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Elisabeth Beaumont
Planning Officer
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

19/05/2009

Dear Ms Beaumont

08/022 - 51 Fitzroy Park
Re: Hydrological Impact of New House

Further to the receipt of a copy of your email to Kate Matthews of First Plan Ltd, we write to address the issues raised during the consultation period.

Prior to the planning application being made, extensive site investigations and desk studies were carried out on ground conditions at the site and its local environment. The results of these investigations were summarised in the Planning Report submitted with the application.

In addition, we have also consulted the neighbours for their views on the development, and in particular Mrs Beare of 49 Fitzroy Park. There is obviously local sensitivity regarding surface and groundwater flows in this area. Whilst our own studies have not confirmed that there is any risk of affecting groundwater upstream or downstream of the proposed development, we and our clients are very happy to incorporate measures within the construction that deal with any ground water issues. Specifically these measures will comprise:

1. Risk to Highgate Ponds; The steel sheet piled wall around the perimeter of the whole new basement will prevent any downhill water run off, and any stormwater build up within the excavation will be filtered to remove soil and then pumped into the existing stormwater sewer drainage system. There will be no risk to Highgate Ponds.
2. Hydrological Impact; To mitigate any impact on the possible flow of groundwater through and across the site, we have proposed that land drains be installed around the perimeter of the basement within the Claygate Formation to redirect any groundwater around the new basement. These drains will then flow into new soakaways on the downhill side, which can then reintroduce the groundwater into its original path in a controlled manner. Should the basement excavations encounter permeable strata at greater depths, then land drains will be installed beneath the basement as well as around it. The implementation of these measures deals with all potential problems and removes any need for further study of the hydrological impact.

Cont/.....

We hope that the above deals with the issues raised but please contact us if anything further arises.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'B. Barton', with a stylized flourish at the end.

Bob Barton

Copy: Mehdi Norowzian
First Plan Ltd
Stanton Williams Architects