

339 Euston Road, London, NW1 3AD

Environmental Impact Assessment (EIA)

1.0 General Information

This is an existing 7 storey building comprising of a basement, ground as shop with a 5 storey residential above. The construction was completed 2 years ago, application 2004/3160/P (Appeal decision dated 18th January 2006). The size of approved basement is in dispute therefore, the owner has submitted a new planning application to resolve the outstanding issues.

This EIA report has been prepared in support of the application, concerns with the basement in regard to its impact on the adjoining properties.

The building was fully occupied at the time of my inspection.

2.0 Building Services and Structure

2.1 Main Services

The property has one sewer connection to the main sewer in Euston Road in the front of the property. This connection drain takes both foul and rainwater drains and, it remains unchanged. The main gas, water and electricity supplies enter the building through the basement's front wall at Euston Road. It appears that these services had been in existence prior to 2006 approval.

2.2 Structure and Party-wall issues

From the information provided to me and my site visit dated 25th October 2011. I can confirm that the structure appears to be sound, there were no signs of any structural cracks or defects. The basement was in use as a kitchen and preparation area in connection with the ground floor restaurant.

I inspected the adjoining 2 properties on Euston Road to ensure there were no structural issues in regard to the party-walls. No 341 Euston Road (Margous office equipment) confirmed that the property has had a basement covering the whole buildings footprint. No 337 Euston Road is a busy restaurant, I was able to check its basement which contained a large kitchen, office and toilets. It appears that its basement does not cover the full extent of the building's footprint. At the back, the property abuts to No 52 Warren St. which also has a full basement.

I am satisfied that the basement of 339 Euston Road cannot adversely affect the adjoining buildings. In-fact the excavation along the party-walls has reduced ground pressure on the adjoining party-walls and the risk of damp or drainage leak from this property to others has been omitted which can only be beneficial to the neighbouring properties and the environment.

Moreover, it is a good practise to extend the building foundations deeper than the road level to reduce vibration from Road traffic affecting its footing and causing vibration throughout its fabric.

2.3 Building Regulations Approval

I have discussed the basement with LB Camden's Building Control officer (Mr Peter Connell) who informed me he is satisfied with the standard of construction in regard to Structure, fire safety, sound insulation, drainage, ventilation, electrical safety and energy efficiency applied to this building. He also confirmed that London Fire Safety Services are satisfied with the proposal.

2.4 Noise, Visual and loss of amenities

Originally, the property had a small cramped basement at the rear. The extension under the footprint of the existing building has created a larger preparation room, rest room, and toilet for the staff (Pic 1). This space has allowed the business to prepare food in a better environment and provide the staff with a spacious working place. Externally, the basement has no light-wells therefore, it has no adverse affect on the amenity of the adjoining buildings or street scene.

3.0 Conclusion

The development is of a non-contentious nature in relation to the adjoining properties as it is within the cartilage of the existing building without any adverse affect on the street scene or neighbouring buildings.

The basement extension does not affect the structural stability of the adjoining buildings in-fact it is beneficial to them in regard to a reduction of soil pressure on their walls. I visited the adjoining properties and there are no party-wall issues in regard to the proposed extension.

The site is not a flood risk and ground water table appears to be much lower than the basement level as there is no sign of any water ingress in the basement floor or walls. I noticed that the basement's walls were water proofed using Sika render.

The works have been approved by LB Camden Building Control and LFCDA and, I can confirm that they are satisfied with the works.

The basement it is not visible from the outside and has no adverse affect on the amenity of the surrounding buildings or the environment and it was granted permission by The Planning Inspectorate on 18th January 2006 (copy attached).

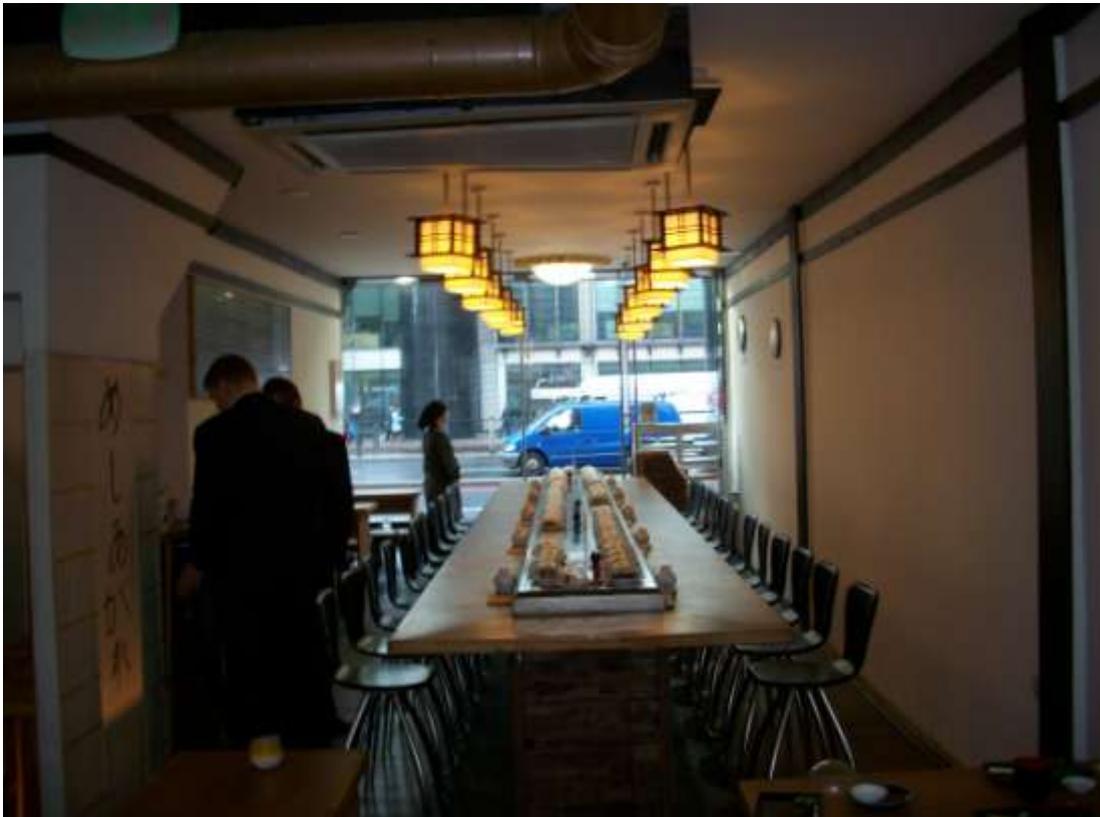
In view of the above, it is a clear advantage in granting the development permission as similar basements have been recently granted approval.

Report by H. Lashkariani BSC (Hon), MBE, IEng, AMIStructE

Date:28th Oct 2011



Pic 1- Showing new basement preparation area



Pic 2 –Showing ground floor Sushi restaurant