

Basement Impact Assessment

110 Drummond St, London NW1 2HN

Stage 1 - Screening

This screening assessment is carried out in accordance to CPG4 'Basements and Lightwells'.

Answers to questions in Figure 1 – Subterranean (ground water) Flow

- 1a **NO:** The site is not located above an aquifer, as confirmed by the interactive maps on the Environment Agency website. Drummond Street is located outside the boundary of a Secondary B aquifer. Local knowledge of the site (i.e. past basement excavation at 121-123 and 133-135 Drummond St which is across the road) confirms there is London Clay outcrop just below the made ground; hence the site cannot be considered to be above an aquifer.
- 1b **NO:** The proposed basement matches the level of the existing basement of the property and does not extend below the water table surface.
- 2 **NO:** The site is not within 100m of a watercourse.
- 3 **NO:** The site is not within the catchment of the pond chains in Hampstead Heath.
- 4 **NO:** The back garden where the new basement extension is proposed is currently hard surfaced so there will be no net change.
- 5 **NO:** There will be no increase in rainfall run-off from surfaces than present. All foul and storm water drains on the site are gravity fed and will be maintained.
- 6 **NO:** The lowest level of the proposed basement including foundations will not be lower than the mean water level of a local pond.

Answers to questions in Figure 2 – Slope Stability

- 1 **NO:** There are not site slopes greater than 7 degrees.
- 2 **NO:** Proposed site re-profiling will not result in a slope greater than 7 degrees.
- 3 **NO:** The site does not neighbour land with slopes greater than 7 degrees.
- 4 **NO:** The site is not within a wider hillside setting, which in general has a slope greater than 7 degrees.
- 5 **NO:** London Clay is not the shallowest strata on site.

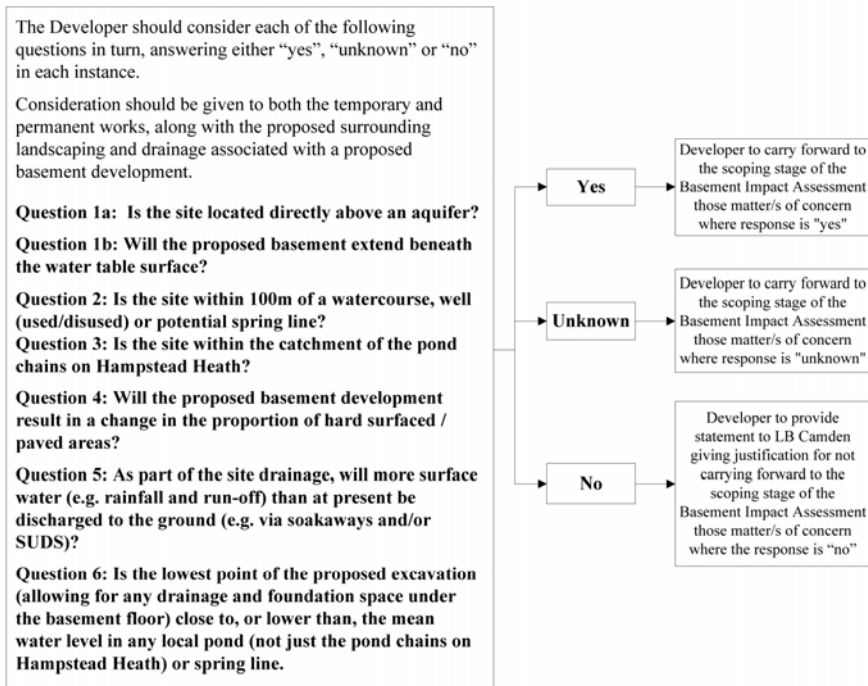
- 6 **NO:** No trees will be felled.
- 7 **NO:** There is no evidence of seasonal shrink-swell subsidence in the locality. Our local knowledge of Drummond Street confirms that none of the properties we have been involved in suffer from subsidence.
- 8 **NO:** The site is not within 100m of a watercourse or spring line.
- 9 **NO:** The site is not within a previously worked ground, the area has been identified as historically residential.
- 10 **NO:** The site is not within an aquifer.
- 11 **NO:** The site is not within 50m of the Hampstead Heath ponds.
- 12 **YES:** The site is within 5m of a highway and pedestrian right of way. **The proposed basement retaining walls adjoining the highway and public right of way will be suitably structurally designed to resist surcharged loads as prescribed by the Highway's Department.**
- 13 **NO:** Neighbouring properties as well as the existing properties have existing basements. The proposed extension will match these levels.
- 14 **NO:** The site is not over any tunnels or tube lines.

Answers to questions in Figure 3 – Surface Flow and Flooding

- 1 **NO:** The site is not within the catchment of the pond chains in Hampstead Heath.
- 2 **NO:** Proposed site drainage will be via the existing storm water sewers and the site's volume of rainfall and peak run-off will not materially change from the existing routes.
- 3 **NO:** The proposals will not result in a change in the proportion of hard surfaced areas.
- 4 **NO:** The proposed basement will not result in changes to profiles of inflows of surface water received by adjacent properties; the proposals are surrounded by development of similar construction on all sides.
- 5 **NO:** The proposed basement will not result in changes to the quality of surface water received by adjacent properties.
- 6 **NO:** The site is not at risk from surface water flooding.

