

# BASEMENT IMPACT ASSESSMENT

for

40 FROGNAL LANE

LONDON NW3 6PP

by

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**Document Control**

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0	20.08.15	Initial Issue for C Geologist input
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01A	11.09.15	Appendices shuffled to suit splitting report into 3 parts for transmittal

This report has been prepared by Train and Kemp (Consulting Engineers) LLP using reasonable skill and care in accordance with the instructions of its client. No liability is extended to other parties.

The lead author is a Chartered Engineer. The Hydrogeology section has been co-authored by Clive Carpenter as a Chartered Geologist.

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## 1. INTRODUCTION

This Basement Impact Assessment, BIA, has been prepared in support of a planning application for the refurbishment of 40 Frognal Lane NW3 6PP, which includes a basement extension and swimming pool.

The BIA has been prepared in accordance with LB of Camden CPG4, Basements and Lightwells, September 2013. It takes cognisance of the Camden Geological, Hydrogeological and Hydrological Study, CGHHS. In Section 5, Surface Flow and Flooding, it also makes reference to Camden Flood Report, 2003, and Surface Water Management Plan, 2013.

The BIA has been prepared by Norman Train, a Chartered Engineer, and in accordance with CPG4, Section 3 on Groundwater Flow, the hydrogeology has been reviewed and amended by a Clive Carpenter, a Chartered Geologist, with his letter dated 07.09.15 in Appendix 2. Clive was sent a copy of Revision 0 and his comments and additional text has been incorporated in the text of Section 3.

Construction Techniques are presented in Appendix 1; scheme drawings in Appendix 3 and the site investigations in Appendix 4.

### 1.1 BIA Stages

A Stage 1 Screening utilising the questions in CPG4 is given in the respective sections. Additional questions to the CPG4 screening are:

Stability10B	Excavation below the water table and need for dewatering
F6A	Surface Water Flooding relating to Surface Water Management Plan Local Flood Risk Zones

The screening has been used to define the Stage 2 Scope of the Assessment.

As part of the Stage 3 site investigations and study:

- A visual inspection was made of Nos 38 and 40 Frognal Lane.
- London Underground was contacted about the alignment to the Northern Line Tunnels.
- AP Geotechnics completed a Site Investigation in September 2011, which is included in Appendix 4 together with further sets of standpipe readings taken on 23.01.14 and 21.04.15 from monitoring boreholes located within the landplot of the adjacent property No.38 Frognal Lane.

The Stage 4 Impact Assessment of the scheme is presented in Sections 3 to 6.

## 2. EXISTING SITE AND PROPOSED DEVELOPMENT

For the purposes of this assessment, Frognal Lane is taken to the north and Frognal to the east. This means Chesterford Gardens is also to the north.

### 2.1 Site

40 Frognal Lane is a detached three storey house with a semi basement, raised ground floor and first floor with a pitched roof over.

The site is located on the crest of the slope above the steeper sections of Frognal Lane with an access shared with Nos 42, 42a and 44, which are all detached houses set in their own large gardens.

The site is a trapezium with a 20m frontage to Frognal Lane widening out to 30m along the rear southern boundary with No 42a; the site is 45m front to back. The house is 18m, front to back, located along the eastern boundary with the access road with the garden to the west. A private access has been constructed at the western end of the road frontage with a separate garage block.

As can be seen in the OS location plan in Appendix 3, the nearest buildings to No 40 are:

- No 38 Frognal Lane which is 20m to the west of the house down Frognal Lane.
- No 42 Frognal Lane which is 25m to the southeast of the house
- No 42a Frognal Lane which is 8m to the south
- No 44 Frognal Lane which is 15m to the east of the house.

Beyond the cluster of houses on the shared access are the rear gardens to the houses along Frognal to the east and Langland Gardens to the west.

#### London Underground Tunnels

The Northern Line Edgware Branch is located to the east of the site.

