# Proposed Basement

## Flat 1
## 8 Templewood Avenue
## London
## NW3 7XA

# Heritage Statement
# &
# Basement Impact Assessment

## 1.0 Introduction

1. This report has been prepared on behalf of Mr. E Willems in support of a Planning Application for a proposed new Basement linking existing lower ground accommodation.

2. The application site lies within the Redington Frognal Conservation Area of The London Borough Camden. The house on the site is not listed or identified in the local Conservation Area Statement as being a building that makes a positive contribution to the character and appearance of the area.

## 2.0 Application Site

1. The application site fronts onto Templewood Avenue and comprises two stories and attic detached house consisting of facing brick elevations, timber framed box-sash windows. The main roof is clad in traditional clay tiles. The house is set back from Templewood Avenue within a garden area behind a low red brick wall and metal railings which form the front boundary to the site. It is in a residential use and is situated within a predominantly residential area

## 3.0 Proposed Works

1. The proposal consists of the construction of a proposed basement, linking existing lower ground accommodation on the site

## 4.0 Statement of Significance.

1. The building is not listed nor is it identified as a building which makes a positive contribution to the character and appearance of the Hampstead Conservation Area.

2. The site is located near to a number of Grade II listed buildings, to the south east side of Templewood Avenue lies a large detached house. by CHB Quennell. Red brick with full height brick pilasters to angles supporting a moulded brick cornice and 4 to central bay. Tiled hipped roofs with dormers and tall brick slab chimney-stacks. Symmetrical free Baroque design. 2 storeys and attics. Windows read 3:2:3:2:3. Central entrance bay and outer bays project. All windows are flush framed sashes with exposed boxing and gauged brick flat arches except the central 1st floor and central ground-floor which are round-arched to give Venetian window effect. Distyle-in-antis pedimented portico flanked by oculi. 1st floor has 2 narrow sashes flanking a round-arched sash the head of which breaks into the brick pediment carried on pilasters; windows with shaped brick aprons. (**Reference No:** 798-1-160215**. Date of listing:** Dec 30 1999)

   Additionally to the north west side of Templewood Avenue lies a detached house set at right angles to road. 1905. By CHB Quennell. Plum coloured brick with red brick dressings and rusticated quoins. Hipped tilled roof with dormers, tall slab chimney-stacks with brick patterning and overhanging bracketed eaves cornice. 2 storeys, attic and basement. Road facade with 2 windows. Projecting gabled bay to left incorporates central full height chimney-stack, flanked at base by 2 small rectangular windows and having further windows on the cheeks beneath the eaves soffit which continues around the bay; panels of brick enrichment above this level including an enriched diaper to the

chimney-stack. To right at ground floor, a 3-light canted bay of transom and mullion windows; a single window to left. 1st floor with two 2-light transom and mullion windows. Entrance with porch in recessed bay on right hand return forming a half-courtyard with the attached motor house. Complicated garden elevation with many varied windows and a loggia balcony off the drawing room. (**Reference No:** 798-1-160315. **Date of listing:** Dec 30 1999)

## 5.0 Characteristics of the Application Site

1. The application site itself is considered to have limited significance to the character and appearance of the conservation area and does not make a positive aesthetic contribution to the Conservation Area, and at best it makes a neutral contribution.

## 5.0 Site Photographs

1. Applicant Property

## 7.0 Conclusion

1. We have undertaken a detailed assessment of the significance of the heritage assets and of the quality of the proposed development, and it is our opinion the Hampstead Conservation Area and the nearby listed buildings, will not be adversely affected by the proposed development.

# Proposed Basement

## Flat 1
## 8 Templewood Avenue
## London
## NW3 7XA

# Basement Impact Statement

**1.0 Site**

The application site is a detached private residence and comprises two stories and attic space fronting onto Templewood Avenue London NW3. The residence, set back approximately 11m from Templewood Avenue within a garden area behind a low red brick wall and metal railings which form 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 house and existing basement accommodation. 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*** (Refer 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***

## 4.0 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** (Application site is a detached residence)

Question 14: Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?
Answer: ***No***

## 5.0 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.

## 6.0 Appendicies

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

**Appendix 1. – Existing and Proposed Plans / Sections**

N




METRES
0 10 20 30 40 50
SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1. 8 Templewood Avenue
London
NW3 7XA

