



NOAK  
BRIDGE  
CONSULTANTS  
LTD

Planning Department  
Camden Council  
Town Hall  
Judd Street  
London  
WC1H 9JE

For the attention of Ms.F. Davis

Dear Madam

Application for Partial Basement to  
26 Denning Road, Hampstead NW3 1SU – Application No.2014/6700

Please find enclosed the basement assessment for the above application to 26 Denning Road for your consideration.

Yours sincerely

A.A.Freeman, C.Eng., F.I.Struct.E., F.I.Mech.E., F.C.M.I., M.Inst.Energy

cc. – Mr. A. Best

11 Noak Hill Close  
Billericay  
Essex  
CM12 9UZ

Tel: 01268 - 490206

Fax: 01268 - 417722

E-Mail: [noakbridgecon@aol.com](mailto:noakbridgecon@aol.com)

Our Ref: **3060/AAF/JGF**

Your ref:

Date: **29 December 2014**

## Proposed Basement to 26 Denning Road, Hampstead, NW£ 1SU

### Basement Assessment

#### 1. Desk top study

Based upon the Camden geological, hydrological and hydrological study.

The house is located in an area of London Clay (refer to slope angle map sheet 16 Camden Geological, Hydrological and hydrological study) and there are no areas of significant site slopes local to the site.

This high plastically clay soil is classed as an unproductive aquifer which will not permit the lateral passage of ground water.

A trial pit was dug on site to a level of 1.0m below the basement formation level and left for 3 days. During this period no ground water was found in the bottom of the trial pit.

From water courses sheet 11 – Camden Geological, Hydro-geological and Hydrological study the nearest identified water course is some 0.5 kilometres from the site of the proposed basement. From Camden surface water feature sheet 12- Camden Geological, Hydro-geological and Hydrological study there is not a pond, lake or river within 1.5 Kilometres of the site.

#### 2. Engineering Study

From the London Borough of Camden strategic flood risk assessment shows no major surface water bodies, shows very low 1 in 1000 year risk of surface water flooding. No recorded areas of flooding existing the area.

#### 3. Construction Methods

There are no basements to either 24 or 28 Denning Road being the adjacent properties to 26 Denning Road.

There will be no adverse affect to the stability of the terrace by the installation of a basement to No.26. In fact a partial basement (lower sub-floor) to No.26 already exists.

The proposed basement does not cover the whole footprint of No.26 and the construction will not require the party walls to be underpinned.

The construction of the basement will be by a hit and miss construction method which includes both side walls and base there-by minimising the potential for movement to the party walls.

The basement is to be waterproofed using a Newton system 500 cavity drain membrane and pumped ground water system which comply to BS 8102.

The system collects any residual ground water in a wall cavity formed in a proprietary material and a continuous lower drain which flows into a pump pit containing two pumps one in use and one on standby with a non-working warning light to allow pump switch over. The collected water is then pumped into the surface water drainage system at the front of the property.

The surface water and foul drainage lines running to the front of the property into Denning Road shall be replaced in continuously jointed steel pipes hung from the underside of the lower ground floor and sealed into manholes at the front of the property.

A handwritten signature in black ink, appearing to read 'A.A. Freeman', with a stylized, cursive script.

A.A.Freeman, C.Eng., Struct.E., F.I.Mech.E., F.C.M.I., M.Inst.Energy