

24 November 2014

Our ref J14144/MC/2

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Karen Scarisbrick  
Planning Officer  
Development Management Planning (East Area)  
London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8ND

Dear Ms Scarisbrick

**Re: AUDIT OF REVISED BASEMENT IMPACT ASSESSMENT FOR 1 GAYTON ROAD, NW3**

Further to your instruction, we have now completed our audit of the revised Basement Impact Assessment (BIA) relating to the proposed extension of an existing basement at the above site and this letter forms our report on the review.

This letter should be read in conjunction with our previous review letter, dated 16 June 2014.

**1.0 Documentation**

A revised BIA has been prepared by The Morton Partnership, referenced PC/CC/14748-BIA Rev A, and dated July 2014. It includes drawings by Stephen Brandes Architects and a site investigation by KF Geotechnical referenced G/121326/001 dated January 2014.

**2.0 Previous Audit**

The previous audit found that the Basement Impact Assessment for the proposed development fell short of the requirements of CPG4 although it followed the general methodology. Further information was required before the assessment could be considered as being satisfactory.

The revised BIA provided further information in order to address the points raised by GEA. The information required is summarised below in italics and the additional information provided by the Morton Partnership is shown for each point.

- *confirmation that the professional qualifications of the BIA author(s) meet the requirements of CPG4;*

The revised BIA incorporates details of the qualifications of the staff who undertook the BIA and where the author's qualifications were not as required by CPG4, additional input was provided by Listers Geotechnical Consultants. This information is considered to provide sufficient evidence that appropriately qualified personnel have undertaken the BIA.

- *reconsideration of the groundwater regime and mitigation measures;*

An additional borehole was advanced and a programme of groundwater monitoring has been undertaken. This is deemed to adequately address the concerns raised in respect of determining the impact of the basement upon sub-terranean groundwater flow.


- *additional comment in respect of allowable bearing pressures adopted;*  
Additional detail has been provided and the soil bearing pressures have been reduced to more acceptable values.
- *justification of the 'negligible damage' assertion in respect of ground movement and damage assessment;*
- An analysis of ground movement has been provided and whilst it is a simplified approach it is considered acceptable for the nature of this basement.
- *comment in respect of the exposure of the rear face of the basement wall to Vine Cottage.*  
Comment and further information has been provided that has altered the views in the first BIA and the revised comments are considered acceptable.

We confirm that we are now satisfied that the revised BIA has addressed the impacts of the basement in accordance with CPG4 and that the impacts have been adequately considered.

We trust that the foregoing comments are sufficient for your requirements but we will be pleased to discuss the findings in more detail if required and to provide any additional assistance that may be necessary.

Yours sincerely

GEOTECHNICAL & ENVIRONMENTAL ASSOCIATES



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