## **2.2 Topography and Levels**

The site is on the slope down from Hampstead village to the Finchley Road. The natural gradient is generally from northeast to southwest with localised variations and plateaux. The eastern end of Frognal Lane, between the shared access and the junction with Frognal, is at +94m, but to the west the road drops with a gradient of 1 in 10 towards the junction with Langland Gardens.

There is a slight fall across the site from the northern end of the shared access to a low point in the southwest corner which is 2m lower. The garden to the west is lower than the shared access some +93.5m and it is clear that some terracing has been undertaken with retaining walls to the northern end of the western boundary with No 38 Frognal Lane. The natural fall of the ground means that the level difference is less pronounced towards the rear southern end where the differences are accommodated within banking and steeper slopes between the two gardens.

No 38 Frognal Lane is at +90.9m; it does not have a basement.

## **2.3 Proposed Scheme**

As shown on drawing P23A in Appendix 3, it is proposed to construct a basement swimming pool beneath the garden to the west of the existing house. The pool will be 22.5m long by 8m wide. Because of the fall of the ground and the need to have a sustainable thickness of top soil cover above the pool, the pool excavating will be a maximum of 5m below the lower ground floor at the deep end; this is shown on sections AA and CC on drawings P24 and P26A respectively. A staircase link will lead down from the lower ground floor to the swimming pool at its southern end.

This means that:

- i. the pool surround is 3m to the west of the main house at an excavation level of +88m
- ii. the pool is 6m to the west of the main house at an excavated level of +86m.

Whilst the main house is within 8m of No 42a, the staircase link is 12m from No 42a. Conversely, the pool is only 6m from No 38.

As shown on P26A, the pool has two covered sky lights at the northern end and a clerestory light along part of the western elevation.

## **2.4 Basement and Foundations**

#### Swimming Pool

The swimming pool will be constructed as a reinforced concrete box.

### Foundations

The pool is completely with the garden outside the house and given that:

- i. it will extend below the water table;
- ii. it will extend into the underlying London Clay;
- iii. it is deeper than the foundations to No 38

A contiguous or secant piled wall will be used as a coffer dam construction for the pool. As shown on Section AA, the link staircase extends back into the existing house and where this is above the water table, shallow concrete foundations will be used with the lower ground floor of the house being underpinned locally using traditional concrete pins.

Construction techniques are discussed in Appendix 1.

Buoyancy will have to be taken into account with the design of the piles to the pool.

## **2.5 Trees**

As shown on P21A, at the southern end of the garden is a 7m magnolia tree which is 3.5m from the staircase link. There are also two mature trees along the western boundary which are 13m and 15m high and 8m from the pool structure. Along Frognal Lane are two trees along the kerbline which are 11m from the pool.

## **3 GROUNDWATER FLOW**

### **3.1 Stage 1 Screening**

GW1 CGHH Fig 4 shows the site is founded on the Claygate Member overlying London Clay, the latter outcropping further to the south to the west side of Lindfield Gardens. As shown on CGHH Fig 8, Aquifer Designation Map, the Claygate Member is a Secondary A Aquifer.

GW1A Water will tend to collect at the base of Claygate Member perching above the impervious London Clay. Given the anticipated moderately low permeability of this silty sandy clay, the Claygate Member is expected to contain water all year round.

GW1B Water collecting at the base of the Claygate Member will generate water issues (surface seepages) where its contact with the underlying London Clay reaches ground surface.

GW2 CGHH Fig 11, Watercourses, shows that two tributaries of the River Westbourne start in Frognal and Langland Gardens to the southeast and southwest of the site. Both tributaries are over 100m from the site and are at a lower altitude. There is a further tributary 500-600m to the north of Oak Hill Way. There are no reported springs in the area.

GW3 CGHH Fig 14, Hampstead Heath Surface Water Catchment, shows that the Hampstead Ponds catchment is 0.75km to the north of the site.

