

**Basement Impact  
Assessment Audit**

31 Elsworthy Road, London,  
NW3 3BT

For  
London Borough of Camden

Project No.  
14291-03

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Campbell Reith Hill LLP  
15 Bermondsey Square  
London  
SE1 3UN

T: +44 (0)20 7340 1700  
E: london@campbellreith.com  
W: www.campbellreith.com

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Author	Rose Ashmore MSci, MSc, FGS
Project Partner	E M Brown, BSc MSc CGeol FGS
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## 1.0 INTRODUCTION

- 1.1 CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on an addendum Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for revisions to the basement of a previously granted scheme at 31 Elsworthy Road, London NW3 3BT (planning reference 2024/3908/P, original planning reference 2021/1527/P). The original and revised basements are considered to fall within Category B as defined by the Terms of Reference.
- 1.2 The Audit reviewed the addendum BIA for potential impact on land stability arising from the outlining the alterations of the original basement layout. The applicant successfully demonstrated that the impacts from the new scheme differed only from the original in respect of potential damage to neighbouring structures and infrastructure, and that a full new BIA was not required. The audit of impacts to slope stability, subterranean flow, and surface water conditions are presented in the report by CampbellReith on the BIA for planning application 2021/1527/P, ref. GKkb13693-27-260822-31 Elsworthy Road-F2, dated August 2022.
- 1.3 CampbellReith was able to access LBC's Planning Portal and gain access to the following relevant documents for audit purposes:
- Addendum to the BIA by Soil Consultants, dated 9<sup>th</sup> August 2024, ref. 10588A/JRCB
  - 3no. engineering drawings by MBP Consulting Engineers, ref. 8255-MBP-SK240809, all dated 09 August 2024.
  - Planning Application drawings including an updated proposed basement layout and section drawings, all dated August 2024.
- 1.4 The changes to the original scheme comprise reducing the footprint of the plant room at the front of the building and converting part of the excavation in the southeast corner into a lightwell. The amended basement layout also includes the addition of a lightwell mid-way along the northeastern external wall of the property.
- 1.5 The addendum also confirms an amendment to the location of the steps between the main basement slab and the poolside area slab. The changes result in two areas now being incorporated into the main basement slab rather than the poolside area slab. Due to the poolside area slab being 1.45m deeper than the main basement slab, these areas will now require less excavation compared to the original GMA.
- 1.6 The BIA addendum concludes that the amendments to the original basements are such that no additional assessment is required. It is accepted that the basement amendments will not impact the land stability of the area and the conclusions of the original BIA remain valid.
- 1.7 Based on the revised submission it can be confirmed that the BIA complies with the requirements of CPG: Basements and the Principles for Audit set out in the Basement Impact Assessment (BIA) Audit Service Terms of Reference & Audit Process.

## 2.0 DISCUSSION

- 2.1 The Basement Impact Assessment (BIA) addendum document has been prepared by Soil Consultants. The report concludes that the impacts of the basement will not be significantly altered based on the proposed changes to the basement. Therefore, the original BIA and Ground Movement Assessment (GMA), accepted under the previous planning application (2021/1527/P), remains suitable for the updated basement proposal. The BIA and GMA for the original application were prepared by a number of sources: Soil Consultants Ltd, Stephen Buss Environmental Consulting Ltd and Michael Barclay Partnership LLP. The qualifications of the authors are in accordance with LBC guidance.
- 2.2 A review of the BIA addendum and submitted drawings confirms that the following changes from the previous application have been made to the basement:
1. The area of the deeper plant room slab has been reduced, partially replaced with a lightwell (at the same level as the main basement slab) in the southeast corner of the property.
  2. Changes to the location of the steps that connect the main basement slab to the deeper poolside area slab. This has resulted in two areas (previously part of the pool side area slab) now being included within the main basement slab.
  3. Inclusion of a small lightwell along the northeast side of the property.
- 2.3 The BIA addendum confirms that the alterations outlined in points 1 and 2 above, result in less excavation with the floor level of the main basement area being 1.40m and 1.45m above the plant room and pool side area respectively. Therefore, the GMA undertaken for the original proposal is suitably conservative for the updated basement layout in these areas.
- 2.4 Regarding point 3, the original basement footprint followed the wall layout at ground floor level. The wall on the northeast side of the property included a triangular recess, which the proposed underpinning followed at basement level.
- 2.5 The new lightwell along the northeast side of the host property will result in the basement excavation extending a further 0.33m beyond the original basement footprint to occupy the recessed area. It is noted that the GMA (audited as part of the original application) considered a simplified model of the boundary wall in which the basement footprint continued in a straight line along the northeastern boundary (ignoring the recess). As such, it is accepted that the assumptions in the GMA undertaken for the original planning application remain valid for the updated basement layout.
- 2.6 No information has been provided on the construction methods or of the hydrology and hydrogeology mitigation measures therefore, it has been assumed these are as outlined in the original BIA provided for application 2021/1527/P.
- 2.7 Based on the information provided it is accepted that the proposed alterations will not change the conclusions of the previous BIA audit.

## Appendix 1

### **Consultation Responses**

None

## Appendix 2

### **Audit Query Tracker**

None

## Appendix 3

### **Supplementary Supporting Documents**

None



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## London

15 Bermondsey Square  
London  
SE1 3UN

T: +44 (0)20 7340 1700  
E: [london@campbellreith.com](mailto:london@campbellreith.com)

## Birmingham

Chantry House  
High Street, Coleshill  
Birmingham B46 3BP

T: +44 (0)1675 467 484  
E: [birmingham@campbellreith.com](mailto:birmingham@campbellreith.com)

## Bristol

Unit 5.03  
HERE  
470 Bath Road  
Bristol BS4 3AP

T: +44 (0)117 916 1066  
E: [bristol@campbellreith.com](mailto:bristol@campbellreith.com)

## Manchester

10 Chapel Walks  
Manchester  
M2 1HL

T: +44 (0)161 819 3060  
E: [manchester@campbellreith.com](mailto:manchester@campbellreith.com)

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A list of Members is available at our Registered Office at: 15 Bermondsey Square, London, SE1 3UN  
VAT No 974 8892 43