

**Basement Impact  
Assessment Audit**

135-149 Shaftesbury Avenue,  
WC2H 8AH

For  
London Borough of Camden

Project No.  
14291-19

Date  
March 2025

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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 135-149 Shaftesbury Avenue, London, WC2H 8AH (2024/0993/P). The basement is considered to fall within Category C 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 A-Squared Studio (A2) and the authors' qualifications meet the requirements of CPG Basements.
- 1.5 The BIA confirms that the existing basement extends through the Lynch Hill gravels into the London Clay and that the proposed basement will be founded within London Clay.
- 1.6 Screening and scoping tables are provided in the BIA. It is confirmed that the site is within 5m of several highways and that the proposed development will increase the differential depth of foundations relative to neighbouring properties.
- 1.7 Comment should be provided on the historical information provided by the Covent Garden Community Association (included in Appendix 3).
- 1.8 It is accepted that the proposed development will not adversely affect the hydrology of the local or wider environment.
- 1.9 The Structural Method Statement (SMS) confirms a top-down construction is proposed for the basement extension. The SMS report states that the embedded retaining walls will be secant; however, the BIA states they will be contiguous. The SMS also states a piled raft will be utilised although a suspended slab is described in the text / drawings; Clarification is required.
- 1.10 A GMA and a building damage assessment has been undertaken. The results of the assessment indicate that a maximum of Burland Category 1 damage (Very Slight) will be sustained however, the GMA should be updated to consider suitably conservative movement curves based on standard industry guidance. Clarification on the anticipated impacts to the adjacent highways is requested.
- 1.11 Comment should be provided on the possible damage to neighbouring foundations caused from the vibrations created during the basement construction.
- 1.12 Monitoring strategies are proposed, and the BIA writes that limits and trigger levels should be coordinated with the scheme monitoring specification.
- 1.13 The BIA confirms a detailed ground movement assessment for the Thames Water assets will be undertaken. This will need to be reviewed and approved by Thames Water.

- 1.14 The construction details and final design will need to be confirmed within a Basement Construction Plan (BCP); should any of the assumptions made be significantly different to the final design, additional assessment will likely be required.
- 1.15 As described in Section 4, it cannot 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. Queries and comments on the BIA are described in Section 4 and Appendix 2.

## 2.0 INTRODUCTION

2.1 CampbellReith was instructed by London Borough of Camden (LBC) on 27<sup>th</sup> February 2025 to carry out a Category C audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 135-149 Shaftesbury Avenue, London, WC2H 8AH (2024/0993/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 "Part demolition, restoration and refurbishment of the existing Grade II listed building, roof extension, and excavation of basement space, to provide a theatre at lower levels, with ancillary restaurant / bar space (Sui Generis) at ground floor level; and hotel (Class C1) at upper levels; provision of ancillary cycle parking, servicing and rooftop plant, and other associated works. RECONSULTATION due to amendments to height, design and massing of roof extension".

2.6 The Audit Instruction confirmed 135-149 Shaftesbury are Grade II listed buildings.

2.7 CampbellReith accessed LBC's Planning Portal on 5<sup>th</sup> March 2025 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment (BIA) produced by A-squared Studio (A2), dated January 2025, reference 3722-A2S-XX-XX-RP-Y-0001-01, revision 01. The report includes in the appendices the following reports:

- Desk Study & Ground Investigation Report produced by Geotechnical & Environmental Associates Ltd, dated December 2017, reference J17183;
- Building Damage Ground Movement Assessment produced by A2, dated January 2025, reference 3722-AS2-XX-XX-RP-Y-0002-01, revision 01;
- Preliminary Embedded Pile Wall Assessment produced by A2, dated January 2025, reference 3722-A2S-XX-XX-TN-Y-0001-01, revision 01.
- Flood Risk Assessment (FRA) produced by ElliottWood, dated January 2025, reference 2240073, revision P2;
- Structural Methodology Statement produced by ElliotWood, dated January 2025, reference 2240073-EXP0ZZ-XX-RP-S-0001;
- Design and Access Statement produced by SPPARC, undated, reference 2111-SPP-ST-XX-DS-A-XX-6001;
- Drainage Strategy produced by ElliotWood, dated January 2025, reference 2240073, revision P2;
- Demolition drawings, proposed elevations, floor plans, sections and site plan produced by SPPARC, dated 31<sup>st</sup> January 2025;
- Planning consultation comments.

### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	Section 2.2 of the BIA.
Is data required by Cl.233 of the GSD presented?	Yes	However, final details will need to be confirmed in a Basement Construction Plan (BCP).
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 4.0 of the BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	However, consideration to the historic map provided by Covent Garden Community Association should be provided.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 4.0 of the BIA.
Is a conceptual model presented?	Yes	Table 3.1 of the GMA report.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 5.0 of the BIA.



Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 5.0 of the BIA.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	NA	
Is factual ground investigation data provided?	Yes	Appendix A of the BIA.
Is monitoring data presented?	Yes	Appendix A of the BIA.
Is the ground investigation informed by a desk study?	Yes	
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Discussed in the embedded pile wall report included in Appendix E.
Is a geotechnical interpretation presented?	Yes	Table 2.1 of the embedded pile wall report included in Appendix E.
Does the geotechnical interpretation include information on retaining wall design?	Yes	See above.
Are reports on other investigations required by screening and scoping presented?	Yes	GMA provided in Appendix D of the BIA report. A FRA has also been provided.
Are the baseline conditions described, based on the GSD?	Yes	
Do the baseline conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	GMA provided in Appendix D of the BIA report.

Item	Yes/No/NA	Comment
Are estimates of ground movement and structural impact presented?	Yes	GMA provided in Appendix D of the BIA report. However,
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	No	Movement curves applied are not considered to be cautious or moderately conservative.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	However, confirmation of the proposed construction scheme is required as part of a BCP.
Has the need for monitoring during construction been considered?	Yes	
Have the residual (after mitigation) impacts been clearly identified?	Yes	However, this should be reviewed following the comments in Appendix 2 being closed.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	No	It should be confirmed if: secant or contiguous piles are proposed; if a raft or suspended slab is proposed. Movement curves applied are not considered to be cautious or moderately conservative.
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?	No	See above.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	However, this should be reviewed following the comments in Appendix 2 being closed.
Are non-technical summaries provided?	Yes	Section 1.0 of the BIA.

## 4.0 DISCUSSION

- 4.1 The Basement Impact Assessment (BIA) has been carried out by A-Squared Studio (A2) and the authors' qualifications meet the requirements of CPG Basements.
- 4.2 The Structural Methodology Statement (SMS) has been carried out by engineering consultants, ElliotWood.
- 4.3 The LBC Instruction to proceed with the audit confirms that 135-149 Shaftesbury Avenue is a Grade II listed building.
- 4.4 The site currently houses a six- to seven-storey structure with two levels of basement below. Ground level at the site is reported to be between +22.50m and +23.00m OD. The depth to the base of the existing basement is 8.50m below ground level (bgl) (+14.25m OD). The existing basement is founded on a raft slab with reinforced concrete retaining walls supporting the basement.
- 4.5 The proposed development includes the deepening of the existing two-storey basement to five-storeys, extending it from 8.50m to 22.21m bgl. The basement footprint is proposed to remain the same and will be supported by an embedded piled wall. The proposal also includes partial demolition of the existing structure followed by construction of a five-storey vertical extension and plant level above the existing building. The BIA confirms that the building loads will be supported by pile foundations with steel plunge columns to support a top-down construction methodology.
- 4.6 The BIA reports that a desktop study and ground investigation was carried out by Geotechnical & Environmental Associates Ltd (GEA) in 2017. A copy of this report is included in Appendix A of the BIA report. The ground investigation comprised a single borehole to 35.00m bgl situated on the northwest side of the building. The borehole recorded Made Ground to 3.50m bgl underlain by Lynch Hill Gravel to 4.70m bgl. Firm to stiff clays of the London Clay Formation were recorded between 4.70m and 34.40m bgl, with very stiff clays of the Lambeth Group below this.
- 4.7 The BIA confirms that the existing basement extends through the Lynch Hill Gravels and is founded within the London Clay Formation.
- 4.8 The BIA concludes that groundwater is likely to be present within the Lynch Hill Gravels with an anticipated flow direction towards the River Thames. A groundwater table is not expected to be present within the London Clay although it is recognised in the report that pockets and partings of silt and sand may be water bearing.
- 4.9 Historical borehole records have been used to estimate ground conditions at depth (beyond the 35m limit of the GEA borehole). The BIA outlines the following sequence: the Lambeth Group present from c. 30m bgl, the Thanet Formation present from c. 50m bgl and, the Chalk Group present from c. 55m bgl. It is believed Table 3.3 includes a typographic error with the depth of the Thanet Formation reading 38.20m but should read 52.75m bgl.
- 4.10 Geotechnical parameters are provided in Table 2.1 of the preliminary assessment for the embedded wall (included in Appendix E of the BIA).

