

8th September 2014

Submitted via Planning Portal

Planning and Built Environment
London Borough of Camden
Town Hall Extension
Argyle Street
London
WC1H 8NJ

Dear Sirs

GARAGE EXTENSION AND EXCAVATION OF A SINGLE STOREY BASEMENT UNDERNEATH THE EXISTING PROPERTY AT 69 REDINGTON ROAD, LONDON NW3 7RP

We have been instructed by our client Kaveh Shakib to submit a householder application for the extension of an existing garage and the excavation of a single storey basement underneath the existing building at 69 Redington Road, London NW3 7RP to provide ancillary residential accommodation for use by the occupiers.

Application Pack

This application has been submitted via the Planning Portal and is supported by the following:

- Application form;
- CIL Form;
- Site location plan;
- Existing and proposed plans and elevations;
- Design and Access Statement;
- Basement Impact Assessment and Addendum Note;
- Construction Method Statement;
- Traffic Management Plan;

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

- Application fee of £172.

The Site

The application site comprises of a substantial detached single family dwelling of basement, ground, first floor and attic on the east side of Redington Road. The property is of an 'Arts and Crafts' design and dates from the early 20th Century and is neighboured to the north and south by similarly large detached residential properties with front and rear gardens.

The property is not listed; however it does lie within the Redington/Frognaal Conservation Area and has been identified within the Conservation Area Statement as a positive contributor.

Relevant Planning History

Planning permission was granted on 08/10/2013 for the excavation of a basement to accommodate a swimming pool and enlargement of the lower ground floor level including front lightwell, erection of glazed orangery extension to rear ground floor level, installation of 2 dormer windows on rear roofslope, 3 x rooflights and alterations to fenestration all in connection with existing single-family dwellinghouse (LPA ref: 2012/2548/P).

The Proposals

Notwithstanding the recent planning permission detailed above we have been instructed to submit an application for a reduced scope of development at the property.

Under the current application it is proposed to excavate under the footprint of the existing dwelling house to provide a gym and swimming pool for use by the occupiers of the property, providing an additional 238 sqm of usable floorspace. The excavated area will be entirely below ground level with a front lightwell (as previously approved under 2012/2548/P) being the only external manifestation of the works.

As part of the previous planning application a detailed Basement Impact Assessment (BIA) was prepared to demonstrate the acceptability of the proposals. The BIA findings continue to be relevant and it is thus resubmitted in support of the current application.

Assessment

The current proposals are limited to a greatly reduced basement extension and a small garage extension underneath when compared to approved planning application 2012/2548/P. The key planning consideration is thus limited to the impact of the basement works in the context of Policy DP27 and CPG4.

It is relevant to note that planning permission 2012/2548/P remains extant and the current application should thus be viewed in that context. Notwithstanding this an overview of the BIA is provided below to demonstrate the acceptability of the proposals.

BIA

As part of the BIA process a Stage 1 screening exercise identified that it was necessary to take the report forward to the Stage 2 scoping stage for the following reasons:

Subterranean (Groundwater) Flow

- The site is located directly above an aquifer
- The basement will extend beneath the water table surface

Sloping/Ground Stability

- The existing site includes slopes of greater than 7 degrees
- The development neighbours land with a slope greater than 7 degrees
- History of seasonal shrink/swell/subsidence in the local area
- The site is within 100m of a potential spring line
- The site is within an aquifer
- The proposed basement will substantially increase the differential depth of foundations relative to neighbouring properties.

The BIA confirmed none of the surface flow and flooding screening questions identified issues to be carried forward to Stage 2 scoping stage.

Groundwater Flow

Redington Road is not listed in the Environment Agency website as being at risk of flooding and has not been identified in the Camden Geological Hydrogeological and Hydrological Study (GHHS) as a street where flooding took place in 1975 or 2002.

