

**50 Maresfield Gardens,
London NW3 5RX**

Basement Impact Assessment Audit

For
London Borough of Camden

Project No.
14006-32

Date
July 2024

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CONTENTS

1.0	NON-TECHNICAL SUMMARY	4
2.0	INTRODUCTION.....	5
3.0	BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST	7
4.0	DISCUSSION	11
5.0	CONCLUSIONS.....	14

APPENDICES

Appendix 1 Consultation Responses

Appendix 2 Audit Query Tracker

Appendix 3 Supplementary Supporting Documents

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 50 Maresfield Gardens (planning reference 2023/3017/P). The basement is considered to fall within Category B 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 BIA has been prepared by individuals who hold qualifications in line with the requirements of CPG Basements.
- 1.5 The proposed development comprises the extension of the existing basement across the whole building footprint. The basement will extend to a depth of 4.50m bgl (at the formation level of the slab) and 7.60m bgl at the pool area.
- 1.6 The basement will be constructed using a combination of a contiguous pile wall and two lifts of underpinning.
- 1.7 The BIA has confirmed that the proposed basement will be founded within the Claygate Member and London Clay Formation.
- 1.8 The revised BIA submission includes appropriate screening and scoping assessments, which are informed by desk study information.
- 1.9 A hydrogeological assessment is provided and it is accepted that the development will not impact the hydrogeology of the area.
- 1.10 With the inclusion of the mitigation measures identified it is accepted that the basement will not have a significant impact on the hydrology of the area. Proposals are subject to the approval of LBC and Thames Water.
- 1.11 Structural drawings and outline construction methodology have been provided as part of the revised submission, including outline proposals for groundwater control during construction.
- 1.12 It is accepted that the basement will not impact the land stability of the area.
- 1.13 A Ground Movement Assessment has been presented and identifies the impact to neighbouring structures will not exceed Burland category 1 (Very Slight). The cover letter to the revised BIA outlines additional mitigation measures that will be implemented to address the structural condition of the neighbouring properties.
- 1.14 Based on the revised BIA submission and supporting documents, 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) on 30/08/2023 to carry out a Category B audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 50 Maresfield Gardens, London NW3 5RX and Planning Reference No. 2023/3017/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 "Replacement side extension behind new brick wall, basement extension, new fenestration and roof form, soft and hard landscaping."

2.6 The Audit Instruction confirmed the subject site is not a listed building but the adjacent buildings at No.47 St Mary's Convent School (to the rear) and 48 Maresfield Gardens (neighbouring building to the south) are Grade II* listed buildings.

2.7 CampbellReith accessed LBC's Planning Portal on 21 September 2023 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment including Site Investigation, Construction Methodology and Ground Movement Assessment by A-squared Studio Engineers Ltd, Ref 2588-A2S-XX-XX-RP-Y-0002-02, Revision 02, dated 4 July 2023.
- Design and Access Statement by Marek Wojciechowski Architects Ltd, Ref 22022, dated 29 June 2023.

- Report regarding the impact on trees of proposals for development at 50 Maresfield Gardens, London, NW3 5RX by John Cromar's Arboricultural Company Ltd, Ref S940-J2-R-3, dated 30 June 2023.
- Flood Risk Assessment and Drainage Strategy, Ref J5106-C-RP-0001, Revision 00. Status S9 by Webb Yates Engineers Ltd, dated 3 July 2023.
- Heritage Appraisal by The Heritage Practice dated June 2023.
- Planning consultation comments.

2.8 Following discussion with the BIA's authors, CampbellReith were provided with the following relevant document for audit purposes on 27 September 2023:

- Phase 1 Desk Study by A2 Site Investigation Ltd, Ref 26822-A2SI-XX-XX-RP-Y-0001-00, Revision 00, dated 25 January 2023.

