

29 April 2015



Our ref J14394/MC/2

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Dear Olivier

**Re: AUDIT OF BASEMENT IMPACT ASSESSMENT FOR 45 MARESFIELD GARDENS  
NW3 5TE 3HB (2014/5725/P)**

Further to your instruction, we have now completed our audit of the revised Basement Impact Assessment (BIA) relating to basement construction at the above site following the provision of supplementary information.

## **1.0 INTRODUCTION**

### **1.1 Brief**

Geotechnical and Environmental Associates Limited (GEA) was instructed by London Borough of Camden (LBC) to undertake an independent audit of a BIA for the above site and an assessment of the completeness of the submission in satisfying the requirements of Camden Planning Guidance 4.

The BIA and therefore the basement excavation work carried out thus far was found not to comply with the requirements of CPG4 and DP27. On that basis, it was recommended that the construction sequence, drawings and calculations should be reviewed as soon as possible, that further information should be provided in respect of the groundwater conditions and that the potential ground movements should be estimated along with their potential and measured effects on adjacent structures.

### **1.2 Documentation**

The further information supplied includes a document entitled 45 Maresfield Gardens Basement Impact Assessment by Knapp Hicks and Partners with Doyle Town Planning and Urban Design dated March 2015.

This report supersedes the previous BIA and includes supplementary site investigation data in Appendix C. The further work has comprised three further boreholes and additional groundwater monitoring data. The historical and environmental setting of the site is detailed in Appendix E which comprises the Groundsure GeoInsight report by Emapsite dated 11<sup>th</sup> September 2014.

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Appendix F is new and comprises a Sub-surface flow basement impact assessment which has been undertaken by Stephen Buss Environmental Consulting Limited and provides detailed hydrogeological modelling, as the assumptions in the original BIA were incorrect.

Appendix G is also new and consists of a ground movement and damage assessment undertaken by Gabriel GeoConsulting Limited and dated March 2015. Ground movements have been predicted to result in damage to the adjoining properties that falls into Burland Category 1 – ‘very slight’ damage which is within the criteria acceptable to LBC.

Additionally Appendix H includes the structural and temporary works drawings and calculations for the scheme, undertaken by Malachy Walsh and Partners along with Martin Redston Associates.

The information provided has been reviewed and is deemed to address the comments in our letter J14394/MC/1 of 11 March 2015 and therefore is considered to meet with the requirements of CPG4 and DP27.

Yours sincerely

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