

Proposed Basement

**Hogarth House
North End
NW3 7HL**

Basement Impact Statement

1.0 Site

The application site is a private residence and comprises Ground and First floor levels fronting onto North End, London NW3. The residence, set back approximately 7.5m from North End within a garden area behind a solid red brick wall which forms the front boundary to the site. It is in residential use and is situated within a predominantly residential area.

1.0 Proposed Development

The proposed Basement is located entirely within the boundary of the internal walls of the existing dwelling. Structural work will therefore involve underpinning to existing brick walls. The proposed basement ceiling height is 2.7m.

The proposed Basement construction shall be reinforced concrete with internal waterproofing systems.

The proposed Basement construction will not impact on the existing proportion of hard surfaced / paved areas within the boundary of the site.

The following are the responses to the screening flow charts provided by Camden Planning Department and prepared by ARUP. The responses are based on the information provided by the geological and hydrological survey plans prepared by ARUP. The location of the site in relation to the survey plans is shown in the Appendix.

2.0 Surface flow and flooding screening

Question 1: Is the site within the catchment of the pond chains on Hampstead Heath?

Answer: **No**

Question 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?

Answer: **No**

Question 3: Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas?

Answer: **No**

Question 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 watercourses?

Answer: **No**

Question 5: Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?

Answer: **No**

Question 6: Is the site in an area known 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?

Answer: **No** (see figure 15)

3.0 Subterranean (ground water) flow screening

Question 1a: Is the site located directly above an aquifer?

Answer: **No** (see figure 8)

Question 1b: Will the proposed basement extend beneath the water table surface?

Answer: **No**

Question 2: Is the site within 100m of a watercourse, well (used/disused) or potential spring line?

Answer: **No**

Question 3: Is the site within the catchment of the pond chains on Hampstead Heath?

Answer: **No**

Question 4: Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?

Answer: **No**

Question 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)?

Answer: **No**

Question 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 (not just the pond chains on Hampstead Heath) or spring line.

Answer: **No**

3.0 Slope stability Screening

Question 1: Does the existing site include slopes, natural or manmade, greater than 7 degrees? (approximately 1 in 8)

Answer: **No** (see figure 16)

Question 2: Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 7 degrees? (approximately 1 in 8)

Answer: **No**

Question 3: Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7 degrees? (approximately 1 in 8)

Answer: **No**

Question 4: Is the site within a wider hillside setting in which the general slope is greater than 7 degrees? (approximately 1 in 8)

Answer: **No**

Question 5: Is the London Clay the shallowest strata at the site?

Question 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?

Answer: **No**

Question 7: Is there a history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects at the site?

Answer: **No**

Question 8: Is the site within 100m of a watercourse or a potential spring line?

Answer: **No**

Question 9: Is the site within an area of previously worked ground?

Answer: **No**

Question 10: Is the site within an aquifer? If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?

Answer: **No**

Question 11: Is the site within 50m of the Hampstead Heath ponds?

Answer: **No**

Question 12: Is the site within 5m of a highway or pedestrian right of way?

Answer: **No**

Question 13: Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?

Answer: **No**

Question 14: Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?