2.9 To address the queries raised in the D1 version of the audit, which are summarised in Appendix 2, the following additional information was provided:

- Basement Impact Assessment by A-squared Studio Engineers Ltd, Ref 2588-A2S-XX-XX-RP-Y-0002-02, Revision 05, dated 21 March 2024.
- Memorandum - 50 Maresfield Gardens - Response to Planning Consultation Comments by A-squared Studio Engineers Ltd, Ref 2588-A2S-XX-XX-MM-Y-0001-01 (undated).
- Hydrogeological Assessment by A-squared Studio Engineers Ltd, ref. 2588-A2S-XX-XX-TN-Y-0001-02, Revision 02, dated 21 March 2024.
- Development programme by Corrigan Gore, dated 26 January 2024.
- Updated plans and sections by Marek Wojciechowski Architects Ltd dated January 2024.
- General arrangement plans and sections by Webb Yates Engineers Ltd, dated January 2024.
- Outline Construction Sequence drawings by Webb Yates Engineers Ltd, dated 23 January 2024.

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	Outline construction methodology / structural information and programme are included in the revised submission documents.
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	Outline construction methodology / structural information and programme are included in the revised submission documents.
Are suitable plan/maps included?	Yes	Appendix A of the BIA and architectural drawings.
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 4.2 of revised BIA submission.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 4.1 of revised BIA submission.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 4.3 of revised BIA submission.
Is a conceptual model presented?	Yes	Section 8.1.1 of BIA.

Item	Yes/No/NA	Comment
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	No	Section 5.2 and 5.3 of BIA. Requires further clarification in response to requested Screening review / updates.
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	No	Section 5.1 of BIA. Requires further clarification in response to requested Screening review / updates.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	No	Q2 brought forward to scoping within Section 5.1 of BIA (Hydrogeology scoping). Q5 not brought forward to scoping but investigated within a Flood Risk Assessment. Requires further clarification in response to requested Screening review / updates.
Is factual ground investigation data provided?	Yes	Interpretive Report by A2 Site Investigation Limited.
Is monitoring data presented?	Yes	Appendix C 6 of BIA.
Is the ground investigation informed by a desk study?	Yes	A Phase I Desk Study report for the site has been produced by A2 Site Investigation Limited.
Has a site walkover been undertaken?	Yes	As part of Interpretive Report by A2 Site Investigation Limited in December 2022 and January 2023.
Is the presence/absence of adjacent or nearby basements confirmed?	No	Consultation Response indicates that 48 Maresfield Gardens has a lower ground floor, as do architectural drawings.
Is a geotechnical interpretation presented?	Yes	Section 5 and 6 of Interpretive Report.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Section 5 and 6 of Interpretive Report provides design parameters. The revised BIA (7.2.3) now considers a pile length of 15.50m.

Item	Yes/No/NA	Comment
Are reports on other investigations required by screening and scoping presented?	Yes	Arboricultural Assessment Report, Flood Risk Assessment and Ground Movement Assessment.
Are the baseline conditions described, based on the GSD?	Yes	
Do the baseline conditions consider adjacent or nearby basements?	Yes	The revised BIA now considers the condition of the neighbouring structures.
Is an Impact Assessment provided?	Yes	Section 8 of the revised BIA submission.
Are estimates of ground movement and structural impact presented?	Yes	GMA includes estimates of ground movement.
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	The cover letter to the revised BIA submission presents an approach to assessing the neighbouring structure at No. 48, which has existing structural damage.
Has the need for monitoring during construction been considered?	Yes	Section 7.2.6 of the revised BIA and the cover letter.
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	The approach outlined in the cover letter to the revised BIA should be followed.

Item	Yes/No/NA	Comment
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	Mitigation measures have been identified.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	With the inclusion of the mitigation measures identified.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Assessment considers reported structural damage to neighbouring 48 Maresfield Gardens, structural proposals and pile lengths.
Are non-technical summaries provided?	Yes	Section 1 of the revised BIA submission.

