

BASEMENT IMPACT ASSESSMENT

PROPOSED BASEMENT

**21 ABERDARE GARDENS
LONDON
NW6 3AJ**

1.0 Introduction

In producing this Basement Impact Assessment (BIA), we have referred to and considered the following documentation:

- ❖ Camden Local Development Framework (LDF) Policy DP27 – Basements and Lightwells
- ❖ Camden Supplementary Planning Guidance – CPG4 (Basements and Lightwells)
- ❖ Camden Geological, Hydrogeological and Hydrological Study – Guidance for Subterranean Development Chapter 6
- ❖ Camden Map 22: Camden Flooding Map
- ❖ 'The Lost Rivers of London' Study and Map by Nicholas Barton

This document should also be read in conjunction with the following:

- ❖ Structural Engineering Design - AND Design Ltd
- ❖ Construction Method Statement – Dig For Victory Ltd. (please also refer to the section relating to the likely temporary works regime to be employed)
- ❖ Hydro-geological and Flooding Risk report – Dig For Victory Ltd.
- ❖ Sustainability Report & Energy Statement – Dig For Victory Ltd.
- ❖ Construction Traffic Management Plan – Dig For Victory Ltd.

2.0 Proposal

The proposal includes excavation to create a new basement storey at the above together with new lightwells to the front and rear elevations.

The proposals are consistent with numerous projects within the locality for which planning consents have already been granted, most notably that at 66A, 61A, 60, 146 and 101 Goldhurst Terrace.

3.0 Groundwater Flow

The attached Environment Agency map indicates that the application site is not located directly above an aquifer, although it is known to be in proximity to the Westbourne underground tributary.

The intrusive borehole report, carried out by Chelmer Site Investigations, demonstrates that the soil is dry to a minimum depth of 5 metres, which would indicate that the proposed 3.5m basement dig would not extend beneath the water table surface, indicating that dewatering will not be required as part of the on-site works.

The application site is outside of the flood plain, as demonstrated by the Flooding Risk report and environment agency assessment. The site is also outside of the Hampstead Heath Ponds catchment area and not within 100m of a watercourse, well or potential spring line. There will be no meaningful change in the proportion of hard surfaced/paved areas, neither will any more surface water than at present be discharged to the ground as a result of this development. Please see surface water run-off calculations for further information on this.

4.0 Land Stability

The general geology of the area is underlain by London Clay, as indicated in both the Structural Engineer's Calculations, with intrusive boreholes taken to a depth of 5 metres. The Structural Engineer's Design Philosophy, also demonstrates a safe method of constructing the basement level to ensure the structural stability of neighbouring buildings is not harmed, and the natural environment is safeguarded.

5.0 Surface Flow and Flooding

The Flood Risk Assessment, based on the criteria set out in PPS25, confirms that Goldhurst Terrace is designated on the Camden Flood Map 22 as a 1975 and 2002 flood street, however risk limitation measures are to be implemented which include that the additional space be used predominantly for recreational and ancillary use in line with Development Policy DP27; low level upstands around lightwells; surface water dual pumps to basement with high level alarm and battery back-up; and a Sustainable Urban Drainage System 'SUDS', will be implemented to hardstanding areas wherever possible.

6.0 Impacts to Neighbours

This document, and other supporting information, namely the Design & Access Statement; Contractors Method Statement; Structural Engineers Calculations and Flood Risk Assessment cover the three main issues referred to in Camden Planning Guidance (CPG4) 'Basements and Lightwells', to demonstrate that the cumulative impacts of this development to the build and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity will be negligible.

7.0 Neighbour Amenity

The Contractors Method Statement clarifies the set-up process and method of construction to keep the disruption to neighbouring properties to an absolute minimum. A Construction Traffic Management Plan and Considerate Constructors Scheme standards will be adhered to and can be submitted as a condition to any Planning consent, as required.

8.0 Sustainable Construction

The Sustainability Statement describes how the use of sustainable materials will be considered and applied in the proposal together with measures to improve the energy efficiency of the development, where possible.

9.0 Planning and Design Considerations

All of the Design considerations set out in CPG 4 Planning Guidance - Section 2.52 have been considered and addressed within the supplementary information provided.

10.0 Size of Development

Externally, the alterations to the property are minimal and have been limited to the formation of 1 no new front lightwell with a railing and 1 no new rear lightwell protected with walkable/glazed grille, in order to protect and enhance the recognised architectural character of the buildings and surrounding areas. The property is a family dwelling and the additional space is predominantly for recreational and ancillary use and is not intended to be 'habitable' such as a self-contained dwelling, as stated in Development Policy DP27 9Paragraph 27.6). As such the risk to life has been considerably reduced.

11.0 Conservation Area

The property falls within the Swiss Cottage Conservation area, and as such a Construction Traffic Management Plan and Considerate Constructors Scheme standards will be adhered to, as required. The property is not a Listed Building.

