

Our Ref: Belsize Lane

7<sup>th</sup> October 2014

Xul Architecture  
33 Belsize Lane,  
London  
NW3 5AS

By email ([s.bondia@xularchitecture.co.uk](mailto:s.bondia@xularchitecture.co.uk))

**For The Attention Of: Sara Bondia**

Dear Sara,

**8-9 BELSIZE TERRACE, HYDROLOGY AND HYDROGEOLOGY**

I refer to the proposed basement improvement works at 8-9 Belsize Terrace, London, and to the screening report for the Basement Impact Assessment prepared by Christopher Grey of Concept Consultancy. We have been asked to prepare comments on the issues relating to the hydrology and hydrogeology of the site for inclusion in the Concept Consultancy report.

I have reviewed the ground investigation carried out by Land Science, and in collaboration with Mr Michael Rose (M.Sc., B.Sc., F.G.S., AIEEMA) of Land Science and our in-house geologist Ms Laura Sleightholme (MSc DIC, BSc (Hons) Geol) I can confirm the following:

1. The site geology is, as anticipated from British Geological Survey published data, entirely within the London Clay formation and consequently groundwater flow in this area will be virtually non-existent.
2. The site is not located within or above an aquifer that could be affected by the proposed works.
3. Proposed works will have no impact on the base flow for any rivers or water supply.
4. Ground investigations carried out to a depth of 3.0m below the existing basement level (and at least 2m below the proposed basement level) encountered no groundwater. Proposed works are entirely above the water table.
5. Since basement proposals do not extend below the water table, dewatering will not be required during construction.
6. The site is not within 100m of any known watercourse, spring or well.
7. The site is not within the catchment area of the pond chains on Hampstead Heath (800m to the north), and consequently there will be no impact on the ponds.
8. No local ponds exist which could be in hydraulic connectivity with the proposed basement.

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9. No culverts, rivers and or other water bodies are known within the immediate vicinity of the site
10. The site is not at significant risk of surface-water flooding, or any other source of flooding.
11. Since the site footprint will remain unchanged, the proposed development will have no more impact on the drainage infrastructure in the area than the existing site. Proposed drainage will discharge via existing connections at existing rates.

In summary, from the information we have reviewed, there appears to be no hydrological or hydro-geological issues which should affect the proposed basement extension, and the proposed basement extension should have no adverse impacts on any hydrological features which could affect any neighbouring property.

I trust that the information provided above, in combination with the Land Science ground investigation report will suffice to enable Concept Consultancy to complete their BIA screening report. Please feel free to contact me if you require any further information

Yours sincerely,



**Tony Clothier**

PhD, BSc Eng (Civil)

MCIWEM, C.WEM, CEnv, CEng

**Director**