Answer: **No**

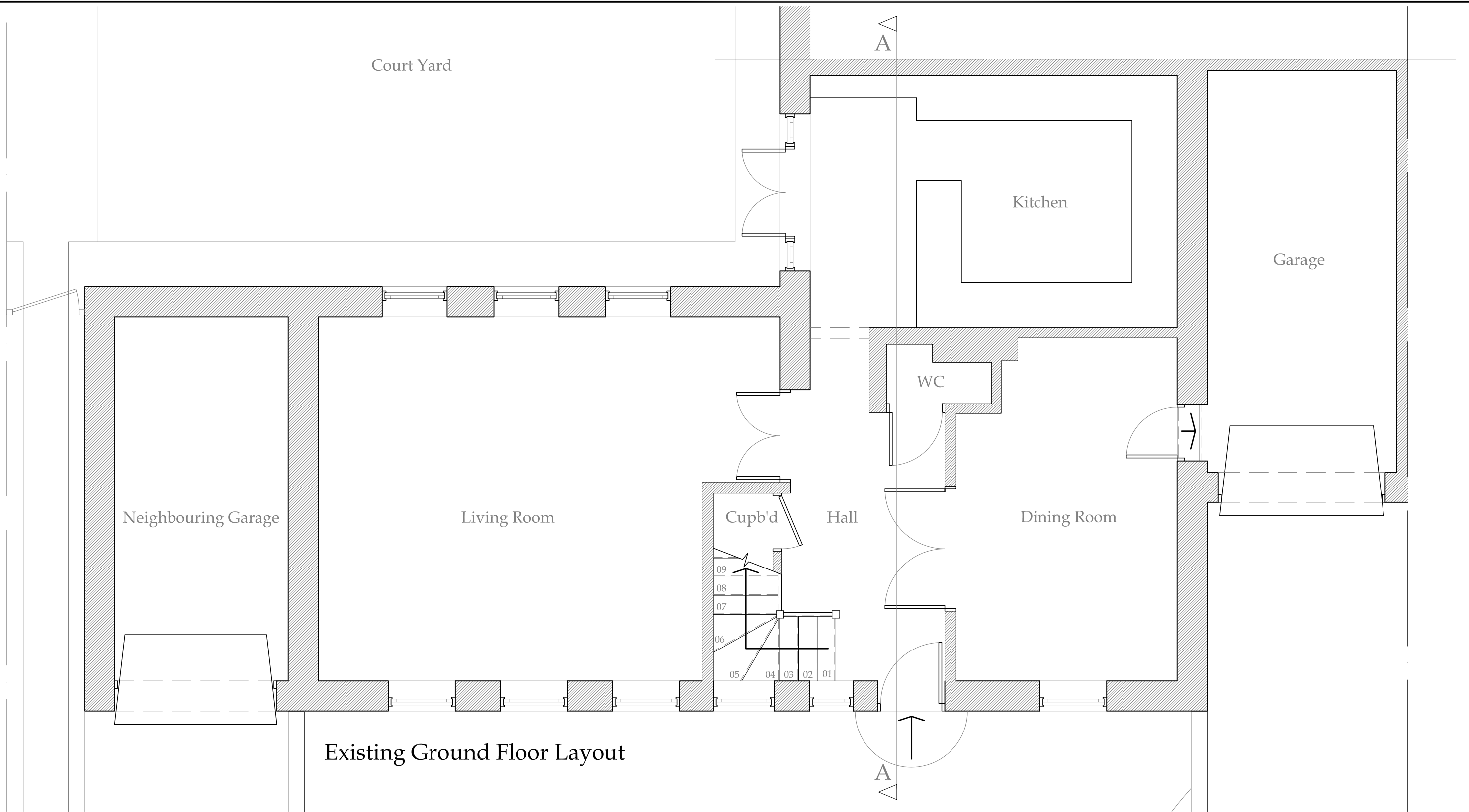
4.0 Conclusion/Statement

The position of the site as shown on the hydrological and geological surveys indicate that there is no requirement to go forward to the scoping stage of the Basement Impact Assessment.

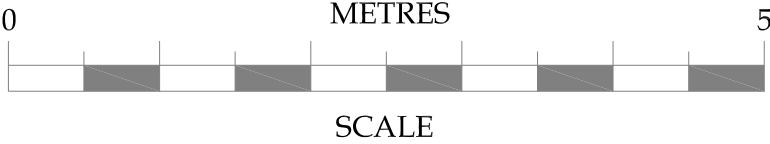
5.0 Appendices

1. Existing and Proposed Plans and Sections.
2. LC Camden Geological, Aquifer, Flood and Slope Angle Maps.

Appendix I. – Existing and Proposed Plans and Sections.