GW4 Whilst the pool extends out beneath the garden, this will be reinstated with soft landscaping and there is no change in the hard landscaping. See drawings in Appendix 3.

GW5 The current surface water drains will be maintained and with no significant changes to the impervious area, the net discharge to ground will be similar.

GW6 CGHH Fig 13, Hampstead Heath Map, shows that the nearest water feature is the Whitestone Pond, 0.75km to the north of the site, at a higher elevation, in a different catchment and on overlying strata and hence too remote to affect the site.

### 3.2 Stage 2 Scoping

- The site is founded on a Secondary A Aquifer
- The basement may extend through any perched water table in the base of Claygate Member on top of the London Clay.

Whilst the site is more than 100m from a watercourse, given the uncertainty in the precise position of the spring points of small tributaries, this has been included in the impact assessment in Section 3.4

### 3.3 Stage 3 Study and Site Investigation

#### Study

The Claygate Member is the youngest part of the London Clay Formation forming the transition between the more plastic homogeneous clay in the lower parts of the Formation and the sands of the overlying Bagshot Formation. The Claygate Member consists of laminated clays with lenses of fine sands. The sand percentage increases towards the top of the unit.

In hydrogeological terms, the Claygate Member has sufficient sand content to give hydraulic continuity and to allow slow groundwater flow to pass through it, although its permeability varies considerably depending on the thickness and lateral extent of the interbedded sand lenses. The base of the Claygate Member often has water that collects on the top of the underlying impervious London Clay; where the London Clay reaches ground surface, this can result as a spring or seepage line. This may be seasonal in nature depending on the size of the catchment contributing water to the seepages.

The junction between the Claygate Member and London Clay is shown on CGHH Fig 4 to pass along Lindfield Gardens, across Langland Gardens and Frognal, to the south of Frognal Close, at an elevation of approximately 82m AOD. This is coincident with the start of the River Westbourne tributary shown on CGHH Fig 11 (100m southwest of the site), within a shallow valley. A second tributary commences beneath University College School (150m southeast of the site), again on the Claygate Member/London Clay contact, again at an elevation of approximately 82m AOD, again in a shallow valley feature.

The location of these two tributaries, suggests the site is located near a groundwater divide. Hence the area of the catchment contributing to the tributary commencing on Langland Gardens is relatively small.

CGHH Fig 11 shows that there are five feeder tributaries to the southwest of Hampstead extending for a width of some 1.5km and their catchment is to the south of the River Fleet. The catchment area for the Langland Gardens and Frognal tributaries is likely to be approximately 40 hectares (800m wide, 500m long). Assuming a typical average recharge into the Claygate Member of no more than 250mm/yr, this would yield an annual groundwater contribution to the tributary of 100,000m<sup>3</sup>/yr, which equates on average to 3 l/s.

Whilst it is unknown whether these tributaries flow year round or just in winter months, clearly a flow of typically 3l/s is fairly minimal, especially if dispersed along a wide seepage horizon.

#### Site Investigations

A site investigation was completed in the garden to No 40 Frognal Lane in July 2011. This comprised two boreholes to 18m in depth with a standpipe installed in one of these (BH1).

In December 2013, two window samplers were sunk in the No 38 forecourt to a depth of 6.0m and standpipes installed in both of these (WS1 and WS2).

Data from both of these investigations are also included in Appendix 4, together with a location plan of the boreholes.

### 40 Frogna Lane

The two boreholes were at a level of +93.2m OD. Made ground was found to a depth of 0.9 to 1.3m with silty clay [Claygate Member] to a depth of 5.1 to 5.6m, overlying brown clay [weathered London Clay] with occasional pockets of sand to 7.8 to 8.6m, overlying stiff fissured dark grey clay [unweathered London Clay]. The Claygate Member is some 4.2-4.3m thick beneath the garden and its interface with the weathered London Clay is at approximately +87.56m at BH1.