Drawing : Proposed Site Layout

Scale : 1:1250 @ A3

Date : 30 Sept 11

Status : PRELIMINARY

Dwg No : 2099-250

Rev : -

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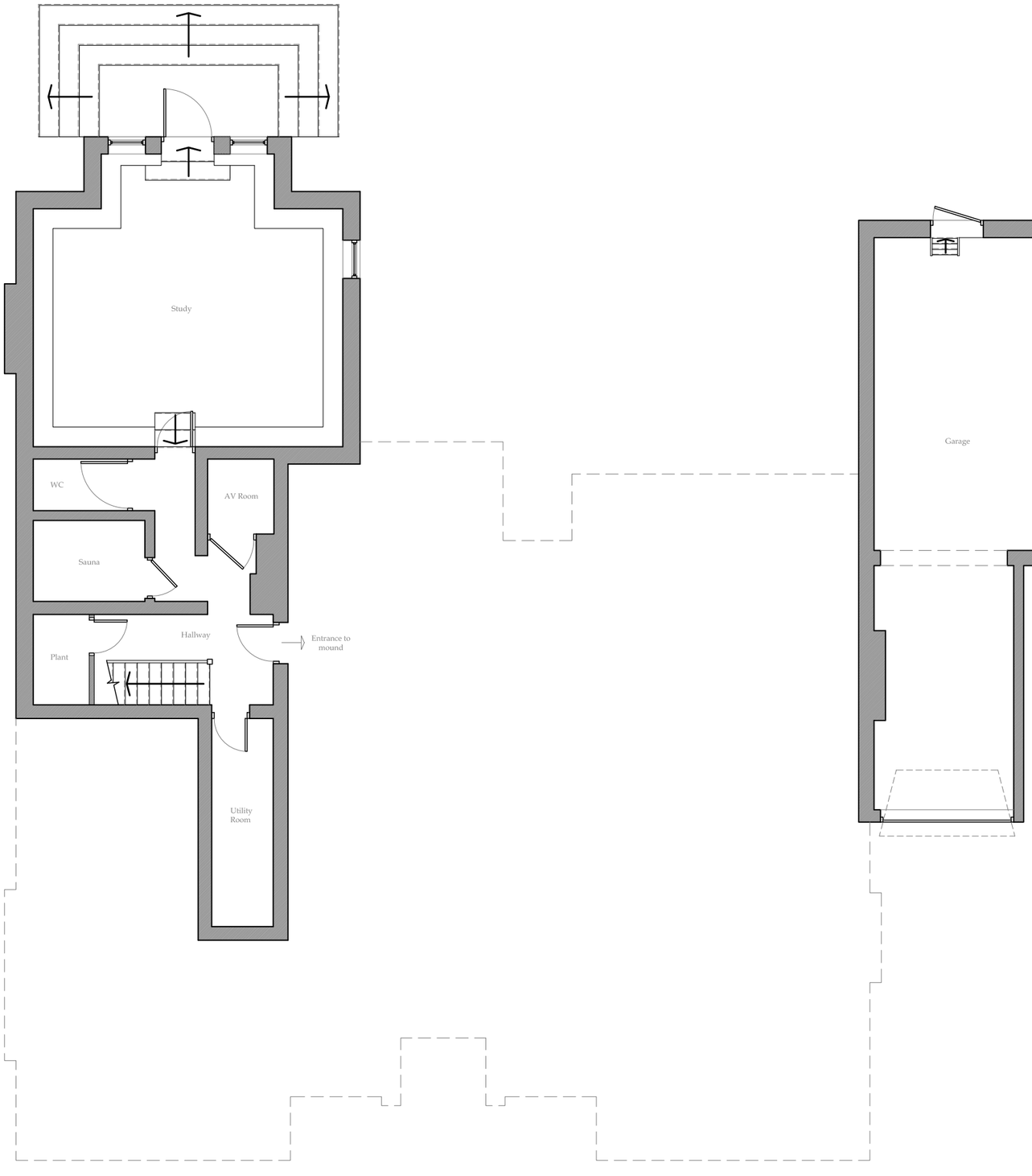


METRES
0 5
SCALE

Existing Lower Ground Floor Layout

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1 - 8 Templewood Avenue
London
NW3 7XA