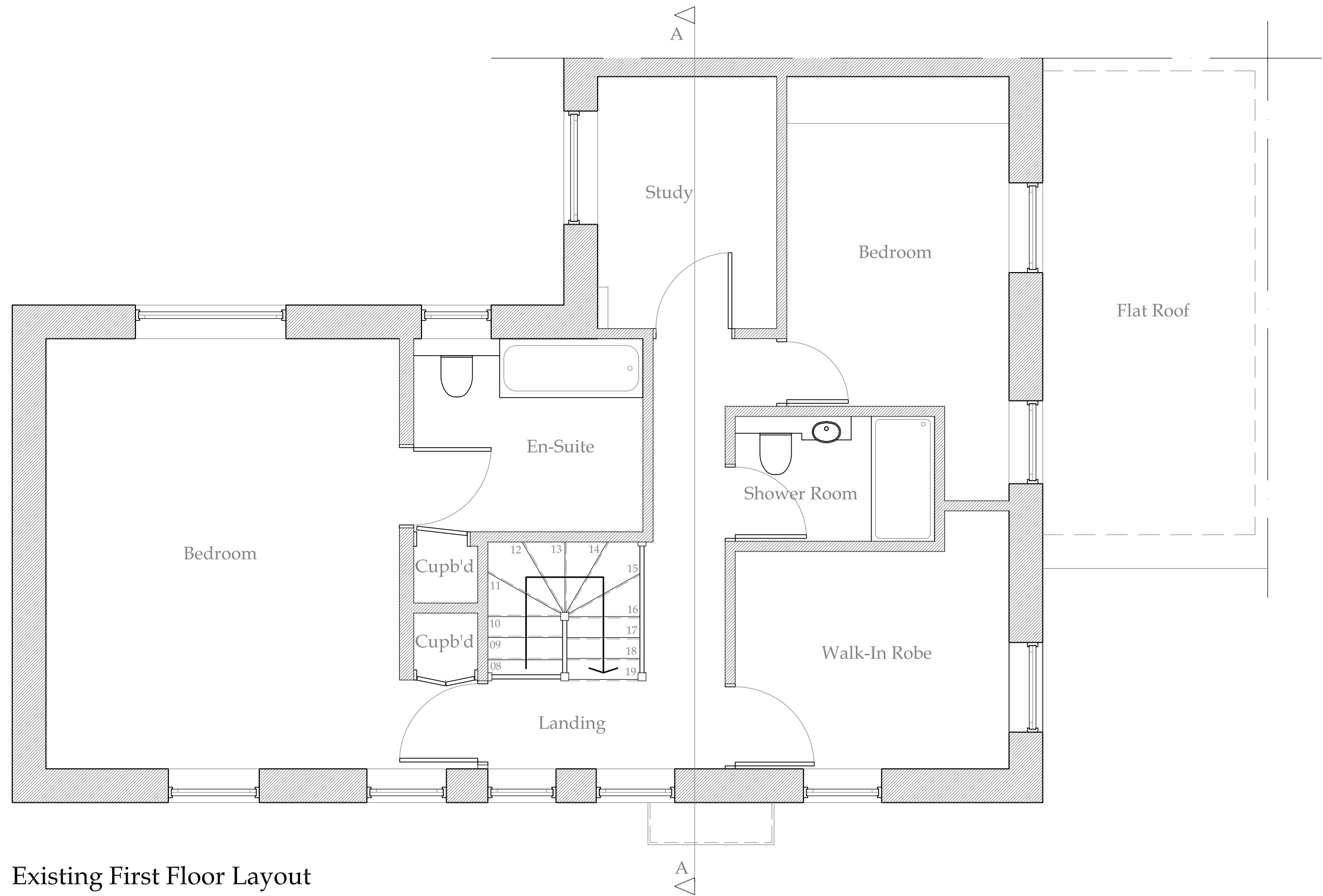
Existing Ground Floor Layout



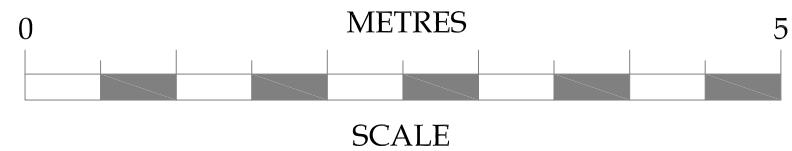
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Date :	14 Oct 11	Dwg No : 2102-100	
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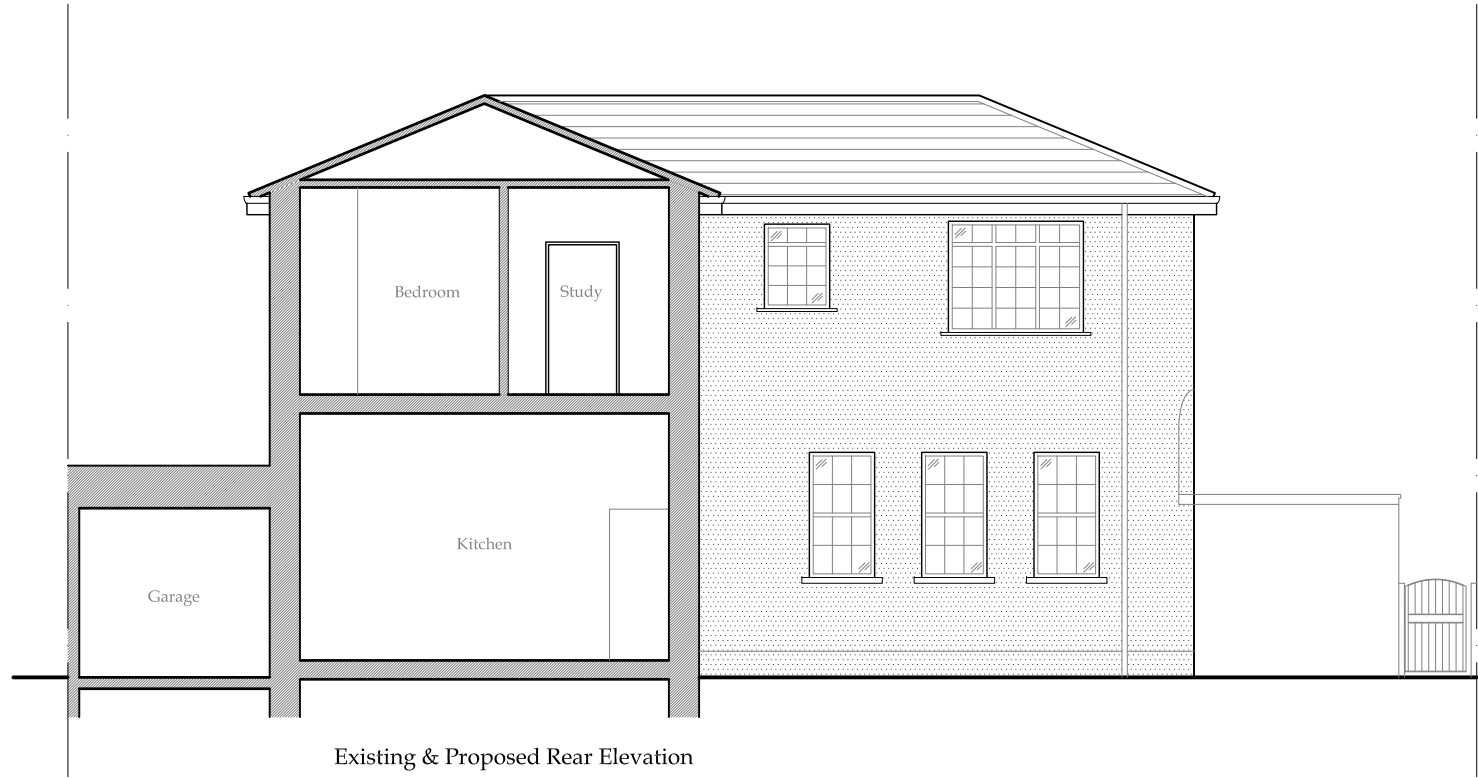
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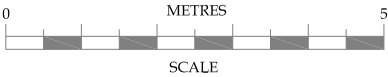
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Existing & Proposed Front Elevation



