



KNAPP HICKS & PARTNERS LTD

CONSULTING STRUCTURAL, CIVIL & GEOTECHNICAL ENGINEERS



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32703A/L/002A/RJM
19th December 2014

Mr Olivier Nelson
Planning Officer
Regeneration and Planning
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

BY EMAIL

22 DEC 2014

Dear Olivier,

BASEMENT IMPACT ASSESSMENT RESPONSES 45 MARESFIELD GARDENS, LONDON NW3

We are writing to clarify certain items relating to the Basement Impact Assessment document submitted for the above site by Michael Doyle of Doyle Town Planning and Urban Design.

1. Qualifications

A query has been raised regarding the qualifications of the engineer who prepared the screening documents.

The text and responses to the Groundwater, Surface Water Flow and Flooding and Land Stability Stage 1 Screening assessment was prepared by Richard Moore, a Technical Director at Knapp Hicks and Partners Limited (KHPL), a Fellow of the Geological Society (FGS), and a Chartered Geologist (CGeol) with 25 years experience of geotechnical projects including hydrogeological assessment, slope stability, foundations and site investigation.

Richard Moore was assisted in the preparation of the BIA by KHPL colleague Jennifer Sturman, a Chartered Civil Engineer (CEng) and Member of the Institution of the Civil Engineers (MICE), who has over 25 years experience of civils and drainage design, and flood risk assessment and her career to date has included experience with Local Authority, contractors and consultants. Jennifer has contributed to both the Land Stability and the Surface Water & Flooding stages of our assessment.

2. Independent Review

We understand that a BIA Audit, to be carried out by an independent engineer approved by LB Camden, is being carried out. On receipt of the audit, we propose to prepare a compliant BIA, comprising Stages 1 to Stage 4, in accordance with the requirements of the current version of CPG4.

We anticipate this will include a hydrogeological assessment to be based on monitoring of groundwater levels in 3No boreholes at representative locations relative to the as-constructed basement. This will be prepared by an appropriately qualified hydrogeologist.

3. Impact Assessment

You have queried why a fuller assessment was not triggered where the screening returned a 'yes' response.

This query is most pertinent in relation to groundwater. The assessment of groundwater level was based upon findings in 2No hand augered boreholes. Monitoring was not feasible in the timeframe available at the time of the original BIA preparation, where the LPA had requested the application be submitted as soon as possible with BIA details to follow as necessary. However, the requirement for a period of groundwater monitoring is acknowledged and, as described in Point 2 above, will be rectified by monitoring in 3No boreholes at representative locations around the as-constructed basement.

The findings will inform a hydrogeological assessment which will be made available in due course.

We trust we have interpreted your comments correctly, however should you require further information please do not hesitate to contact the undersigned.

Yours sincerely
For and on behalf of
Knapp Hicks & Partners Limited



R. J. MOORE
Geotechnical Engineer

cc Shai Greenberg
Michael Doyle, Doyle Design LLP
Dimitar Stoyanov, AS Studio Ltd
Pat Hicks, Knapp Hicks & Partners Ltd