



# **BASEMENT IMPACT ASSESSMENT**

## **PRE-SCREENING PROCESS**

### **PROPOSED BASEMENT**

**48 AVENUE ROAD  
LONDON  
NW8 6HS**

For:

Mrs. R. Tucker

BDS 11-017

## Screening

The London Borough of Camden guidance suggests that any development proposal that includes a subterranean basement should be screened to determine whether or not a full BIA is required by series of flow charts in 3 categories, referred to ARUP Camden geological, hydrogeological and hydrological study Appendix E which is listed below.

This attachment should also be read in conjunction with the following:

- Structural Design Philosophy - MMP Design Ltd
- Construction Method Statement – MMP Design Ltd.
- Hydro-geological Statement – London Basement
- Construction Traffic Management Plan – London Basement
- Arboricultural Report – Tree Projects Ltd
- Sustainability Report & Energy Statement – EB7 Ltd.
- Swimming Pool Systems Statement – Guncast Pools Ltd

## 1.0

### 1.1 Groundwater flow Assessment

Question	Response
1a. Is the site located above an aquifer?	Yes- Unproductive Strata
1b. Will the proposed basement extend beneath the water table surface?	No- Refer to borehole investigation carried out by Chelmers Site Investigation Report
2. Is the site within 100mm of a watercourse, well (used/disused) or potential spring lane?	Yes-Tyburn watercourse according to Barton, Lost Rivers of London
3. Is the site within catchment of the pond chains on Hampstead Heath?	No
4. Will the proposed basement development result in a change in the proportion of hard surface/paved areas?	No-Extent of basement to be confined to under rear garden only
5. As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?	No- there will be no increase to the amount of surface water
6. Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to or lower than, the mean water level in any local pond or spring line?	No- Refer to borehole investigation carried out by Chelmers Site Investigation Report

## 1.2 Slope Stability Assessment

1. Does the existing site include slopes, natural or manmade, greater than 7°? (approximately 1 in 8)	No-based on ARUP Hydro-geological report figure 16- Slope Angle Map.
2. Will the proposed re-profiting of landscape at the site change slopes at the property boundary to more than 7°(approximately 1 in 8)	No
3. Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°? (approximately 1 in 8)	No
4. Is the site within a wider hillside setting in which the general slope is greater than 7°? (approximately 1 in 8)	No
5. Is the London Clay the shallowest strata at the site?	No. According to Figure 7 of Arup Study, Claygate Member is the shallowest
6. Will any tree/s be felled as part of the proposed development and/or are any works proposed within any tree protection zones where trees are to be retained?	Yes-Please refer to Arb Report accompanied with application.
7. Is there a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site?	No
8. Is the site within 100m of a watercourse or a potential spring line?	Yes-Tyburn watercourse according to Barton, Lost Rivers of London
9. Is the site within an area of previously worked ground?	No
10. Is the site within an aquifer? If so, will the proposed basement extend beneath the water table such that dewatering maybe required during construction?	Yes-Uproductive Strata & No the proposed basement will not extend beyond the water table. Refer to Chelmers Site Investigation Report
11. Is the site within 50m of the Hampstead Heath ponds?	No
12. Is the site within 5m of a highway or pedestrian right of way?	No-The property has its own driveway away at front from the highway
13. Will the proposed basement significantly increase the differential depth of foundation relative to neighbouring properties?	No- The property is detached and proposed basement is under rear garden only, therefore the foundation depth will not significantly increase relative to neighbouring properties
14. Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?	No

### 1.3 Surface Flow and Flooding

1. Is the site within the catchment of the pond chains on Hampstead Heath?	No-The property is located within Swiss Cottage Ward
2. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	No
3. Will the proposed basement development result in a change in the proportion of hard surface/paved external areas?	No
4. Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourse?	No
5. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	No
6. Is the site in an area know to be at risk from surface water flooding, such as South Hampstead, West Hampstead, Gospel Oak and King's Cross, or is it at risk from flooding, for example because the proposed basement is below the static water level of a nearby surface water feature?	No

Prepared by:

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Dated:

**12 July**

For:

**Mrs. R. Tucker**