12.0 Basement walls, windows and doors

All windows to the new Basement will be subordinate in appearance to the main building, respect the original design and proportions of the building and the lightwell size indicated will retain a reasonable to generous sized garden. The new windows will line through with the existing openings above and match the same in style and proportion.

13.0 Trees and Landscape

The proposal includes excavation to enlarge the existing basement level directly beneath the existing building's footprint, and therefore complies with Policy DP27 of the Camden LDF in terms of sustaining plant and tree growth; although an Arboricultural statement is not required for this application as there are no nearby trees which will be affected by the works.

There are no requirements for additional external landscaping which means that the existing surface water run-off will remain unaffected.

14.0 Lightwells

The new front and rear lightwells are designed to be of modest size and finished flush with railings and grilles/glazing respectively to ground level, so as to be discreet and not harm the architectural character of the building or street scene, whilst addressing a safety issue to the front stairwell, where there is no present protection from falls due to the low height of the existing parapet wall.

15.0 Railings and grilles

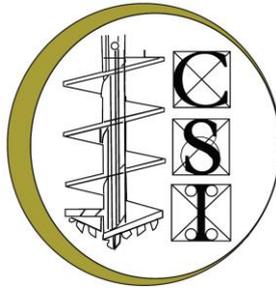
The new front railings are required to protect members of the public from falls from height as the existing upstand walls around the existing front stairwell are in contravention of building regulations in this respect. In order to protect and enhance the recognised architectural character of the buildings and surrounding areas, we aim to install a simple traditional railing or frameless glazed balustrading, the approval of which by the Planning Department can be included as a condition to any Planning consent, as required.

16.0 Summary

This document, and attached supporting information, namely the Design & Access Statement; Contractors Method Statement; Structural Engineers Design; Sustainability Statement; Hydrology report and Flood Risk Assessment cover the three main issues referred to in Camden Planning Guidance (CPG4) 'Basements and Lightwells', to demonstrate that the cumulative impacts of this development to the built and natural environment and local amenity, including to the local water environment, ground conditions and biodiversity will be negligible.

Prepared by **Dig For Victory Limited** – 20 Mortlake High Street, London, SW14 8JN

Dated **07 October 2014**



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Factual Report

Client:

Dig for Victory Ltd

Site:

65 Goldhurst Terrace
London NW6

CSI Ref:

FACT/5139A

Dated:

12th Oct 2014

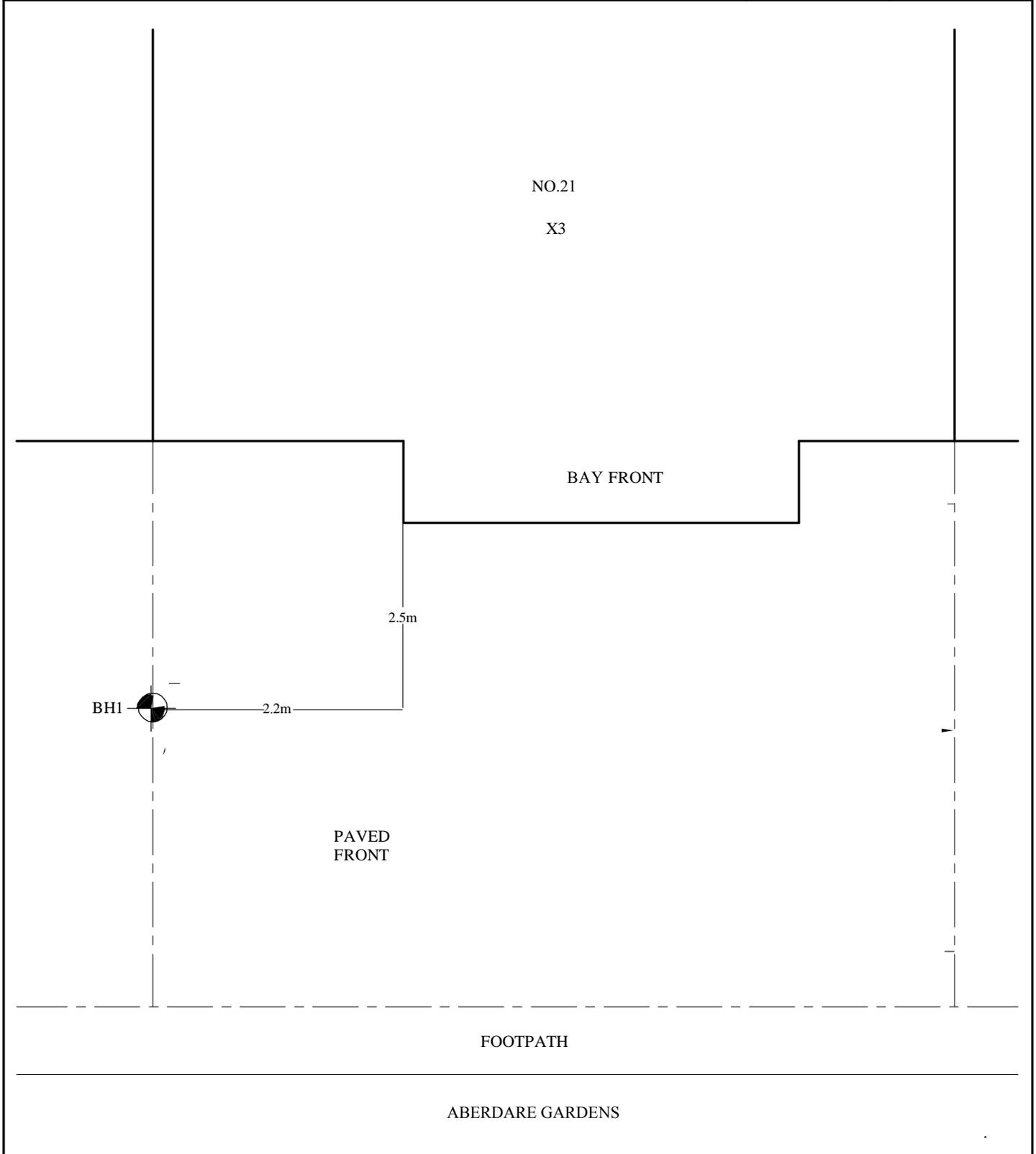
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Client: Dig for Victory Ltd	Scale: N.T.S.	Sheet: 1 of 1	Date: 12.10.14	
Location: 21 Aberdare Gardens, London NW6	Job No: 5139A	Weather: Overcast	Drawn by: JG	Checked by: ME



