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## **Basement Impact Assessment / Basement Report;**

### **58a King Henry's Road, London NW3 3RP**

58a King Henry's Road forms part of a 1970's terrace consisting of 11 modern buildings built on 25 meters deep pile foundations. 58A is a mid terrace house and the rear boundary is a high brick wall that belongs to Network Rail just in front of the Primrose Hill rail tunnel.

The property is built on manmade soil and not natural soil (London Clay Formation) and this is the case for the whole terrace and for this reason the proposed basement is not affect affecting ground water and natural drainage.

The railway wall and counterforts under our houses have a far greater impact on the below ground drainage and the wall has tile drains and piping below grade which dealt with water table drainage. The basement extension would not effect this in an appreciable way. Attached please find a sectional drawing from Network Rail, which shows the wall and it's structure.

I have attached a ground investigation, which was done for 58E King Henry's Road. It went down 25 meters and each meter was analyzed in a lab. It showed "rubble backfill" to a depth of 10 meters and no natural soil. The soil at 58A King Henry's Road is identical to this as is the soil for the whole part of the terrace.

The front drive way is fully concreted and acts as a water barrier. There is no soak away so no soak away capacity is lost by building under it.

The main sewer runs under the front drive way along the whole terrace at a similar depth as the basement floor and this would also act as a block to any ground water.

For these reasons the proposed basement extension will not affect the natural drainage nor will it pose a flood risk. Because of the deep railway cutting and the related structures (railway wall) and drainage associated with it the floor risk is eliminated.