4.11 Section 4.0 of the BIA provides the screening tables. The screening for the subterranean (groundwater) flow confirms the following:

- The site is situated within a secondary A aquifer and the development will extend below the water table.
- The site is not within 100m of a watercourse and no known lost rivers have been identified. However, correspondence from the Covent Garden Community Association has provided an extract of a historical map from 1534 (included in Appendix 3) suggesting a watercourse previously existed in proximity to the site. Further comment on this is requested.
- The proposed development will not result in a change to the proportion of hard standing and no additional surface water will be discharged to the ground.

4.12 The screening for the land stability confirms the following:

- The area is relatively flat and does not include slopes greater than 7 degrees. The proposed development will not include re-profiling or changes to any sloped ground.
- London Clay is not the shallowest strata, and there is no history of shrink swell subsidence in the local area. No trees will be felled as part of the development.
- The site is within 5m of several highways and the proposed development will increase the differential depth of foundations relative to neighbouring properties.
- The site is not within the exclusion zone of any tunnels or railways. Crossrail tunnels are approximately 26m from the site boundary.

4.13 The screening for the surface flow and flooding confirms the following:

- The site is not within the catchment of the pond chains on Hampstead Heath.
- The proposed drainage will not be materially changed from the existing route.
- The proposed development will not result in changes to the inflow of surface water received by adjacent properties or downstream water courses.
- The site is not within an area identified to be at risk of surface water flooding; however, a Flood Risk Assessment (FRA) carried out by ElliotWood has been undertaken (discussed below).

4.14 Scoping is presented in Section 5.0 of the BIA and confirms the following:

- The site is situated within the Lynch Hill Gravel Member, which is a secondary A aquifer; however, the base of the existing basement is below the base of the Lynch Hill Gravel Member. The proposed basement will, therefore, only extend through the London Clay which is classified as an unproductive aquifer.
- The site is within 5m of several highways and will significantly increase the differential depth of foundations relative to the neighbouring properties. The proposed development will be within weathered London Clay considered to be relatively stable. The BIA states that similar projects have been successfully completed, and it is believed

that the impacts can be limited assuming the basement design and temporary works are suitably robust.

- The scoping concludes that a ground movement assessment (GMA) is required to confirm that the impacts to the neighbouring structures can be limited to Category 1 (very slight) on the Burland Damage Scale.

- 4.15 The FRA confirms that the site is within a Critical Drainage Area. The site is within Flood Zone 1; the risk of flooding from tidal and fluvial sources is low. The report highlights that the site is at very low risk of surface water flooding owing to its elevation although acknowledges there is low to high risk along the roads adjacent to site. High to medium risk of surface water flooding is shown along Shaftesbury Avenue. The report concludes that while the overall risk of flooding from surface water is considered to be low, measures to mitigate flooding may need to be explored through the design stages.
- 4.16 The FRA suggests that the site is situated in an area which has potential for groundwater flooding to occur at surface. The report concludes that assuming suitable waterproofing measures are included in the design the risk of flooding from groundwater is considered to be low.
- 4.17 The FRA confirms that Thames Water has several assets in proximity to the site including a 12" trunk main running beneath Shaftesbury Avenue.
- 4.18 The SMS report confirms that a top-down construction sequence has been selected to allow the sequential installation of the floor slabs as the excavation progresses. The floor slabs have been designed to provide both the temporary and permanent propping to the retaining walls. The preliminary embedded piled wall assessment (provided in Appendix E of the BIA) highlights that the new perimeter B2 slab will need to be constructed prior to excavation to the B4 formation.
- 4.19 The SMS states that the walls of the basement will be constructed using a secant pile wall to seal the site against water ingress; however, the BIA report suggests a contiguous piled wall is proposed. Clarification is required.
- 4.20 Consultation responses have raised concerns about damage to building foundations caused from the vibrations created during the basement construction. The applicant should provide comment to show consideration of this has been included in the assessment.
- 4.21 The preliminary embedded piled wall report confirms that the embedded retaining wall has been assumed to comprise 0.90m diameter piles toeing at -9.00m OD (approximately 32m bgl). The bearing piles have been assumed to have a diameter of 1.50m with a toe level of -21.30m OD. The proposed loadings have also been provided. These details will need to be confirmed within a Basement Construction Plan (BCP); should any of the assumptions made be significantly different, additional assessment will likely be required.
- 4.22 To maximise the basement footprint, the SMS outlines that piles will be installed through the existing pavement vaults along Shaftesbury Avenue and New Compton Street. The report states that it is likely that the historic vaults have been backfilled with demolition materials