Existing & Proposed Rear Elevation

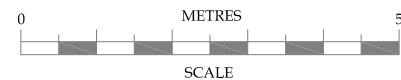
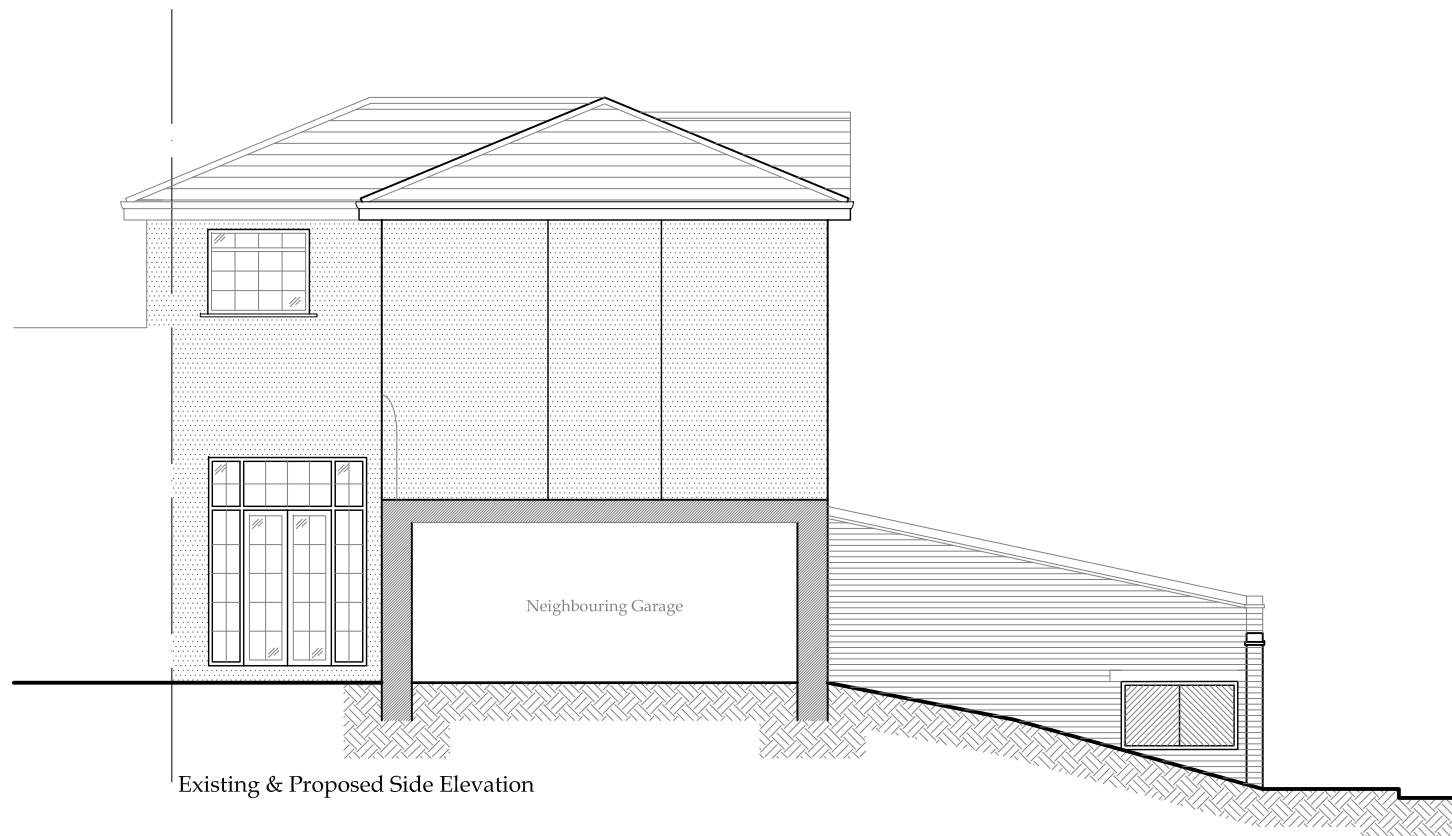
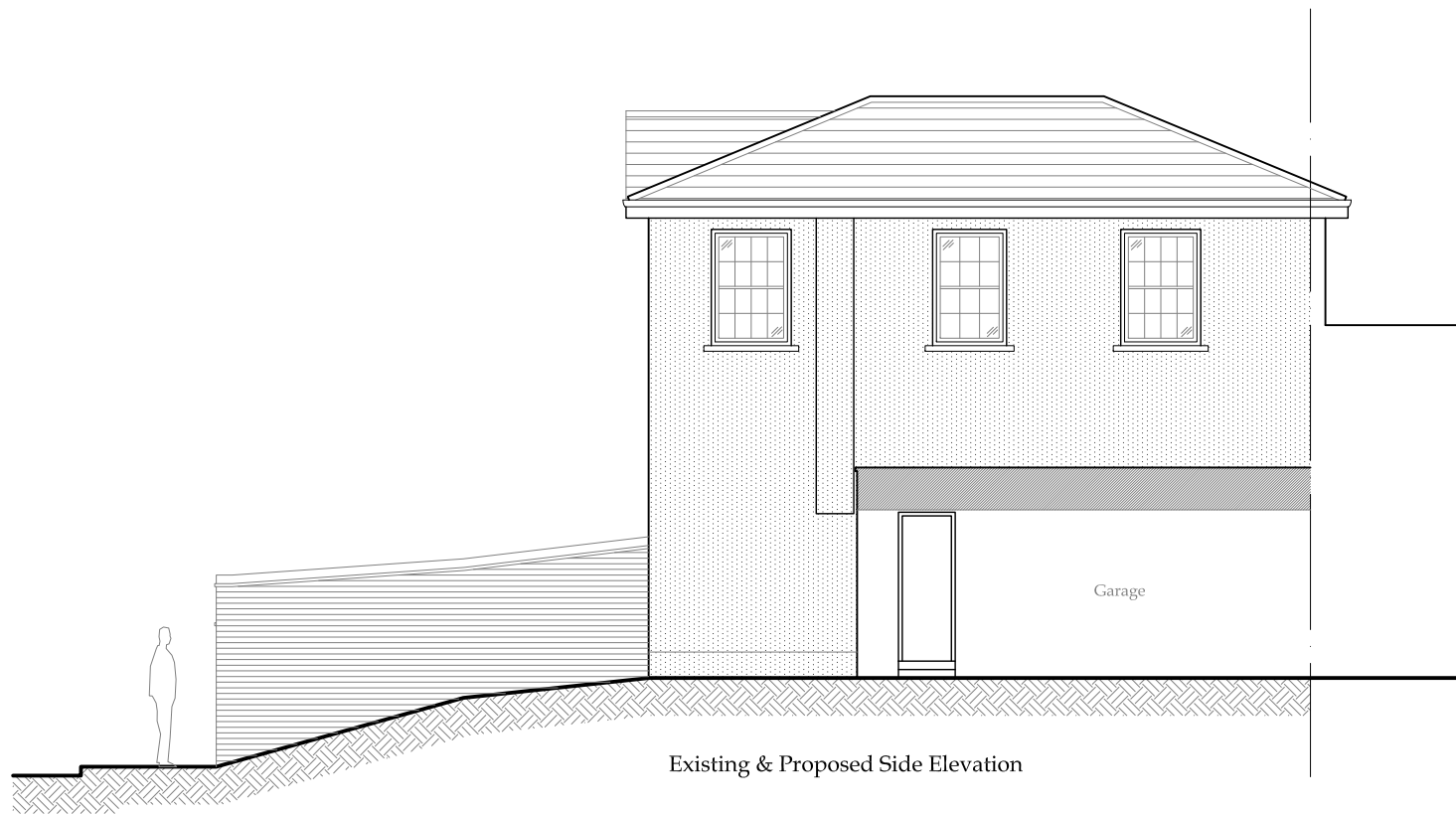