Drawing : Existing Lower Ground Floor Layout

Scale : 1:100 @ A3

Date : 01 Jul 11

Status : PRELIMINARY

Dwg No : 2099-100

Rev : -

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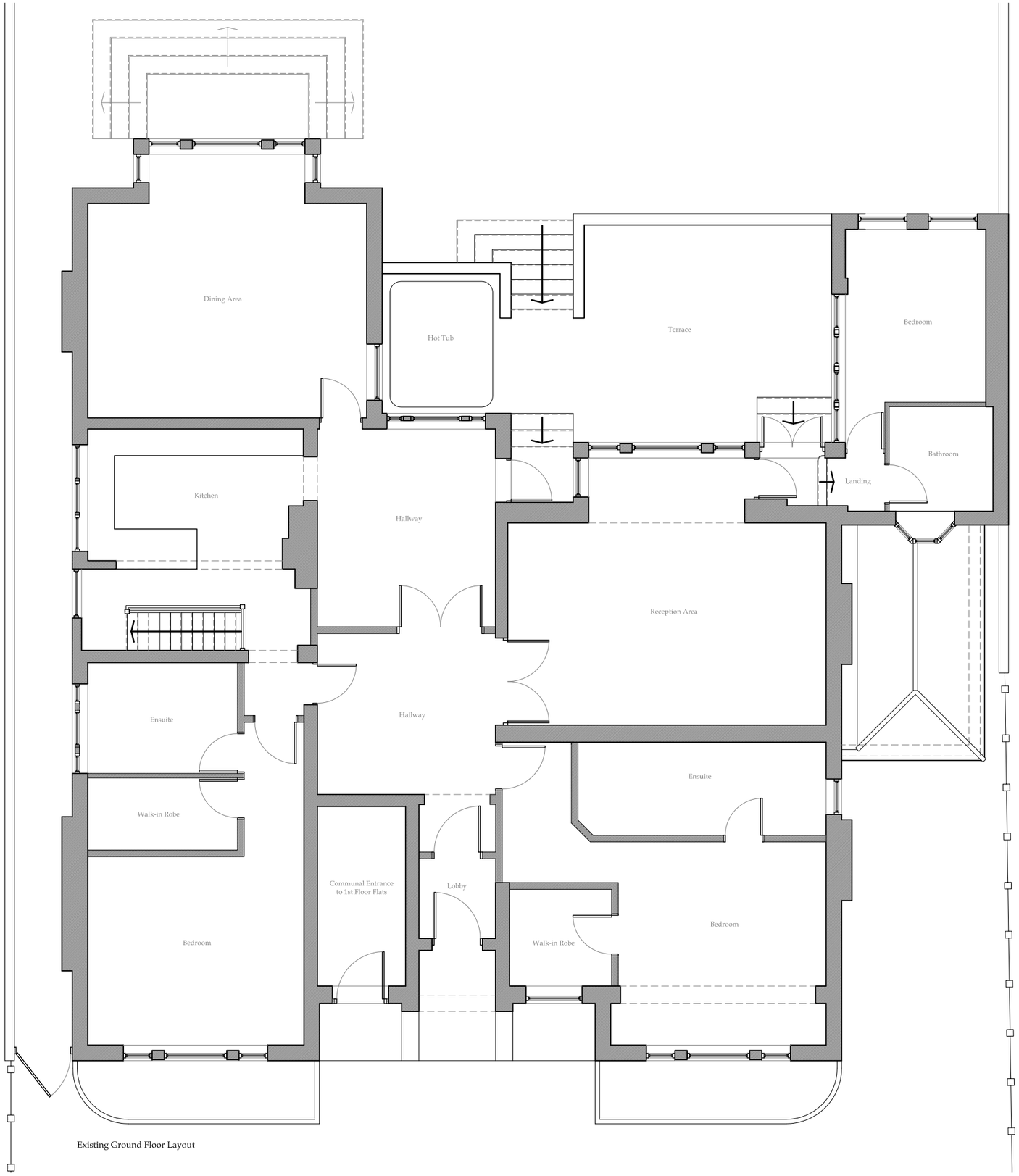


Existing Ground Floor Layout

METRES

0 5

SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1 - 8 Templewood Avenue
London
NW3 7XA

Drawing : Existing Ground Floor Layout

Scale : 1:100 @ A3

Date : 01 Jul 11

Status : PRELIMINARY

Rev : -

Dwg No : 2099-101

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Existing Section A-A

0 METRES 5

SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1. 8 Templewood Avenue.
London
NW3 7XA

Drawing : Existing Section A-A

Scale : 1:100 @ A3

Date : 30 Sept 11

Status : PRELIMINARY

Dwg No : 2099-102

Rev : -

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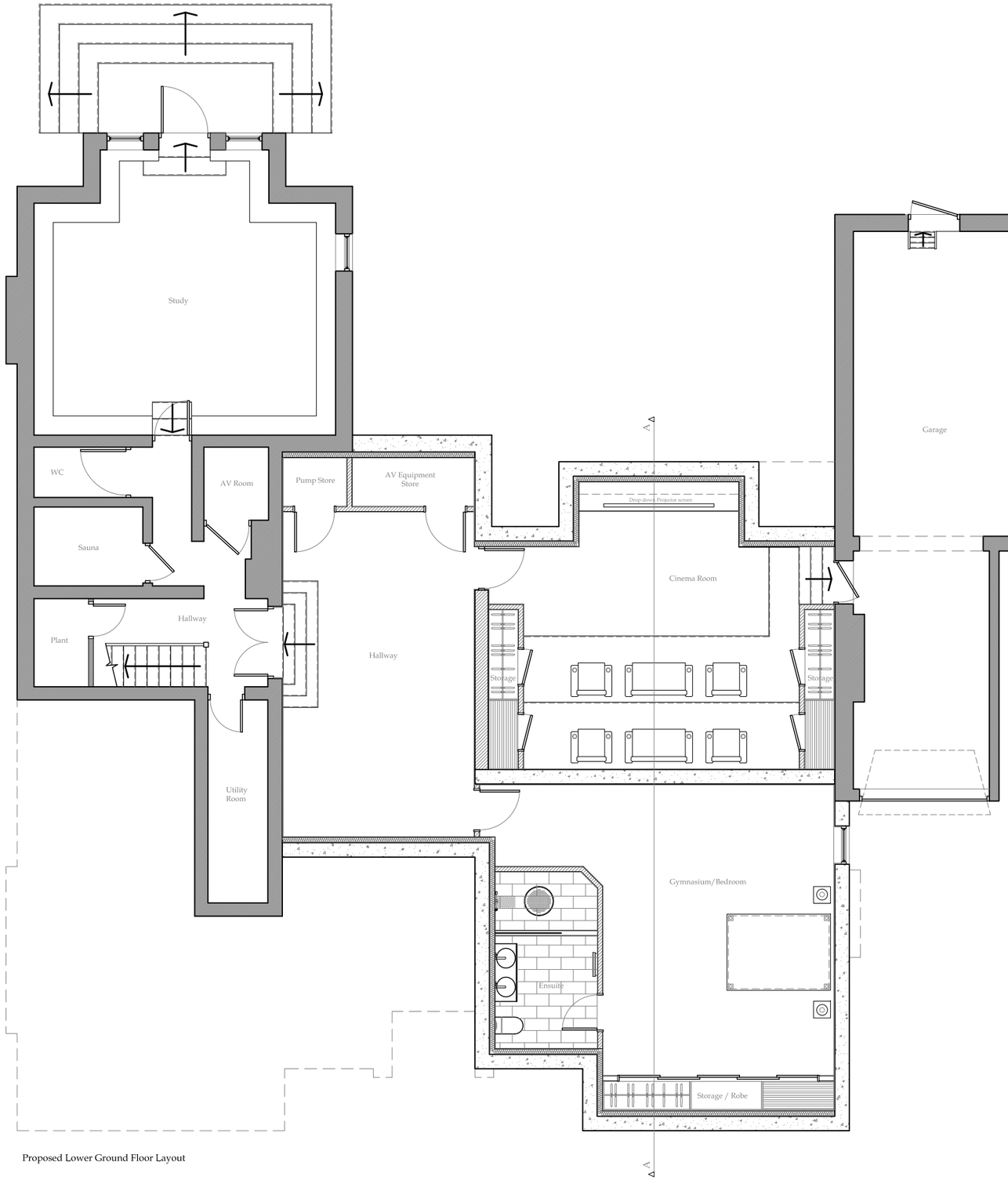


