant impacts to hydrogeology.
- 4.6 The BIA states that there will be an increase in hard-standing areas due to the construction of the proposed lightwell at the front of the property with a consequent 3-4% increase in discharge into the public sewer. However, the BIA indicates the impact on surface flooding risk to be negligible without presenting any further assessment. It is noted detailed drainage strategy and design will need to be approved by the local authority.
- 4.7 Reference to A-Squared technical note indicates the 'party fence wall' to No. 21 Dartmouth Park Avenue to have foundations at shallow depth and to be within the zone of influence of the proposed works. It is accepted that significant impacts are not anticipated and the stability of the wall due to the proposed development will be mitigated by the Party Wall Act.

## 5.0 CONCLUSIONS

- 5.1 Although the qualifications of the individuals involved in the BIA (hydrogeological assessment) are not in accordance with LBC guidance, given the environmental setting of the site and the size of the development, the hydrogeological assessment presented is accepted.
- 5.2 Screening and scoping assessments are provided, supported by desk study information and indicate no potential impacts to hydrogeology.
- 5.3 The BIA states that there will be an increase in hard-standing areas due to the construction of the proposed lightwell at the front of the property. It is noted detailed drainage strategy and design will need to be approved by the local authority.
- 5.4 The stability of the 'party fence wall' and any potential damage occurring to it due to the proposed development will be mitigated by the Party Wall Act.
- 5.5 Contingent upon the notes presented in Appendix 2, 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**

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	Hydrology	Final drainage strategy and design to be approved by local flood authority	Note only	N/A
2	Land stability	The stability of the 'party fence wall' and any potential damage occurring to it due to the proposed development will be covered by the Party Wall Act	Note only	N/A

## Appendix 3

### **Supplementary Supporting Documents**

None

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