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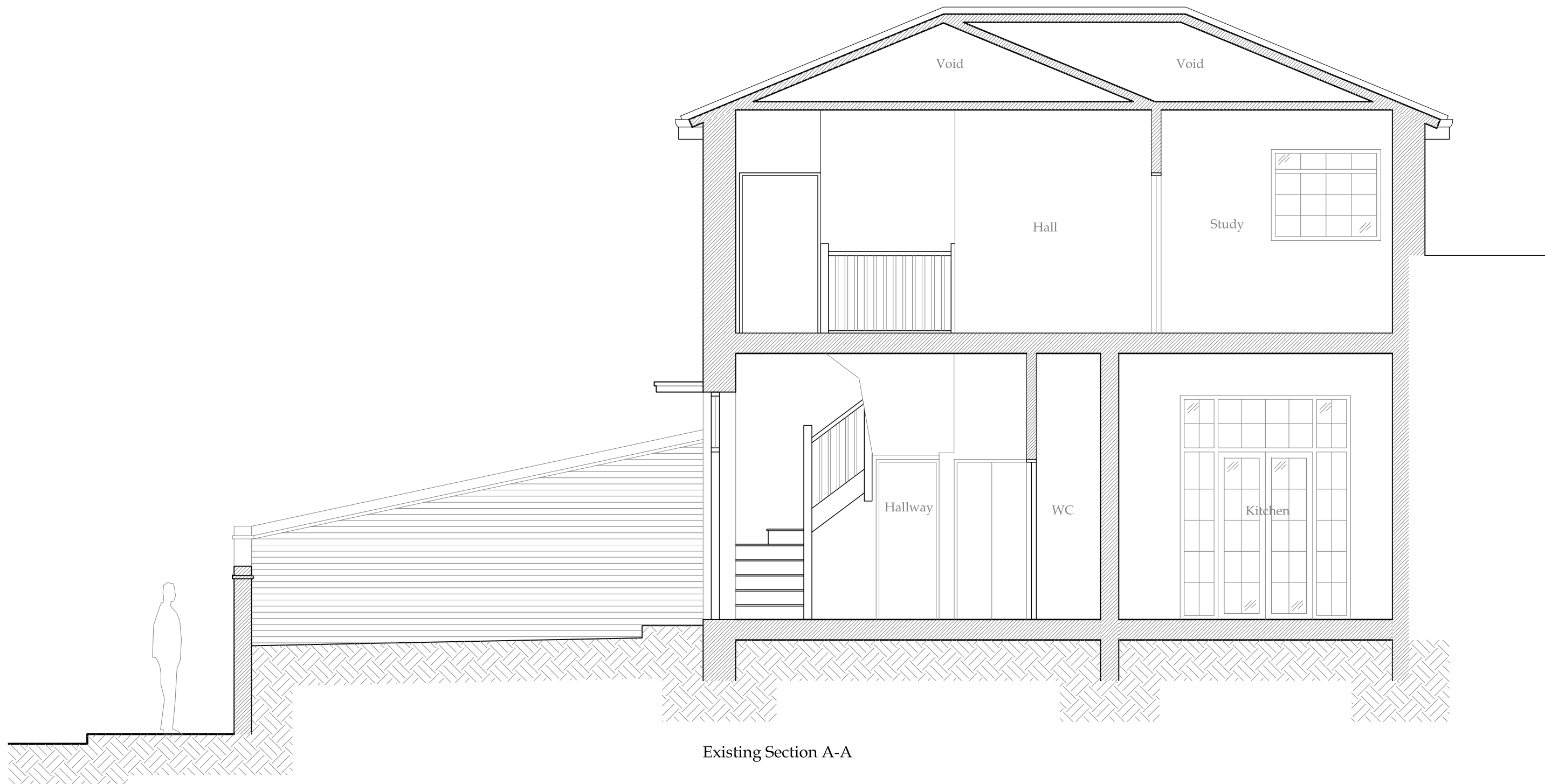
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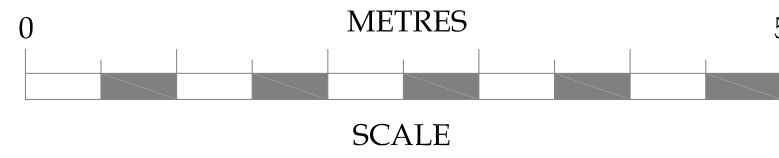
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Project : Hogarth House North End London NW3 7HL			
Drawing : Existing & Proposed Rear Elevations			
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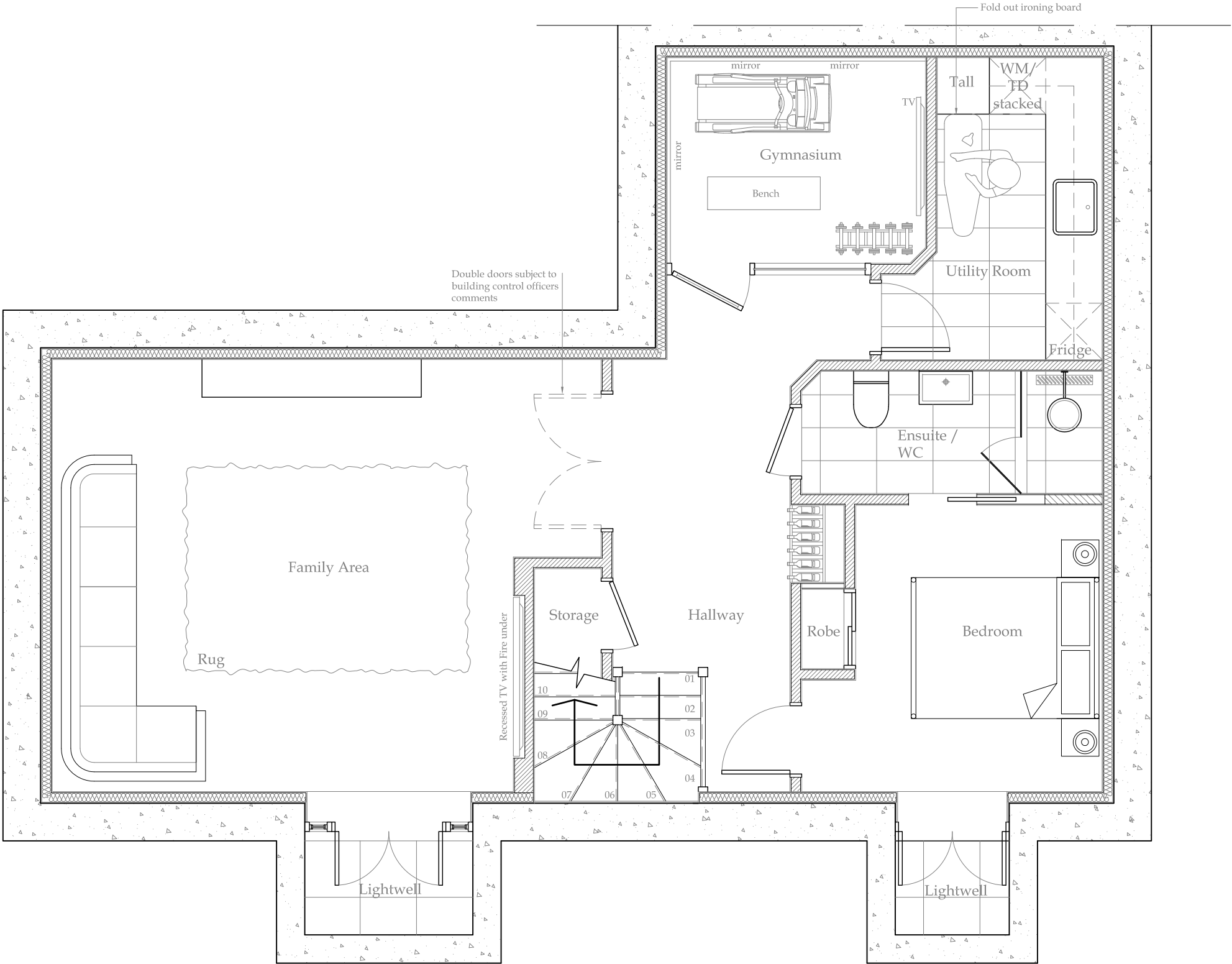
Existing Section A-A



