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14 Powlett Place, London, NW1 8DR | Design and Access Statement [Addendum](#)

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Figure 2.Slope stability screening flowchart

No	Question	Comment	Response (Yes or No)
1	Does the existing site include slopes, natural or man made, greater than 7° (approximatley 1 in 8)	From a topo survey or 1:25,000 OS Maps	NO
2	Will the proposed reprofiling of the landscape at the site change slopes at the property boundary to more than 7° (approximatley 1 in 8)	Required if there are to be any andscaping works above or surrouding the proposed basement	NO
3	Does the development neighbouring land, including railway cuttings and the like, have a slope greater than 7° (approximatley 1 in 8)	Local knowledge, site walkover or OS maps	NO
4	Is the site within a wider hillside setting or where the general slope is greater than 7° (approximatley 1 in 8)	"	NO
5	Is London Clay the shallowest strata on the site	BGS maps	YES
6	Will any trees 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	Subject to any TPOs	YES
7	Is there a history of seasonal shrink or well subsidence in the local area and/or evidence of such effects at the site	Local knowldedge, on site observations such as cracking	NO
8	Is the site within 100m of a watercourse or a potential spring line	From local knowledge a site walkover, OS maps, geological mpas showing boundaries of strata, aerial phtotographs and the "Lost Rivers of London"	NO
9	Is the site within an area of previoulsy worked ground	Old pits, brickyards, cuttings etc from OS maps, local knowledgde and site walkover.	NO
10	Is the site on an aquifer ? If so will the proposed basement extend beneath the water table such that dewatering may be required duing construction.	All area in Camden not on the London Clay are considered to be an aquifer, such as River Terrace deposits, Claygate bed and Bagshot formation. See BGS maps and the EAs Aquifer maps.	NO
11	Is the site within 50m of Hampstead Heath ponds ?	Local knowledge, site walkover or OS maps	NO
12	Is the site within 5m of a highway or pedestrian right of way ?	Local knowledge, site walkover or OS maps	YES
13	Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties	Local knowledge, site walkover or OS maps	YES
14	Is the site over (or within the exclusion zone of) any tunnels, eg railway lines	Local knowledge, site walkover or OS maps	NO

Slope stability screening

As part of the BIA guidance set out by Camden, a slope stability screening flowchart has been completed alongside. Some questions have been answered with a 'YES' and therefore we have set out below how any potential risks will be mitigated.

The answer to question 5 confirm that London Clay is the shallowest strata. The foundation design will be such that neighbouring buildings will be protected. This will involve the placement of the new foundations using a pinning method where the pins are sequenced so as to avoid any overloading. The eventual foundation will be deeper than the existing foundation.

The answer to question 6 confirms that one tree has a protection zone that falls within the zone of the works. This has been addressed within the Arbocultural report already submitted. As the only requirement will be the partial pruning of a small tree, there is no likelihood of any significant effect to the soil moisture content and therefore no soil movement.

The answer to question 12 confirms that the proposed works do sit within 5 metres of the footpath serving Powlett Place. While this is the case the base of the proposed new basement footings will not be within 45 degrees of the footpath. Therefore the works will not have any negative impact of the footpath.

The answer to question 13 is that the footing depth with be increased form 500mm or so to around 3000mm. So the differential depth of the footing will be increased. The foundations will be designed to ensure that no damage is caused to neighbouring buildings.