A standpipe installed in BH1 recorded water at a depth of 3.9m and 2.9m in August and September 2011 respectively. Unfortunately the standpipe seal was not deep enough to fully seal out the overlying Made Ground (just below which a water strike was observed). It is therefore not possible to determine whether the two water levels relate to slow filling from leakage from the Made Ground or from deeper seepages (at 5.50m bgl) near the base of the Claygate Member. It is also unclear whether these water levels (the latest is the shallowest) are recording a continuing rise in groundwater levels yet to achieve a static water level or a seasonal increase in the static water level.

A rising head permeability test conducted on the Claygate Member in BH1 indicated that the Coefficient of Permeability  $k = 4.2 \times 10^{-7}$  m/s. However the casing depth of 1.00mbgl was insufficient to seal out the Made Ground and it seems likely this permeability test is at least partially reflecting the probable higher permeability of the saturated base of the Made Ground. Permeability values of  $10^{-7}$  m/s are known to have been reported elsewhere for these strata.

Two water samples were taken from BH1 and were tested for dissolved sulphate. These contained 180 mg/l for the water sample at 1.40m bgl and 240 mg/l sulphate for the sample at 5.0m bgl. These relatively high concentrations of sulphate indicate slow groundwater flow, as they demonstrate long residency times of the water in contact with sulphate bearing strata.

### 38 Frogna Lane

The investigation established that there is up to 0.9m of Made Ground along the western boundary overlying the Claygate Member. The top of the London Clay was not found and is therefore lower than +85m OD.

This is consistent with the geological maps showing the base of the Claygate Member to be at a ground elevation of approximately +82m to +83m within 100 to 200m west of the site.

### Groundwater Level Monitoring

The groundwater readings were taken on two subsequent occasions and the results are tabulated below. There is a consistency across the three standpipes, with water levels all between approximately 1-3m bgl.

### Standpipe Readings

Location	Grd Level OD	05.08.11		20.09.11		18.12.13		23.01.14		21.04.15	
		Depth BGL	OD	Depth BGL	OD	Depth BGL	OD	Depth BGL	OD	Depth BGL	OD
BH1 [No 40]	+93.2m	3.9m	+89.3m	2.9m	+90.3m					Grass re-turfed, standpipe lost	
WS2 [East]	+90.9m					2.0m	+88.9m	0.8m	+90.1m	1.6m	+89.3m
WS1 [West]	+90.8m					2.8m	+88.0m	1.5m	+89.3m	2.3m	+88.5m
Difference across site							0.9m		0.8m		0.8m
Difference BH1 to WS2			BH1 Av=	+89.8m			0.9m		-0.3m		0.5m

When the standpipes were dipped in April 2015, the grass to No 40 had been re-turfed and the BH1 standpipe was lost.

The two trends that can be discerned are:

- There are seasonal variations to the depth of the phreatic surface; and
- Based on WS1 and WS2 and an interpolation of BH1, the phreatic surface has an approximate gradient which is half that of the topography.

### Seasonal Variation



The difference in water levels between January 2014 and April 2015 for both window samplers is a lowering of 0.8m. This confirms groundwater flow to be occurring and groundwater to leave the site after a period of rainfall recharge. Early 2014 was one of the wettest periods on record.

It is less certain whether the rise between December 2013 to January 2014 relates to rainfall recharge or groundwater level re-stabilisation after drilling, or a combination of both. January-February 2014 is known however to have been a period of extremely high groundwater levels in southern England, and therefore can be considered to be close to the highest elevation likely to be observed on site

#### *Phreatic Surface Gradient*

As shown on 10998/SI/01 in Appendix 4, the latest groundwater level readings for each of the three standpipes (Sept 2011 for BH1, and Apr 2015 for WS1 and WS2), allows the groundwater levels to be triangulated as a first approximation of the phreatic surface and direction of flow; albeit for water levels taken in different years at different times of year. These show the groundwater flow direction to be towards the west-north-west, indicating the groundwater flow beneath the site passes beneath No 38 and Froggnal Lane.