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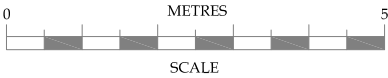
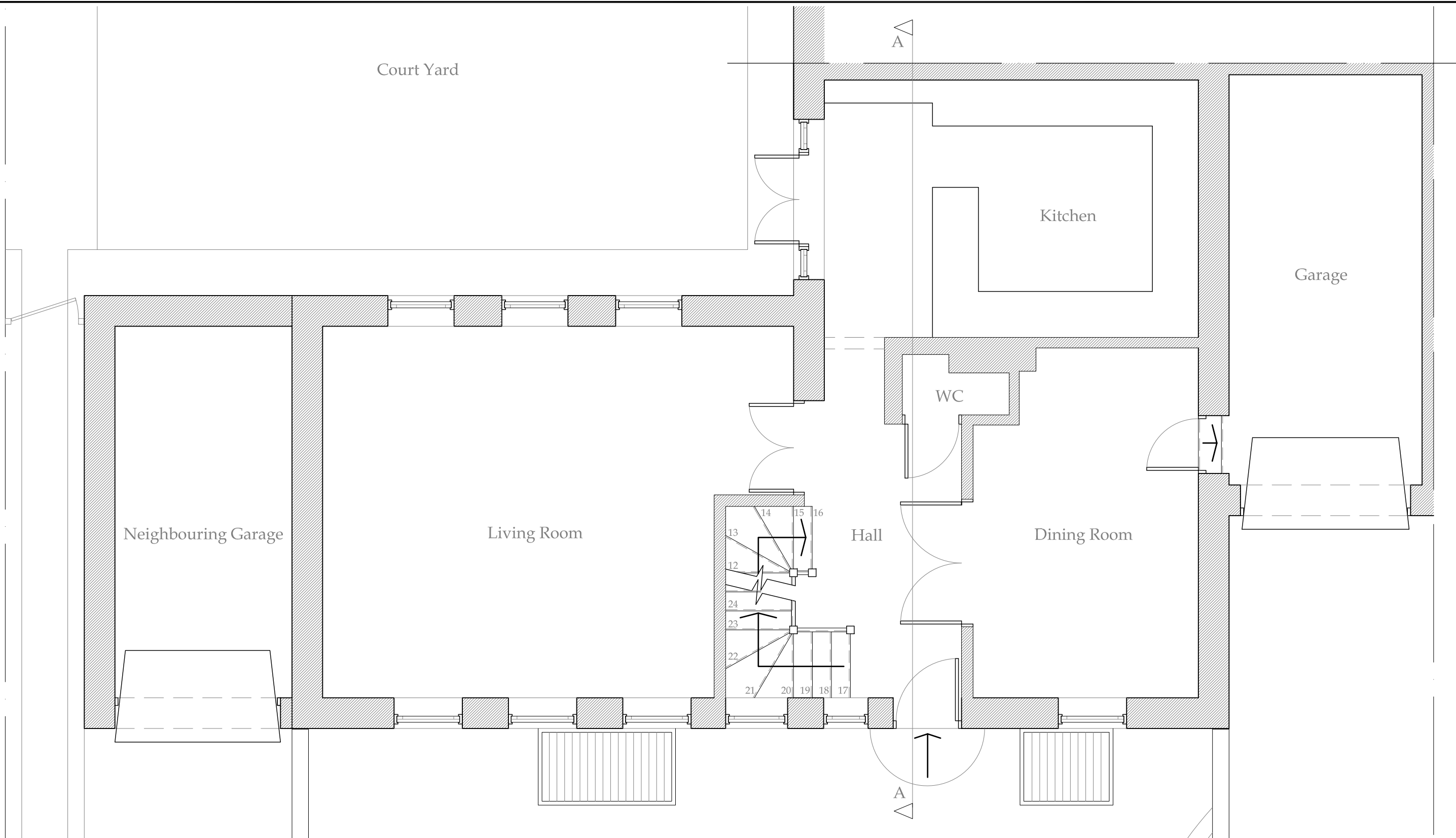