from previous developments. Piles will be cased through the fill material to maintain the stability of the pile bore and to minimise impact on the adjacent structures.

- 4.23 The SMS indicates that a piled raft foundation solution is proposed; however, since heave protection is stated to be installed on the underside of the B4 slab, this is consistent with a suspended slab rather than a ground bearing raft. This should be confirmed. Piles beneath the slab will also be designed to act as tension piles and drainage installed below the slab to prevent build-up of pore water pressures.
- 4.24 Temporary plunge columns or piles will be used to support the floor slabs during the construction phase. Voids will be left in the slabs, and the reinforced concrete lift and stair walls will be constructed around the voids following completion of the basement excavation and construction of the B4 slab. The SMS report states that the reinforced concrete floor diaphragms will act as props spanning between the piled retaining walls. The report notes that the permanent voids in the floor plates will need to be considered in the design and temporary propping across the voids may be required.
- 4.25 Section 5.0 of the SMS report provides a proposed method statement. The final construction sequence will need to be confirmed within a Basement Construction Plan (BCP); should this sequence or any of the assumptions made be significantly different to the final design, additional assessment will likely be required.
- 4.26 A Ground Movement Assessment (GMA) and a damage assessment are provided in Appendix D of the BIA to demonstrate that ground movements and consequential damage to neighbouring properties will comply with LBC's policy requirements. In total, 150 façades of the neighbouring buildings, including the host building, were considered. The results of the assessment indicate that a maximum of Burland Category 1 damage (Very Slight) can be achieved.
- 4.27 The GMA and damage assessments analyses were carried out using the Oasys programmes PDisp and XDisp. The assessment has considered movements resulting from the unloading and loading through the demolition and basement construction phases in short-term and long-term conditions. Movements from the installation of the piled retaining wall and excavation of the basement have been modelled by applying CIRIA C760 curves; the curves adopted are as follows:
- Contiguous pile wall installation: Installation of contiguous bored pile wall in stiff clay.
  - Excavation to formation: Excavation in front of a high stiffness wall in stiff clay.
- 4.28 The report confirms that the curve for the installation of the retaining wall has been reduced by 50% following findings provided by Ball & Langdon (2014). This paper was based on a single case study and a particular installation sequence, it is not considered that the adoption of reduced installation movements from this paper alone represents a cautious or moderately conservative approach to the assessment, as is required by LBC guidance. The assumption that suitable construction controls and rigorous monitoring methodologies will be implemented during the works is not sufficient justification for application of this reduce curve.

- 4.29 From the assessment provided it is unclear what the anticipated impact to the highways will be. Clarification is requested.
- 4.30 Section 6.3 of the BIA includes a preliminary ground movement assessment of the Thames Water assets. The BIA confirms a detailed ground movement assessment is still to be completed. Approval from the Thames Water asset protection team will be required.
- 4.31 The SMS confirms monitoring points should be installed prior to the demolition and construction works. The GMA recommends that specific wall/façade deflection limits and trigger levels are developed as part of the scheme monitoring regime. The limits and trigger levels should be coordinated with the scheme monitoring specification and monitoring action plan / emergency preparedness plan.
- 4.32 A non-technical summary of the BIA is provided in Section 1.0.