4.0 DISCUSSION

- 4.1 The Basement Impact Assessment (BIA) has been prepared by A-squared Studio Engineers Ltd with supporting documents provided by A2 Site Investigation Limited, Marek Wojciechowski Architects Ltd and Webb Yates Engineers Ltd. The qualifications of the authors of the BIA are in accordance with LBC guidance.
- 4.2 The site comprises a three-storey detached residential property with a basement over a small area of the building footprint, a soft-landscaped garden to the east, and a paved area and Maresfield Gardens highway to the west. The site is generally flat with an existing ground level of approximately 80.9m OD. The subject site is not a listed building but the adjacent buildings at No.47 St Mary's Convent School (to the rear) and 48 Maresfield Gardens (neighbouring property to the south) are Grade II* listed buildings.
- 4.3 The proposed development comprises the demolition of selected internal superstructure elements, the lateral extension of the superstructure and extension of the basement across the whole building footprint. The proposed basement will be retained by a contiguous piled wall and underpinning the existing ground beams. The basement will extend to a depth of 4.5m bgl (at the formation level of the basement slab, and 5.1m bgl to the formation level of the ground beams), and 7.6m bgl at the pool area.
- 4.4 Updated screening assessments are presented in the revised BIA and are informed by desk study information.
- 4.5 The baseline conditions for the BIA have been updated to consider the outline structural drawings (sequencing, propping, permanent and temporary works), construction method statement and outline programme of works.
- 4.6 Whilst the architectural drawings indicate the adjacent 48 Maresfield Gardens contains a lower ground floor / basement, the BIA does not identify local basements in proximity to the proposed development. However, in subsequent assessments the assumed presence of basements in neighbouring buildings is included or omitted as necessary to provide conservative assessments.
- 4.7 A conceptual model is described in Section 8.1 of the revised BIA submission, with a plan showing structures within the zone of influence of the development presented as Figure 8.1.
- 4.8 A ground investigation was undertaken in December 2022 and January 2023 by A2 Site Investigation Limited, which identified the site to be underlain by Made Ground (maximum depth of 2.5m bgl) overlying the Claygate Member (maximum depth of 9.0m bgl) and the London Clay Formation (to the base of the exploratory holes to a maximum depth of 30.5m bgl). It is assumed that all new substructure elements will be founded in the Claygate Member and London Clay Formation.
- 4.9 Interpretative geotechnical information has been provided in accordance with the GSD Appendix G3.
- 4.10 The investigation indicated that the existing building is supported on piles with a toe level of 19.0m bgl.

- 4.11 Groundwater monitoring indicates that water is present at levels between 1.2m and 3.8m bgl and therefore within the Made Ground and the Claygate Member. Groundwater strikes are noted during the investigation within the Claygate Member. The proposed basement will therefore be constructed below standing groundwater level.
- 4.12 The Interpretive Report states "it is recommended that a provision is made for finite sumping or pumping in order to facilitate the removal of any perched water that may be encountered during the works". Section 6.7 of the revised BIA identifies that appropriate provisions for nominal dewatering via sumps and pumps should be made and that any requirements for dewatering and the subsequent ground movement should be considered as part of the design proposals.". Note 6 on the first page of the outline construction sequence states that a dewatering plan should be developed to pump out water entering the basement excavation. A basement waterproofing strategy is presented in Appendix F of the revised BIA submission.
- 4.13 To address the impacts identified by the hydrogeology screening and scoping assessments a Hydrogeological Assessment is presented in Appendix G of the revised BIA. The assessment assumes groundwater flow from north to south (following the gradient of the land) and that basements are present in the neighbouring properties at No.s 48 and 52, which is considered to be a conservative assumption with respect to groundwater flow.
- 4.14 The hydrogeological assessment concludes that the proposed basement construction will result in a decrease in groundwater level by 110mm on the downslope side and an increase in groundwater level of 50mm on the upslope side, directly adjacent to the proposed basement. The assessment concludes that the actual change in groundwater level at the neighbouring properties is expected to be less than this and the impact will therefore be negligible. On this basis it is accepted that the proposed basement will not have a significant impact of the hydrogeology of the area.
- 4.15 To address the impacts identified as part of the hydrology screening and scoping, a Flood Risk Assessment and Drainage Strategy have been presented in Appendix E of the revised BIA submission. SuDS in the form of permeable paving and an increase in the soft landscaping is incorporated into the development to increase the area of the site drained by infiltration. Drainage proposals should be agreed with LBC and Thames Water. With the inclusion of the mitigation measures proposed, it is accepted that the proposed development will not impact toe hydrology of the area.
- 4.16 Utility data is provided in Appendix D of the revised BIA submission.
- 4.17 A Ground Movement Assessment (GMA) is presented in Appendix C of the revised BIA. In total, 18 façades of the two neighbouring buildings at 48 Maresfield Gardens and 52 Maresfield Gardens were considered in addition to an assessment of the impact that the proposed development will have on the adjacent highway of Maresfield Gardens.

