

# BASEMENT IMPACT ASSESSMENT

## PROPOSED BASEMENT

**65 GOLDHURST TERRACE  
LONDON  
NW6 3HB**

### 1.0 Introduction

In producing this Basement Impact Assessment (BIA), we have referred to and considered the following documentation:

- ❖ Camden Local Development Framework (LDF) Policy DP27 – Basements and Lightwells
- ❖ Camden Supplementary Planning Guidance – CPG4 (Basements and Lightwells)
- ❖ Camden Geological, Hydrogeological and Hydrological Study – Guidance for Subterranean Development Chapter 6
- ❖ Camden Map 22: Camden Flooding Map
- ❖ ‘The Lost Rivers of London’ Study and Map by Nicholas Barton

This document should also be read in conjunction with the following:

- ❖ Structural Engineering Design - MMP Design Ltd
- ❖ Construction Method Statement – Dig For Victory Ltd. (please also refer to the section relating to the likely temporary works regime to be employed)
- ❖ Hydro-geological and Flooding Risk report – Dig For Victory Ltd.
- ❖ Sustainability Report & Energy Statement – Dig For Victory Ltd.
- ❖ Surface Water Run-off Calculations – Ambiental.
- ❖ Construction Traffic Management Plan – Dig For Victory Ltd.

### 2.0 Proposal

The proposal includes excavation to create a new basement storey at the above together with new lightwells to the front and rear elevations.

The proposals are consistent with numerous projects within the locality for which planning consents have already been granted, most notably that at 66A, 61A, 60, 146 and 101 Goldhurst Terrace.

### 3.0 Groundwater Flow

The attached Environment Agency map indicates that the application site is not located directly above an aquifer, although it is known to be in proximity to the Westbourne underground tributary.

The intrusive borehole report, carried out by Chelmer Site Investigations, demonstrates that the soil is dry to a minimum depth of 5 metres, which would indicate that the proposed 3.5m basement dig would not extend beneath the water table surface, indicating that dewatering will not be required as part of the on-site works.

The application site is outside of the flood plain, as demonstrated by the Flooding Risk report and environment agency assessment. The site is also outside of the Hampstead Heath Ponds catchment area and not within 100m of a watercourse, well or potential spring line. There will be no meaningful change in the proportion of hard surfaced/paved areas, neither will any more surface water than at present be discharged to the ground as a result of this development. Please see surface water run-off calculations for further information on this.

#### **4.0 Land Stability**

The general geology of the area is underlain by London Clay, as indicated in both the Structural Engineer's Calculations, with intrusive boreholes taken to a depth of 5 metres. The Structural Engineer's Design Philosophy, also demonstrates a safe method of constructing the basement level to ensure the structural stability of neighbouring buildings is not harmed, and the natural environment is safeguarded.

#### **5.0 Surface Flow and Flooding**

The Flood Risk Assessment, based on the criteria set out in PPS25, confirms that Goldhurst Terrace is designated on the Camden Flood Map 22 as a 1975 and 2002 flood street, however risk limitation measures are to be implemented which include that the additional space be used predominantly for recreational and ancillary use in line with Development Policy DP27; low level upstands around lightwells; surface water dual pumps to basement with high level alarm and battery back-up; and a Sustainable Urban Drainage System 'SUDS', will be implemented to hardstanding areas wherever possible.

#### **6.0 Impacts to Neighbours**

This document, and other supporting information, namely the Design & Access Statement; Contractors Method Statement; Structural Engineers Calculations and Flood Risk Assessment cover the three main issues referred to in Camden Planning Guidance (CPG4) 'Basements and Lightwells', to demonstrate that the cumulative impacts of this development to the build and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity will be negligible.

#### **7.0 Neighbour Amenity**

The Contractors Method Statement clarifies the set-up process and method of construction to keep the disruption to neighbouring properties to an absolute minimum. A Construction Traffic Management Plan and Considerate Constructors Scheme standards will be adhered to and can be submitted as a condition to any Planning consent, as required.

#### **8.0 Sustainable Construction**

The Sustainability Statement describes how the use of sustainable materials will be considered and applied in the proposal together with measures to improve the energy efficiency of the development, where possible.

#### **9.0 Planning and Design Considerations**

All of the Design considerations set out in CPG 4 Planning Guidance - Section 2.52 have been considered and addressed within the supplementary information provided.

#### **10.0 Size of Development**

Externally, the alterations to the property are minimal and have been limited to the formation of 1 no new front lightwell with a railing and 1 no new rear lightwell protected with walkable/glazed grille, in order to protect and enhance the recognised architectural character of the buildings and surrounding areas. The property is a family dwelling and the additional space is predominantly for recreational and ancillary use and is

not intended to be 'habitable' such as a self-contained dwelling, as stated in Development Policy DP27 9Paragraph 27.6). As such the risk to life has been considerably reduced.

### **11.0 Conservation Area**

The property falls within the Swiss Cottage Conservation area, and as such a Construction Traffic Management Plan and Considerate Constructors Scheme standards will be adhered to, as required. The property is not a Listed Building.

### **12.0 Basement walls, windows and doors**

All windows to the new Basement will be subordinate in appearance to the main building, respect the original design and proportions of the building and the lightwell size indicated will retain a reasonable to generous sized garden. The new windows will line through with the existing openings above and match the same in style and proportion.

### **13.0 Trees and Landscape**

The proposal includes excavation to enlarge the existing basement level directly beneath the existing building's footprint, and therefore complies with Policy DP27 of the Camden LDF in terms of sustaining plant and tree growth; although an Arboricultural statement is not required for this application as there are no nearby trees which will be affected by the works.

There are no requirements for additional external landscaping which means that the existing surface water run-off will remain unaffected.

### **14.0 Lightwells**

The new front and rear lightwells are designed to be of modest size and finished flush with railings and grilles/glazing respectively to ground level, so as to be discreet and not harm the architectural character of the building or street scene, whilst addressing a safety issue to the front stairwell, where there is no present protection from falls due to the low height of the existing parapet wall.

### **15.0 Railings and grilles**

The new front railings are required to protect members of the public from falls from height as the existing upstand walls around the existing front stairwell are in contravention of building regulations in this respect. In order to protect and enhance the recognised architectural character of the buildings and surrounding areas, we aim to install a simple traditional railing or frameless glazed balustrading, the approval of which by the Planning Department can be included as a condition to any Planning consent, as required.

### **16.0 Summary**

This document, and attached supporting information, namely the Design & Access Statement; Contractors Method Statement; Structural Engineers Design; Sustainability Statement; Hydrology report and Flood Risk Assessment cover the three main issues referred to in Camden Planning Guidance (CPG4) 'Basements and Lightwells', to demonstrate that the cumulative impacts of this development to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity will be negligible.

Prepared by **Dig For Victory Limited** – 20 Mortlake High Street, London, SW14 8JN

Dated **07 September 2014**

For **Mr & Mrs Mays-Smith**