Author: **Yasir Shaikh**
Chartered Engineer
MEng (Hons) CEng MStructE

Figure 1. Subterranean (ground water) flow screening chart



Notes / sources of information

Question 1: In LB Camden, all areas where the London Clay does not outcrop at the surface are considered to be an aquifer. This includes the River Terrace Deposits, the Claygate Member and the Bagshot Formation. The location of the geological strata can be established from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to $\pm 50\text{m}$ at best. Additionally, the Environment Agency (EA) “Aquifer Designation Maps” can be used to identify aquifers. These can be found on the “Groundwater maps” available on the EA website (www.environment-agency.gov.uk) follow “At home & leisure” > “What’s in Your Backyard” > “Interactive Maps” > “Groundwater”. Knowledge of the thickness of the geological strata present and the level of the groundwater table is required. This may be known from existing information (for example nearby site investigations), however, it may not be known in the early stages of a project. Determination of the water table level may form part of the site investigation phase of a BIA.

Question 2: Watercourses, wells or spring lines may be identified from the following sources:

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbols may be present: W; Spr; water is indicated by blue colouration. (check the key on the map being used)
- British Geological Survey maps (e.g. 1:10,000 scale, current and earlier editions). Current maps will show indicative geological strata boundaries which are where springs may form at the ground surface; of relevance are the boundary between the Bagshot Formation with the Claygate Member and the Claygate Member with the London Clay. Note that the boundaries are indicative should be considered to be accurate to $\pm 50\text{m}$. Earlier geological maps (e.g. the 1920’s 1:10560 scale) maps show the location of some wells.
- Aerial photographs
- “Lost Rivers of London” by Nicolas Barton, 1962. Shows the alignment of rivers in London and their tributaries.
- The British Geological Survey (BGS) GeoIndex includes “Water Well” records. See www.bgs.ac.uk and follow “Online data” > “GeoIndex” > “Onshore GeoIndex”.
- The location of older wells can be found in well inventory/catalogue publications such as “Records of London Wells” by G. Barrow and L. J. Wills (1913) and “The Water Supply of the County of London from Underground Sources” by S. Buchan (1938).
- The Environment Agency (EA) “Source Protection Zone Maps” can be used to identify aquifers. These can be found on the “Groundwater maps” available on the EA website (www.environment-agency.gov.uk) follow “At home & leisure” > “What’s in Your Backyard” > “Interactive Maps” > “Groundwater”.
- The EA hold records of licensed groundwater abstraction boreholes. LB Camden is within the North East Area of the Thames Region. Details can be found on the EA website.
- LB Camden Environmental Health department may hold records of groundwater wells in the Borough.

Where a groundwater well or borehole is identified, it will be necessary to determine if it is extending into the Lower Aquifer (Chalk) or the Upper Aquifer (River Terrace Deposits, Bagshot Formation, Claygate Member etc). It is water wells extending into the Upper Aquifer which are of concern with regard to basement development.

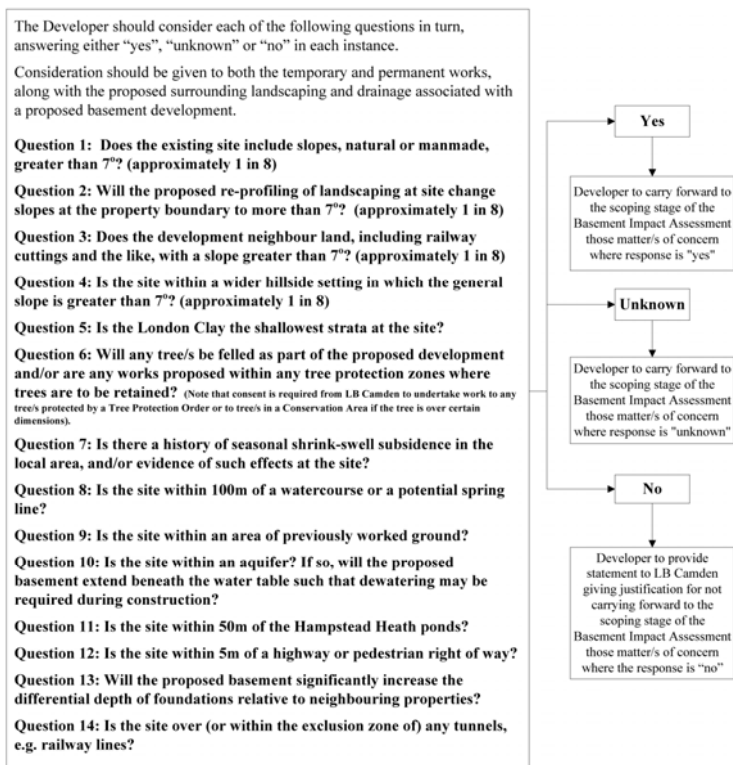
Question 3: Figure 14 in the attached study, (prepared using data supplied by the City of London Corporation’s hydrology consultant, Haycocks Associates) shows the catchment areas of the pond chains on Hampstead Heath.