Notes:

On site tree identification for guidance only. Not authenticated.

Key:

						
Tree/Shrub	Borehole	Trial Pit	Gully	Tree Stump	Rain Water/ Soil Pipe	Manhole

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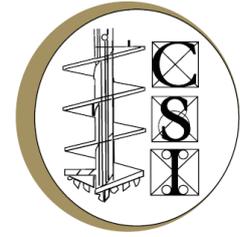
Client:		Dig for Victory Ltd		Scale:		N.T.S.		Sheet No:		1 of 1		Weather:		Overcast		Date:		12.10.14	
Site:		21 Aberdare Gardens, London NW6		Job No:		5139A		Borehole No:		1		Boring method:		Hand auger					
Depth Mtrs.	Description of Strata			Thick-ness	Legend	Sample	Test Type Result		Root Information			Depth to Water	Depth Mtrs						
G.L.	BRICK PAVING			0.15															
0.15	MADE GROUND: medium compact, dark brown, very silty clay, with gravel and brick fragments.			0.75		D			Hair and fibrous roots to 0.9m.				0.5						
0.9	Firm, orange-brown, grey veined, silty CLAY, with partings of orange and brown, silt and fine sand, claystone nodules and selenite crystals.becoming stiff from 1.4m.			1.4		D	V	62 66	No roots observed below 0.9m.				1.0						
						D	V	78 82					1.5						
						D	V	94 100					2.0						
2.3						D	V	140+ 140+					2.5						
						D	V	140+ 140+					3.0						
	Very stiff, orange-brown, grey veined, silty CLAY, with partings of orange and brown, silt and fine sand, frequent claystone nodules and selenite crystals.			2.7		D	V	140+ 140+					3.5						
						D	V	140+ 140+					4.0						
						D	V	140+ 140+					4.5						
5.0	Borehole ends at 5.0m					D	V	140+ 140+					5.0						
Drawn by:		JG		Approved by:		ME		Key: T.D.T.D. Too Dense to Drive D Small Disturbed Sample J Jar Sample B Bulk Disturbed Sample V Pilcon Vane (kPa) U Undisturbed Sample (U100) M Mackintosh Probe W Water Sample N Standard Penetration Test Blow Count											
Remarks:		Borehole dry and open on completion.																	

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REPORT NOTES

Equipment Used

Hand tools, Mechanical Concrete Breaker and Spade, Hand Augers, 100mm/150mm diameter Mechanical Flight Auger Rig, GEO205 Flight Auger Rig, Window Sampling Rig, and Large or Limited Access Shell & Auger Rig upon request and/or access permitting.

On Site Tests

By Pilcon Shear-Vane Tester (Kn/m^2) in clay soils, and/or Mackintosh Probe in granular soils or made ground and/or upon request Continuous Dynamic Probe Testing and Standard Penetration Testing.

Note:

Details reported in trial-pits and boreholes relate to positions investigated only as instructed by the client or engineer on the date shown.

We are therefore unable to accept any responsibility for changes in soil conditions not investigated i.e. variations due to climate, season, vegetation and varying ground water levels.

Full terms and conditions are available upon request.