

Project Reference: 119 Leighton Road Site Inspection by: Paul Hutter
Project number: 24-228 Also present: Mr Bennett
Site Inspection Date: 2nd December 2024

The site inspection was carried out to enable Balanced Structures to give a recommendation whether a Basement Impact Assessment (BIA) is required as part of the planning approval process.

In addition to our site inspection of 119 Leighton Road, Balanced Structures reviewed the following documents:

Whittaker Parsons drawings: 23100 E001,E010,E011,E025,E025,P100,P101,P125,P126.

Planning application drawings for no 121 Leighton Road: Application no 2006/3106/P

Notes:

1. The property is in good condition with no clear signs of latent defects.
2. The 4 storey town house is was constructed with masonry walls and timber floors.
3. The existing lower ground floor has a concrete floor.
4. The extension at no 121 has already been completed with the lower ground floor also extended. The no 121 lower ground floor is at and the same level as the proposed extension.
5. There are no large tree's close to the proposed the extension.

Recommendations and conclusions.

We do **not** believe that the rear extension shown on the Whittaker Parsons should be classified as a basement or that a Basement Impact Assessment is required, for the following reasons.

Existing external sunken paving

The proposed rear extension will be within the footprint of the existing external sunken paving. Therefore the excavation required to form the rear extension will be no more significant than a typical rear extension, i.e 0-500mm.

Site Hydrology

The proposed rear extension is sandwiched between the existing outrigger and no' 121's rear extension. It is also within the footprint of the existing external sunken paving. Therefore it is very unlikely to have any effect on the local water.

No 121's rear extensions

No 121 has already extended their property, including an enlarged sunken garden. Therefore we would not expect that the party wall would need to be underpinned in order to construct the new rear extension.

Existing floor level

The existing house already contains a lower ground floor level. There is no excavation required within the footprint of the house as part of the proposed development, i.e. the existing floor level will not be lowered.



Fig 1. Front Elevation.

This photo of the front elevation shows the existing lower ground floor which is not lowered as part of the proposed work



Fig 2,3,4.Sunken patio.

These photos show the sunken patio which will form the footprint of the new rear extension.



Fig 5. No 121 Rear Extension

This photo shows the neighbors rear extension which is at the same level as the proposed ground floor extension