Proposed Lower Ground Layout

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Project : Hogarth House North End London NW3 7HL			
Drawing : Proposed Lower Ground Floor Layout			
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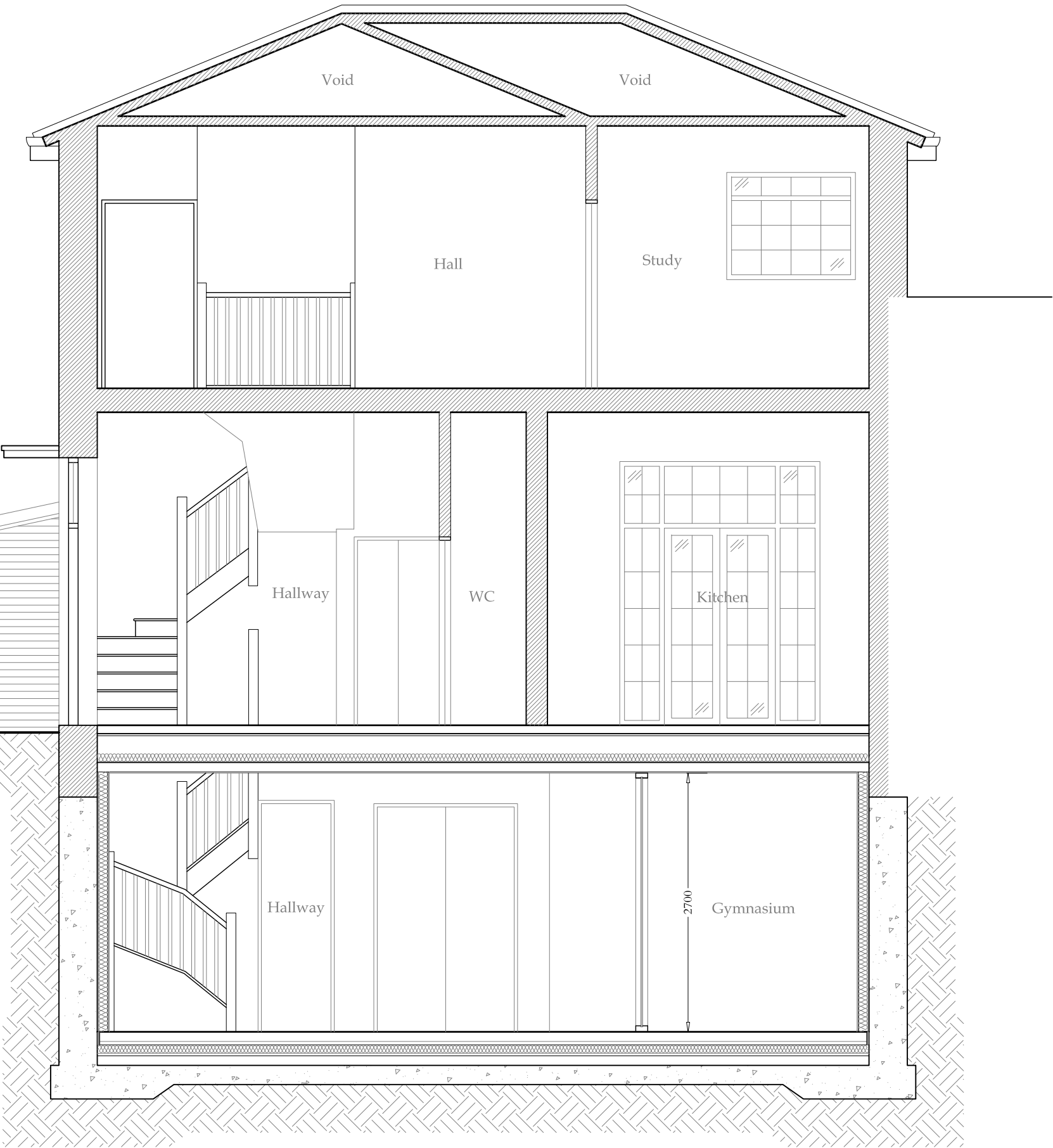
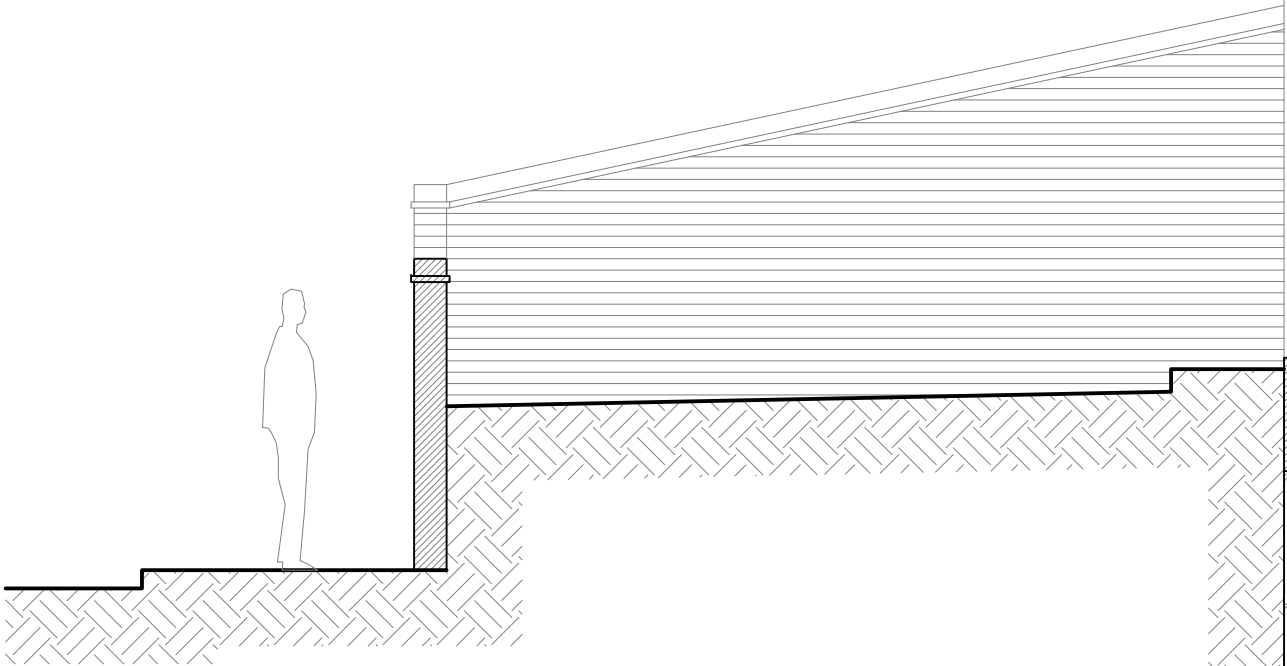
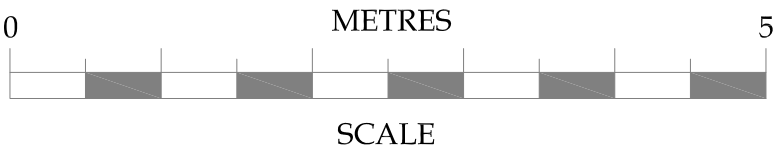


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Proposed Section A-A

Appendix 2. – London Borough Camden Geological, Aquifer, Flood and Slope Angle Maps.