- 4.18 The GMA predicts maximum horizontal and vertical ground movements of 15mm and 22mm respectively at the basement retaining wall. The associated damage assessment indicates a maximum of Burland Category 1 damage (Very Slight) will be sustained by neighbouring properties. The maximum anticipated displacement along the highway is 2mm both horizontally and vertically.
- 4.19 A Consultation Response notes the reported existing structural damage to neighbouring 48 Maresfield Gardens, a Listed property. The cover letter to the revised BIA acknowledges that the GMA and damage assessment have been undertaken under the assumption that all neighbouring structures are in good condition. The cover letter provides a Damage Mitigation Strategy that outlines the additional mitigation measures that will be taken to address the structural condition of the neighbouring properties as follows:
- The proposed retaining walls will be designed so that vertical and horizontal movements are within the limits set out in the GMA, or less.
 - Subject to the agreement of the property owner, a structural inspection of no. 48 Maresfield Gardens will be carried out before and after construction which will include a visual report of the development of any cracks that may have occurred during construction.
 - An allowance will be made by the contractor for making good of any damage incurred to 48 Maresfield Gardens as a result of the proposed development, as per the requirements of the Party Wall etc. Act 1996.
 - The construction sequence and methodology will be reviewed on the basis of the inspection and a robust monitoring strategy will be developed and implemented to ensure ground movements specified in the GMA are not exceeded
- 4.20 The additional measures detailed in the revised submission are considered to appropriately address the impact to the neighbouring No. 48 and provide suitable mitigation measures.
- 4.21 A non-technical summary is now provided in Section 1 of the revised BIA.

5.0 CONCLUSIONS

- 5.1 The BIA has been prepared by individuals who hold qualifications in line with the requirements of CPG Basements.
- 5.2 The proposed development comprises the extension of the existing basement across the whole building footprint. The basement will be constructed using a combination of a contiguous pile wall and two lifts of underpinning.
- 5.3 The BIA has confirmed that the proposed basement will be founded within the Claygate Member and London Clay Formation.
- 5.4 The revised BIA submission includes appropriate screening and scoping assessments, which are informed by desk study information.
- 5.5 A hydrogeological assessment is provided and concludes that the proposed basement will have a limited impact on groundwater level, which will have a negligible impact on neighbouring properties. It is accepted that the development will not impact the hydrogeology of the area.
- 5.6 A Flood Risk Assessment and drainage strategy have been provided. With the inclusion of the mitigation measures identified it is accepted that the basement will not have a significant impact on the hydrology of the area.
- 5.7 Structural drawings and outline construction methodology have been provided as part of the revised submission, including outline proposals for groundwater control during construction.
- 5.8 It is accepted that the basement will not impact the land stability of the area.
- 5.9 A Ground Movement Assessment (GMA) has been presented and identifies the impact to neighbouring structures will not exceed Burland category 1 (Very Slight). The cover letter to the revised BIA provides additional consideration of the neighbouring building at No. 48 Maresfield Gardens and outlines additional mitigation measures that will be implemented to address the structural condition of the neighbouring properties.
- 5.10 Based on the revised BIA submission and supporting documents, it can be confirmed that the BIA complies with the requirements of CPG: Basements.

