

**RE: 6 & 7 Railey Mews**

We have had the following Basement Impact Assessment Completed by Price & Myers LLP based on the link to Camden's requirements as e-mailed previously.

- 1. The development property is part of a terrace of narrow mews properties. The overall footprint of the property considered for basement works is small at 13m long by 3 to 3.5m wide.*
- 2. The site is flat with no natural or manmade slopes. It is not part of a wider hillside. The development will not modify site levels.*
- 3. The property is not close to an overland railway, or cuttings or embankments.*
- 4. Our review of geological data locally suggests the ground is made ground overlying silty clay.*
- 5. There are adjacent trees which will not be felled, however the trees should be managed so as not to affect the foundations of the development property. The basement works are likely to be formed by underpinning from inside the property and therefore we should not be affecting the tree root system. Any tree roots found under the existing foundations pose a risk to the property in its current form and should be dealt with in any event. There are adjacent trees which will not be felled, however the trees should be managed so as not to affect the foundations of the development property. The basement works are likely to be formed by underpinning from inside the property and therefore we should not be affecting the tree root system. Any tree roots found under the existing foundations pose a risk to the property in its current form and should be dealt with in any event.*
- 6. We are not aware of subsidence being a problem at the property.*
- 7. The site is not within 100m of a watercourse or spring.*
- 8. Although there may be some localised made ground, the ground has not been extensively worked. The made ground is most likely present from the time of construction of the mews and associated houses.*
- 9. We expect groundwater to be below the excavation level, a nearby site found no water in a 15m borehole. In such ground conditions we would only expect to find perched water.*
- 10. The property is immediately adjacent Railey Mews a small residential road.*
- 11. The site is not within 50m of Hampstead Ponds.*
- 12. Shallow footings are expected and so the creation of a basement will increase the differential depth between foundations. However design of the foundations will consider this and details will be agreed between engineer & part wall surveyors.*

Please do let me know if the above provides enough information for you.

The proposal will be fully engineered as it progresses and shall meet all current Building Regulations. The Party Wall process is also being followed with properties to either side with notices prepared and dialogue already entered into.

In any case as the project progresses we need to work with any adjacent owners with regards to the structure being proposed under the Party Wall Act as well as having to discuss access to gardens, planting beside the property and land levels beside the property too.