

18 January 2013

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Our Ref: IH/P1872

Dear Michael

RE: 60 FROGNAL, LONDON – STRUCTURAL REVIEW OF BASEMENT PROPOSALS

We have reviewed the Charlton Brown Drawings in relation to the Planning Application at the above property, and understand that proposals include a rear extension which is set partially below the level of the rear garden.

Although the extension is only a partial basement, in accordance with the recommendations of Camden Planning Guidance CPG4 'Basements and Lightwells' we have prepared a Screening Report in respect of Groundwater, Ground Stability and Surface Flow & Flooding – please find enclosed.

In summary of the findings: -

- There is an existing basement under the house which was constructed in 2006, and there are structural record drawings available which we have reviewed.
- The extension connects to the existing basement which is approximately 2.7m below ground level. Across the length of the basement extension the external ground level falls so at the rear the proposed floor level is only approximately 1.5m below ground level.
- The adjoining property, no. 62 Frognal has a full depth basement within the rear garden so the new foundations will not be below the adjoining building's foundations
- The level of groundwater in the vicinity appears variable, so it might be encountered at the bottom of the proposed excavations. However, no water ingress has been noted to existing basement or lightwells. There is a potential spring line in relatively close proximity to the site, but downhill from it so it should not impact the site
- Whilst there are some relatively steep slopes to the East of the site, they are around 50m from the proposed basement and generally below the level of the site. Hence it can be concluded that an excavation of 2.7 m deep behind an existing basement should not have any impact on the wider hillside stability.
- There is no change in the drained impermeable area for the site, so there will be no impact on the rate of surface water entering the public sewer.
- The site was not found to be at risk of flooding from rivers or reservoirs. Furthermore, Thames Water have no records of any sewer flooding for the property, and the sewers in this location are significantly below the proposed basement level.

Directors

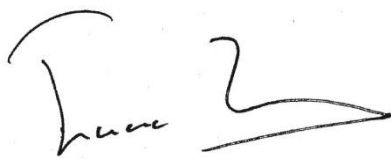
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In conclusion, there is nothing that has arisen from our Screening exercise which is of particular concern nor anything that suggests that there will be any adverse Impact of the works beyond the property boundaries.

Prior to works commencing, a site soil investigation will be carried out which will include boreholes, trial pits and include the measurement of water table levels. During basement construction, appropriate construction techniques will be adopted to reflect the site soil strata and the potential for encountering ground water.

Yours sincerely

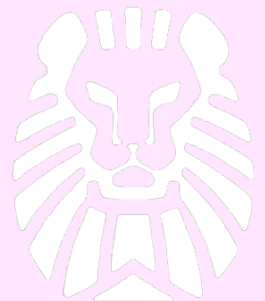


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Enc.

cc. Jo Maudsley, Charlton Brown



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