50 Maresfield Gardens, London NW3 5RX
Basement Impact Assessment Audit

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Appendix 1

Consultation Responses

Residents' Consultation Comments

The following comments highlight those pertinent to the BIA

Surname	Address	Date	Issue raised	Response
Sims	48 Maresfield Gardens	3 September 2023	"There has been a history of subsidence resulting in structural damage to the north side of our house due to the excavation of the existing basement to provide a gym on the south side of No. 50 Maresfield Gardens – this development was granted planning permission on 10th September 2001 under application reference PWX0103437. This work disrupted the foundations of our house, the soil conditions, and lateral loadings. This has resulted in structural cracking and settlement along the north of our house – all since the 2001 basement was constructed next door at No. 50 – with for example the rear balcony slab dropping by 40mm and many of the door openings by over 30mm. Additionally, the retaining garden wall which is 2.3 metres tall, now leans towards our garden. It is holding up all of the soil from No. 50 Maresfield Gardens and the top of this wall now overhangs the base by 150mm. Furthermore, the excavation of the existing basement at No. 50 Maresfield Gardens has had a significant effect on the ground hydrology in that the lower ground floor to our house now floods when there is heavy rain with water coming up through the walls and floor. This occurred in July 2021 and most recently in August 2023."	The revised BIA submission includes a more detailed strategy for assessing and monitoring the impact to No. 48 and considers the structural condition of the building.

50 Maresfield Gardens, London NW3 5RX
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Appendix 2

Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	BIA Format	BIA authors' qualifications.	Closed	January 2024
2	BIA Format	Non-technical summaries.	Closed	January 2024
3	BIA Format	Additional baseline information for assessment and Conceptual Model to be provided.	Closed	March 2024
4	Screening	Assessments to be clarified and updated, with consequential investigation / assessment / mitigation etc provided, as required.	Closed	June 2024
5	Groundwater	Noting clarifications to Screening process; aquifer status; groundwater flow and cumulative impacts; additional discharge to ground; Consultation Responses; groundwater control during construction.	Closed	June 2024
6	Land Stability	Noting clarifications to Screening process; construction methodology; structural information; foundation depths; Consultation Responses; GMA; monitoring proposals.	Closed	June 2024
7	Surface Water	Noting clarifications to Screening process; downstream impacts; drainage proposals to be subsequently agreed with LBC and Thames Water.	Closed	January 2024

Appendix 3

Supplementary Supporting Documents

Screening clarification e-mail

Katharine Barker

From: Alex Corrigan <alex.corrigan@a2-studio.com>
Sent: 18 June 2024 14:20
To: Katharine Barker
Cc: CamdenAudit; Paul Smith
Subject: RE: 14006-32: 50 Maresfield Gardens BIA Audit <2023/3017/P>

Hi Kat,

Thanks for reviewing the BIA. I have answered the relevant questions below.

Groundwater Flow

Q3: Is the site within the catchment of the pond chains on Hampstead Heath?

A: No – negligible impact. No further assessment required.

Land Stability

Q11: Is the site within 50m of the Hampstead Heath Ponds?

A: No – negligible impact. No further assessment required.

Surface Water

Q1: Is the site within the catchment of the pond chains on Hampstead Heath.

A: No – negligible impact. No further assessment required.

Let me know if you need anything else from us.

Kind regards,
Alex

Alex Corrigan

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From: Katharine Barker <katharinebarker@campbellreith.com>
Sent: Tuesday, June 18, 2024 12:43 PM
To: Alex Corrigan <alex.corrigan@a2-studio.com>
Cc: CamdenAudit <CamdenAudit@campbellreith.com>
Subject: RE: 14006-32: 50 Maresfield Gardens BIA Audit <2023/3017/P>

Hi Alex,

I'm in the process of updating and finalising our audit for this project based on your recent BIA submission and correspondence with Liz. I've noticed that the screening questions possibly reflect an older version of Camden guidance and do not include the questions that relate to the basement's proximity to the Hampstead Heath ponds and pond catchment area. These are Q11 of the Land Stability screening, Q3 of the Groundwater screening and Q1 of the Surface Water screening. The most recent CPG for Basements is dated 2021 and attached for ease of reference.

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