## 5.0 CONCLUSIONS

- 5.1 The Basement Impact Assessment (BIA) has been carried out by A-Squared Studio (A2) and the authors' qualifications meet the requirements of CPG Basements.
- 5.2 The subject site is Grade II listed.
- 5.3 The proposed development includes the deepening of the existing two-storey basement to five-storeys, extending it from 8.50m to 22.21m bgl. The basement footprint is proposed to remain the same.
- 5.4 The existing basement extends through the Lynch Hill Gravels and is founded within the London Clay Formation.
- 5.5 Groundwater monitoring recorded groundwater to be present near the upper boundary of the London Clay. This has been interpreted to be water perched within the Lynch Hill Gravel and overlying Made Ground.
- 5.6 Screening and scoping tables are provided in the BIA. It is confirmed that the site is within 5m of several highways and that the proposed development will increase the differential depth of foundations relative to neighbouring properties.
- 5.7 Comment should be provided on the historical information provided by the Covent Garden Community Association (included in Appendix 3).
- 5.8 It is accepted that the proposed development will not adversely affect the hydrology of the local or wider environment.
- 5.9 Clarifications of the foundation arrangements and retaining walls are requested.
- 5.10 A GMA and a building damage assessment has been undertaken. The results of the assessment indicate that a maximum of Burland Category 1 damage (Very Slight) will be sustained; however, clarifications as detailed in Section 4 are requested.
- 5.11 Comment should be provided on the possible damage to neighbouring foundations caused from the vibrations created during the basement construction.
- 5.12 Monitoring strategies are proposed, and the BIA states that limits and trigger levels should be coordinated with the scheme monitoring specification.
- 5.13 The BIA confirms a detailed ground movement assessment for the Thames Water assets will be undertaken. This will need to be reviewed and approved by Thames Water.
- 5.14 The construction details and final design will need to be confirmed within a Basement Construction Plan (BCP); should any of the assumptions made be significantly different to the detailed design, additional assessment will likely be required
- 5.15 It cannot 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, specifically:



- The conclusions have not been arrived at based on all necessary and reasonable evidence and considerations with sufficient attention paid to the use of cautious or moderately conservative engineering values/estimates.
- The conclusions of the various documents/details comprising the BIA are not consistent with each other in respect of the embedded retaining wall and foundation construction.

5.16 Queries and comments on the BIA are described in Section 4 and Appendix 2.

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## Appendix 1

### **Consultation Responses**

Residents' Consultation Comments

Due to the high number of responses received for this application the main issues relevant to the BIA have been summarised below:

Surname	Address	Date	Issue raised	Response
Various	NA	-	Concerns about damage to building foundations from vibrations caused during the construction.	Consideration of this has been requested by this audit.
			Subsidence as a result of digging far below other buildings' basements in the area.	A ground movement assessment has been included as part of the basement impact assessment report and has been reviewed as part of this audit.
			Underground river or water courses identified from historical maps.	Consideration of this has been requested by this audit.

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## Appendix 2

### **Audit Query Tracker**

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	Hydrogeology	Provide comment on the historical information provided by Covent Garden Community Association (included in Appendix 3)	Open – 4.11	
2	Construction methodology	Clarify if the embedded retaining wall will be a secant or contiguous piled wall and update the assessment where required.  Clarify if a raft or suspended slab will be adopted.  Provide comment on the possible impacts of vibrations created during the basement construction.	Open – 4.19, 4.20, 4.23	
3	Ground movement assessment	Update the GMA to consider suitably conservative movement curves based on standard industry guidance.  Provide clarification on the impacts to the highways adjacent to site.	Open – 4.28	
Note only	Basement Construction Plan	Due to the size and depth of the proposed development, a Basement Construction Plan will be required. Should any of the assumptions made within the assessments be significantly altered, additional assessment will likely be required	-	-
Note only	Thames Water	A detailed assessment will be required for the Thames Water assets in proximity to the site. This will need to be approved by the Thames Water asset protection team.	-	-

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## Appendix 3

### **Supplementary Supporting Documents**

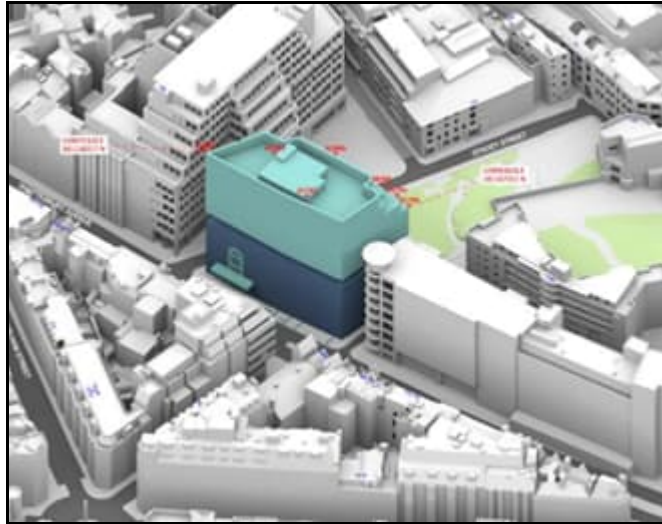
**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Alex,