The BIA examined both the impact on ground water flow during temporary and permanent works for the more extensive excavation scheme proposed by the previous application. The findings of the BIA continue to be relevant to this current application and are summarised below:

Basement Extension

Construction of the proposed basement level will be below the level of the existing foundations so will represent a potential obstruction to groundwater flow in the sandy clays of the Claygate member, and the lower part of the very silty clays. From evidence from the boreholes, significant groundwater flows are not anticipated; however there may be a possibility of the basement intersecting more permeable materials within the Claygate Member. If this does occur the BIA recommends that an engineered groundwater bypass is designed and installed to permit continued flow beneath the basement. This behaviour is acknowledged in the Camden GHHS and is considered an adequate mitigation measure to ensure that the basement would not restrict groundwater flows.

The BIA suggests that where high plasticity clays are present close to the surface the groundwater may rise to ground level. Therefore mitigation measures would be required to be installed, such as land drainage. The BIA recommends the use of a provisional design groundwater level equal to ground level for short term (total stress) design solutions, and equal to 0.5m below ground level for long term (effective stress) design situations. It advises that the basement must be designed to resist buoyant uplift pressures and provides details of how the uplift pressure should be calculated. The BIA concludes that quantitative finite element analysis should be undertaken to assess the potential magnitude of the possible heave movement.

Slope Stability

The BIA confirms that there was no evidence during the site visit of any current slope stability problems within the application site or in the surrounding area. However it has been noted in paragraph 2.9 of the

report that the side access path along the north flank wall appears to have settled relative to the smooth rendered detail of the basement of the wall, with greater settlement at the upslope. The BIA acknowledges that the cause of the settlement of the site access path is not known but confirms that no similar settlement appears to have affected the adjacent path alongside the south flank wall of no. 71. The problem therefore appears to be a local issue, possibly associated with the drainage system. The BIA recommends that the drains alongside this wall should be water tested in order to check their integrity and a CCTV survey of the full drainage system should be undertaken with any recommended defect repairs carried out before or during the proposed works as appropriate. This has previously been agreed with the applicant.

Depth of Foundations

The BIA confirms that the depths of the excavation required to construct the basement would result in them extending into the potential zone of influence of the foundations to the flank wall of no. 71. It advises that there may be loss of support to the ground beneath the foundations of nos. 67 and 71 if basement excavations are inadequately supported. The BIA recommends that the excavations must be provided with sufficient temporary and permanent support by use of best practice underpinning methods to ensure ground movements are minimised and recommends that full face support will be required in such ground at the earliest opportunity during the excavations are within the zone of influence of the footings of the adjoining houses and the application property itself.

Structural Stability

The BIA concludes that the proposed development would be unlikely to result in any specific land or slope stability issues as the proposed basement excavation would be 6 m from the highway and the foundations of the proposed basement levels would not immediately abut the adjacent properties' foundations. The BIA concludes that the proposed basement excavation could be managed using standard engineering solutions to ensure the stability of the adjacent foundations.

Cumulative Impact

Policy DP27 (c) requires developers to demonstrate by methodologies appropriate to the site that their scheme avoids cumulative impacts upon structural stability or the water environment in the local area.

As part of the consideration of planning permission 2012/2548/P it was concluded that the proposed basement would not add to the cumulative impact on the hydrogeology in the immediate area and therefore the cumulative impact was not considered to be significant. As the current proposals would be implemented in place of the approved basement excavation – rather than as well as - this conclusion should still stand.

Conclusions

The submitted application proposes the excavation of a single storey basement underneath the existing residential building at 69 Redington Road. This application is submitted following the grant of permission for a much larger development at the site and comprises of a single storey basement to be constructed entirely within the footprint of the existing dwelling house with no external manifestation of the works. In this context the proposed works are considered to be wholly appropriate for the site and planning permission should be granted accordingly.

I trust the enclosed is sufficient for your purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to call me at this office if you wish to discuss any matter in more detail.

Yours Sincerely

Anna Snow
Associate Director

anna.snow@turley.co.uk