Proposed Lower Ground Floor Layout

METRES

0 5

SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1. 8 Templewood Avenue
London
NW3 7XA

Drawing : Proposed Lower Ground Floor

Scale : 1:100 @ A3

Date : 30 Sept 11

Status : PRELIMINARY

Rev : -

Dwg No : 2099-200

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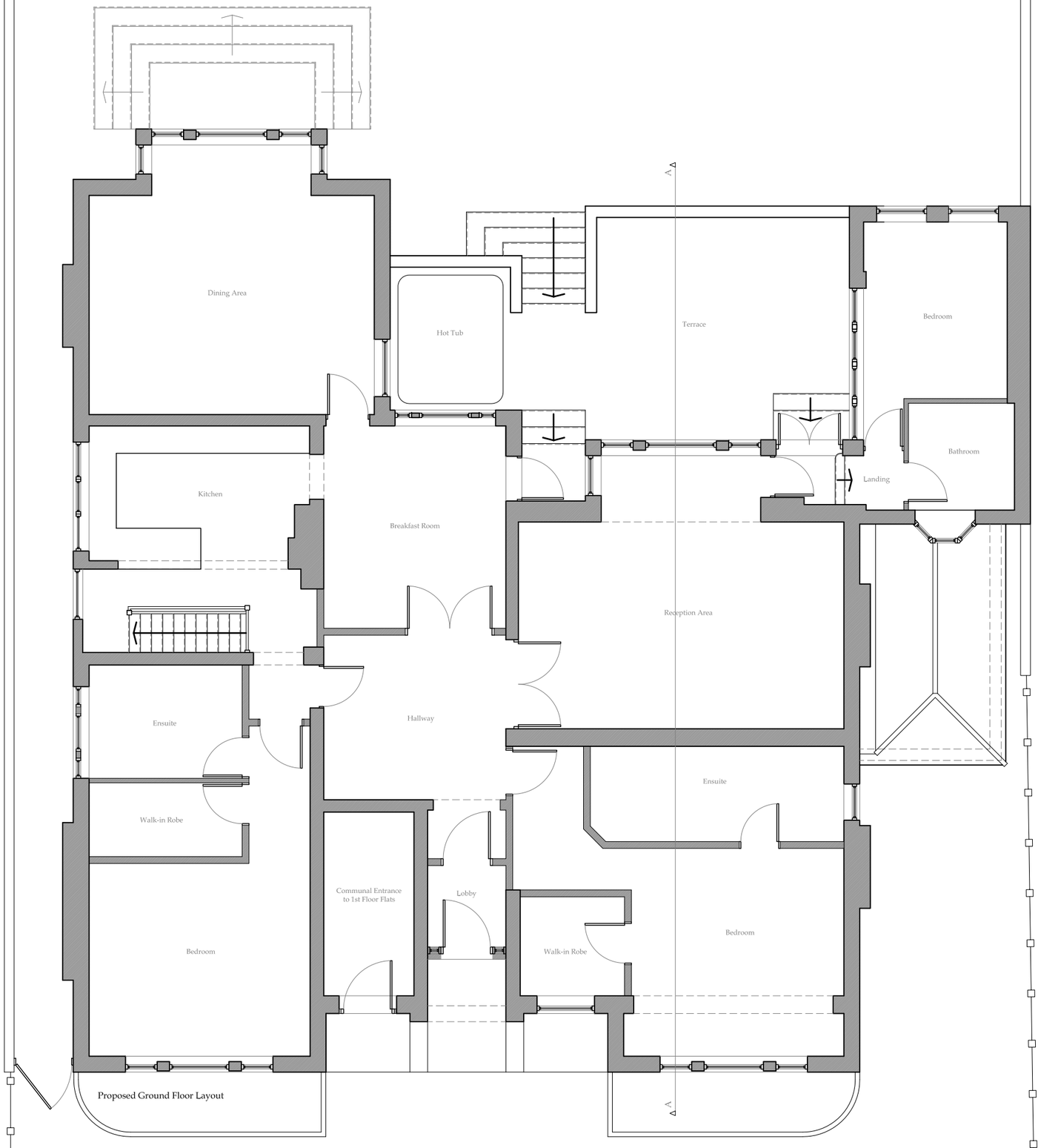