I'm not sure if you were around for the planning appeal for the current Odeon site at 135 Shaftesbury Avenue in 2020-21. But here at Covent Garden Community Association (CGCA) we were heavily involved as the amenity society for the area, with our volunteers taking weeks off work and many local people appearing as witnesses. Your counsel felt that it was essential to show the strength of local feeling, which I think we managed to do. So, of course, the current proposals by Yoo Capital are, once again, of great concern to us.

We have 3 requests, if you don't mind:

1. We are struggling to find a drawing amongst the papers that shows the impact on the streetscape / views on Shaftesbury Avenue of the proposed extension relative to its neighbour at number 125. 125 Shaftesbury Avenue is not a pretty sight, but its upper floors are stepped back on the Shaftesbury Avenue side in a way that the proposals for 135 are not, so the views along Shaftesbury Avenue are better than they might otherwise be as you can only see the ground and upper 5 floors. The best indication of this that we can see is in the Daylight, Sunlight and Overshadowing Report as shown in a snip below.



Would you be able to ask the applicant to supply a relevant drawing, please? Or, if we have missed it, can you let us know where to find it?

The view on page 64 of the D&A statement, as shown in a snip below, is, I am afraid, rather misleading; it implies that 135 Shaftesbury Avenue is set back, which it isn't; the buildings are in-line. (And why do the night-time mock-ups always look so much more flattering than the daylight ones?!)



2. Is there any record in Camden's archives of the water courses or wells running under this site? A local historian sent us the Newton recreated map for 1534 which implies that a water course ran under the Odeon site with a pool there or nearby, as shown in the snip below.

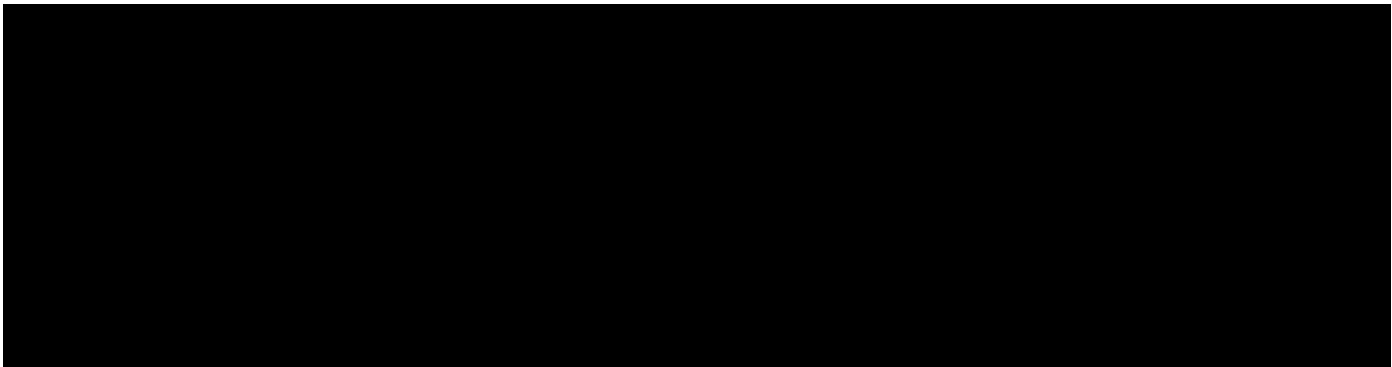




Notwithstanding paragraph 4.1 of applicant's Basement Impact Assessment, which says that "the nearest surface water feature is 786 m to the southeast of the site", given the proposal to dig out a 3<sup>rd</sup> and 4<sup>th</sup> basement, it would be good to know if there is anything further down. A well was found close to this site underneath 4 Flitcroft Street during a recent redevelopment, and neighbours tell me that they are still having problems with water in the basement there. This is not surprising as the 12<sup>th</sup> century hospital is likely to have been built near at least one good water source.

3. Finally, have you been able to do a site visit with a) the Phoenix Garden and b) residents, to point out impacts, yet? If not, could we arrange something please?

With good wishes,  
Amanda.



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