Question 4: This will be specific to the proposed development and will be a result of the proposed landscaping of areas above and surrounding a proposed basement.

Question 5: This will be specific to the proposed development and will be a result of the chosen drainage scheme adopted for the property.

Question 6: The lowest point will be specific to the proposed development. Knowledge of local ponds may be taken from

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbols may be present: W; Spr; water is indicated by blue colouration. (check the key on the map being used)
- Aerial photographs

Figure 2. Slope stability screening flowchart**Notes / sources of information**

Question 1, 3 & 4: The current surface slope can be determined by a site topographical survey. Slopes may be estimated from 1:25,000 OS maps, however in many urban areas such maps will not show sufficient detail to determine surface slopes on a property-by-property scale, just overall trends. With regard to slopes associated with infrastructure, e.g. cuttings, it should be ensured that any works do not impact on critical infrastructure.

Question 2: This will be specific to the proposed development and will be a result of the proposed landscaping of areas above and surrounding a proposed basement.

Question 5: The plan footprint of the outcropping geological strata can be established from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to ±50m at best.

Question 6: This is a project specific determination, subject to relevant Tree Preservation Orders etc.

Question 7: This can be assessed from local knowledge and on-site observations of indicative features, such as cracking. Insurance firms may also give guidance, based on post code. Soil maps can be used to identify high-risk soil types. Relevant guidance is presented in BRE Digest 298 "Low-rise building foundations: the influence of trees in clay soils" (1999); BRE Digest 240 "Low-rise buildings on shrinkable clay soils: part 1" (1993); and BRE Digest 251 "Assessment of damage in low-rise buildings" (1995).

Question 8: Watercourses or spring lines may be identified from the following sources:

- Local knowledge and/or site walkovers
- Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). If features are marked (they are not always) the following symbol may be present "Spr"; water is indicated by blue colouration. (check the key on the map being used)
- Geological maps will show indicative geological strata boundaries which are where springs may form at the ground surface; of relevance are the boundary between the Bagshot Formation with the Claygate Member and the Claygate Member with the London Clay. Note that the boundaries are indicative should be considered to be accurate to ±50m at best. British Geological Survey maps (e.g. 1:10,000 scale, current and earlier editions).
- Aerial photographs
- "Lost Rivers of London" by Nicolas Barton, 1962. Shows the alignment of rivers in London and their tributaries.

Question 9: Worked ground includes, for example, old pits, brickyards, cuttings etc. Information can be gained from local knowledge and/or site walkovers, and from historical Ordnance Survey maps (at 1:25,000 or 1:10,000 scale, or better) and British Geological Survey maps (at 1:10,000 scale, current and earlier editions). Earlier geological maps (e.g. the 1:10560 scale series from the 1920s) include annotated descriptions such as "old pits", "formerly dug", "brickyard" etc.

Question 10: In LB Camden, all areas where the London Clay does not outcrop at the surface are considered to be an aquifer. This includes the River Terrace Deposits, the Claygate Member and the Bagshot Formation. The general footprint of the geological strata can be assessed from British Geological Survey maps (e.g. 1:50,000 and 1:10,000 scale). Note that the boundaries are indicative and should be considered to be accurate to ±50m at best.

The Environment Agency (EA) Aquifer Designation Maps can be used to identify aquifers. These are available from the EA website (www.environment-agency.gov.uk), by clicking on 'At home & leisure' > 'What's in Your Backyard' > 'Interactive Maps' > 'Groundwater'.

Details are required of the thickness of the geological strata present and the level or depth of the groundwater table. This may be known from existing information (for example nearby site investigations); however, it may not be known in the early stages of a project. Determination of the water table level may form part of the site investigation phase of a BIA and may require specialist advice to answer. Depth of proposed development is project specific.

Question 11: From local knowledge and/or site walkovers, and from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). In relation to the stability and integrity of the pond structures and dams, the guidance of a Panel Engineer should be sought. (Details of Panel Engineers can be found on the Environment Agency website: <http://www.environment-agency.gov.uk/business/sectors/64253.aspx>). Duty of care needs to be undertaken during any site works in the vicinity of the ponds.

Question 12: From local knowledge and/or site walkovers, and from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale). Any works should not impact on critical infrastructure.

Question 13: From local knowledge and/or site walkovers. May find some details on neighbouring properties from searches of LB Council databases, e.g. planning applications and/or building control records.

Question 14: From local knowledge and/or site walkovers, from Ordnance Survey maps (e.g. 1:25,000 or 1:10,000 scale) and directly from those responsible for tunnels (e.g. TfL or Network Rail). Any works should not impact on critical infrastructure.

Figure 3. Surface flow and flooding screening flowchart