Proposed Ground Floor Layout

METRES

0 5

SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1. 8 Templewood Avenue
London
NW3 7XA

Drawing : Proposed Ground Floor

Scale : 1:100 @ A3

Date : 30 Sept 11

Status : PRELIMINARY

Dwg No : 2099-201

Rev : -

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Proposed Section A-A

0 METRES 5

SCALE

| No. | Date | Amendment | Initials |
|---|---|---|---|

Client : Mr E Willems

Project : Flat 1. 8 Templewood Avenue
London
NW3 7XA

Drawing : Proposed Section A-A

Scale : 1:100 @ A3

Date : 30 Sept 11

Status : PRELIMINARY

Dwg No : 2099-202

Rev : -

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

524000 526000 528000 530000 532000 534000

188000 186000 184000 182000

8 Templewood Ave

Data source - BGS Mapping - Scale 1:10,000

N

Scale at A3: 1:30,000

Coordinate System:
British National Grid
GCS_OSGB_1936

0 0.5 1 2 3
Kilometers

**Legend**

- London Borough of Camden
- Railway Lines
- A Roads

**BGS 1:10K Artificial Ground**

- MADE GROUND
- WORKED GROUND

**BGS 1:10K Drift Geology**

- ALLUVIUM
- HACKNEY GRAVEL FORMATION
- LANGLEY SILT FORMATION
- LYNCH HILL GRAVEL FORMATION
- STANMORE GRAVEL FORMATION

**BGS 1:10K Solid Geology**

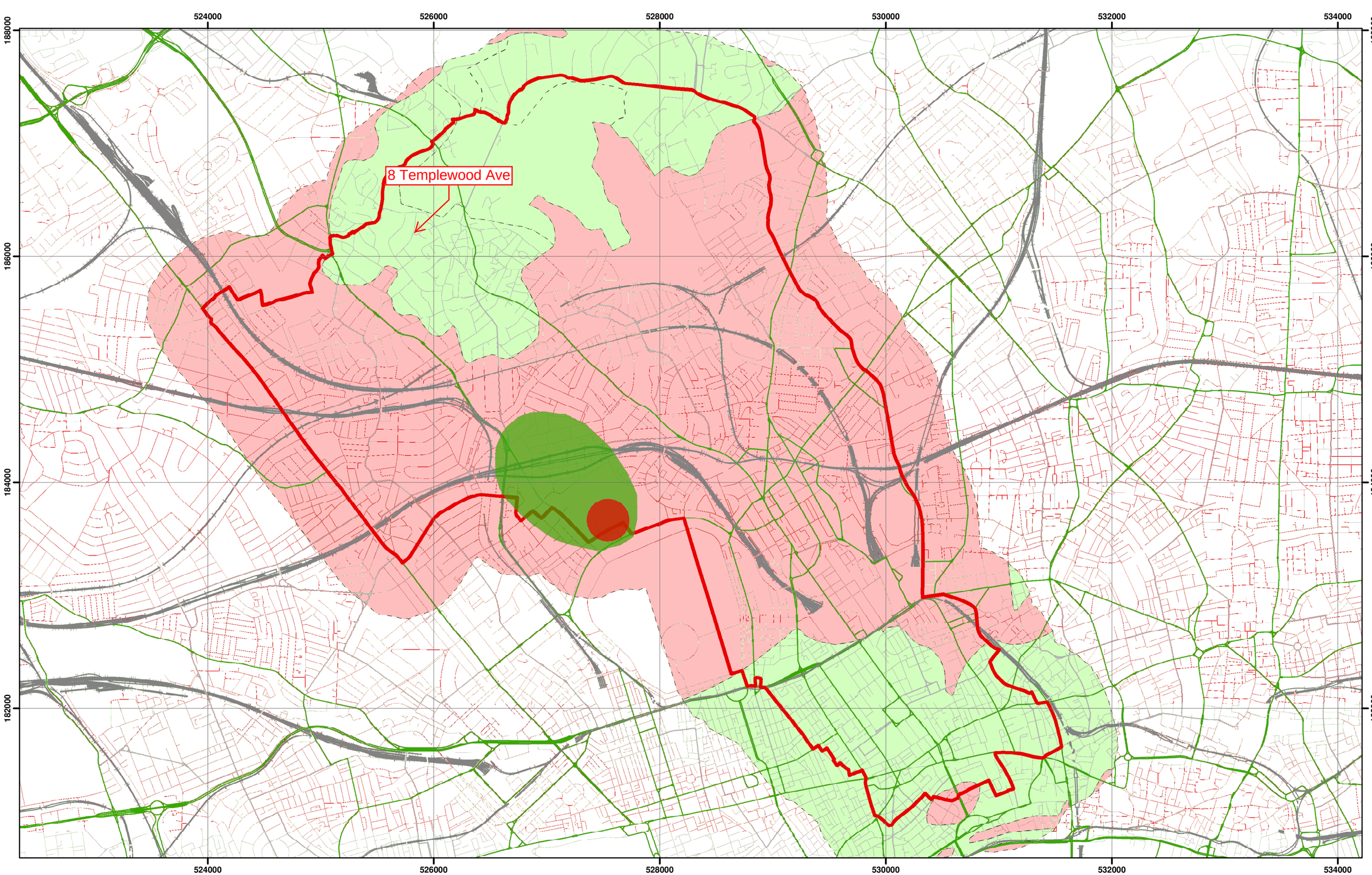
- BAGSHOT FORMATION
- CLAYGATE MEMBER
- LAMBETH GROUP
- LONDON CLAY FORMATION

NB: Geological boundaries are largely indicative based on available geological mapping data

# Camden Geological, Hydrogeological and Hydrological Study

## Camden Geological Map

213923 FIGURE 3




Environment Agency Aquifer Designation based on BGS Mapping

N

Scale at A3: 1:30,000

Coordinate System:
British National Grid
GCS_OSGB_1936

0 0.5 1 2 3
Kilometers

**Legend**

- Borough of Camden
- Railway Lines
- A Roads

**Aquifer Designation**

- Secondary A Aquifer
- Unproductive Strata

**Source Protection Zone**

- Outer Source Protection Zone
- Inner Source Protection Zone

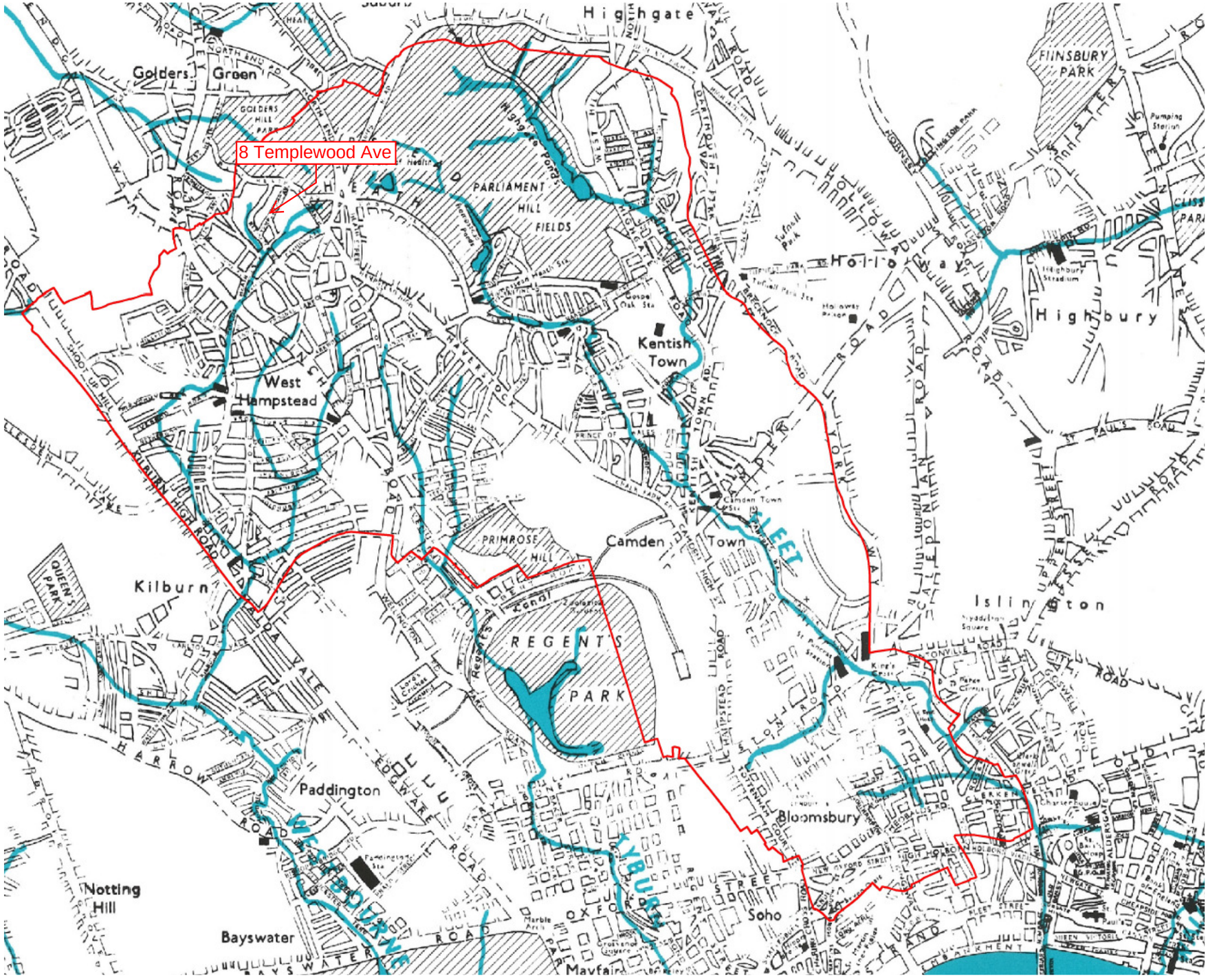
NB. Aquifer boundaries are indicative based on available geological mapping data

**Camden Geological, Hydrogeological and Hydrological Study**

Camden Aquifer Designation Map

213923

FIGURE 8




Source – Barton, Lost Rivers of London

**Camden Geological, Hydrogeological and Hydrological Study**
Watercourses

213923 FIGURE **11**

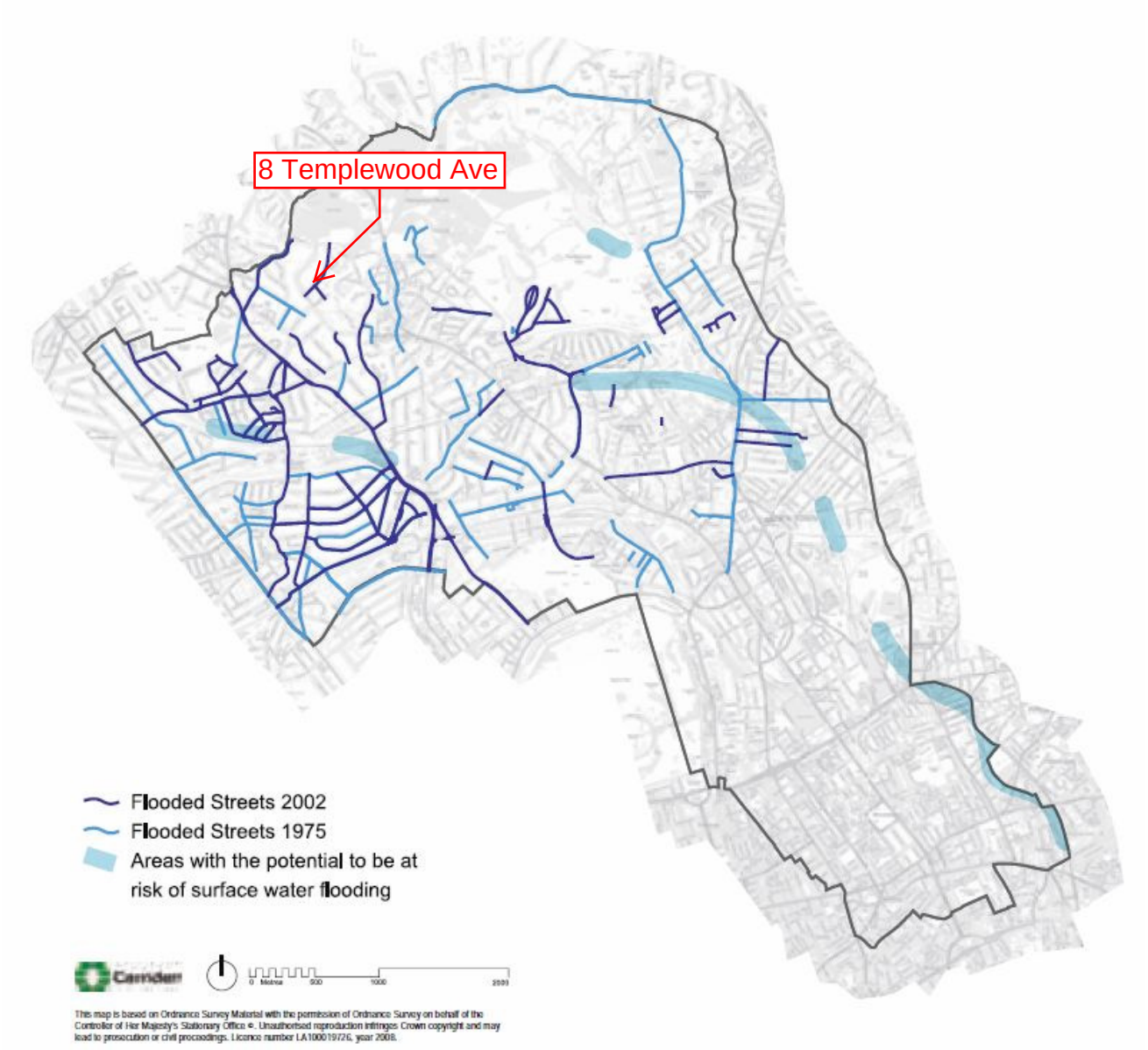
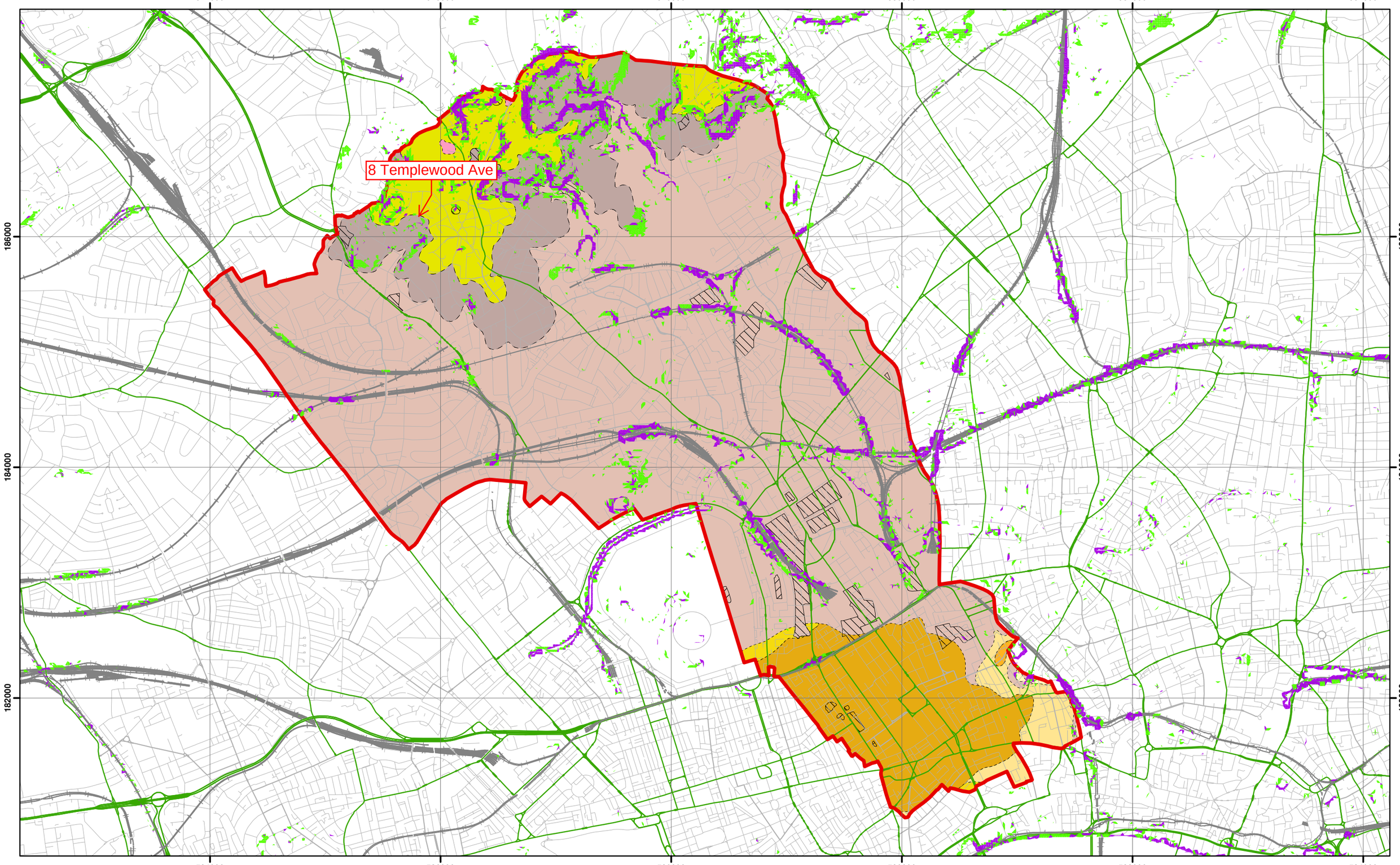



Figure 5 from Core Strategy, London Borough of Camden

**Camden Geological, Hydrogeological and Hydrological Study**
Flood Map

213923 FIGURE **15**




Slope Angles calculated from Digital Terrain Model Provided By Camden Bourough Council

N

Scale at A3: 1:30,000

1:10,000 BGS Mapping
Coordinate System:
British National Grid
GCS_OSGB_1936

0 0.5 1 2 3
Kilometers

**Legend**

**Slope**
- 0° - 7°
- 7° - 10°
- > 10°

London Borough of Camden
Railway Lines
A Roads

**BGS 1:10K Artificial Ground**
- MADE GROUND
- WORKED GROUND

**BGS 1:10K Drift Geology**
- ALLUVIUM
- HACKNEY GRAVEL FORMATION
- LANGLEY SILT FORMATION
- LYNCH HILL GRAVEL FORMATION
- STANMORE GRAVEL FORMATION

**BGS 1:10K Solid Geology**
- BAGSHOT FORMATION
- CLAYGATE MEMBER
- LAMBETH GROUP
- LONDON CLAY FORMATION

NB. Geological boundaries are largely indicative based on available geological mapping data

# Camden Geological, Hydrogeological and Hydrological Study

## Slope Angle Map

213923

FIGURE 16