The calculated hydraulic gradient is  $5 \times 10^{-2}$  (1 in 20). This is very steep for a hydraulic gradient and confirms both the low permeability of the strata as well as the perching of the water body on the underlying London Clay.

The Sept 2011 groundwater level may well not reflect the final rest groundwater level in BH1 nor the seasonal high. Assuming the Apr 2015 equivalent groundwater level at BH1 is at a greater altitude would increase the hydraulic gradient and re-orientate the groundwater flow direction slightly further northwards. The lack of an Apr 2015 groundwater level at BH1 is not substantive however in understanding groundwater flow beneath the site.

#### *Groundwater Throughflow Estimation*

The groundwater throughflow beneath the site can be calculated using Darcy's Law  $Q = A \times k \times i$ , where

A = the cross-sectional area of the section being considered,

k = hydraulic conductivity =  $4 \times 10^{-7}$  m/s

i = hydraulic gradient =  $5 \times 10^{-2}$

The Claygate Member thickness is 4m. The width of the site is 45m and that of the pool perpendicular to the groundwater flow direction is 24m. The existing house extends 1m into the Claygate Member for a width of 18m. This gives the following estimations of groundwater flow

Whole Site:  $Q = 4 \times 45 \times 4 \times 10^{-7} \times 5 \times 10^{-2} = 3.6 \times 10^{-3}$  l/s.

House:  $Q = 1 \times 18 \times 4 \times 10^{-7} \times 5 \times 10^{-2} = 3.6 \times 10^{-4}$  l/s

Pool:  $Q = 4 \times 24 \times 4 \times 10^{-7} \times 5 \times 10^{-2} = 1.9 \times 10^{-3}$  l/s

A flow of  $2 \times 10^{-3}$  l/s is less than 200 l/day or  $0.2\text{m}^3$  daily average; this is very little water.

### **3.4 Stage 4 Impact Assessment**

#### Ground Water Abstractions

Given the low permeability and restricted saturated thickness, the Claygate Member in this part of Hampstead is not considered a viable continuous source of water supply.

There are no records of any licenced groundwater abstractions in the vicinity of No 40.

#### Foundations within the Water Table

Groundwater levels across the site are typically +90.0m at the northern end of the proposed pool area, rising to 90.3m at the southern end of the proposed pool area, but can be expected to rise a further 0.8m higher than this, based upon groundwater responses observed at No.38.

The pool excavation is at + 86.0m and pool surround is at + 88.0m. Both of these are below the anticipated water table.

Appropriate construction techniques are discussed in Appendix 1. These will be exclusion (cut-off) techniques (given the surface of the underlying weathered London Clay is estimated to be at 87.5m), combined with internal temporary dewatering (pumping) techniques as necessary.

#### Groundwater Flow Obstructions

The affected throughflow from the pool construction is less than 0.2m<sup>3</sup> average daily. This will be diverted around the outside of the pool sides to re-converge downstream. The water balance of the groundwater catchments feeding the river tributaries will not alter due to the pool construction, as the waters presently passing beneath the site will not be discharged from the catchment. The flow will remain in the same catchment and the tributaries base flow will remain the same.

The proposed pool will impact on the level of the groundwater table locally, raising the free surface on the upstream side and depressing it on the downstream side. The magnitude of the groundwater level changes due to construction of the impermeable basement pool is difficult to quantify. Experience in similar strata suggests these changes will be of the order of 0.2 -0.8m. On the upstream side, the pool may impact on the existing lower ground floor to No 40 and this may need tanking. Conversely on the downstream side, any lowering of the phreatic surface should have ceased before No 38.

#### Impervious Area

The pool is set down below the garden and will have 1.0m soil cover to its lid; consequently the pool will not have any impact on the impervious area, with infiltrating rainfall passing through the soil zone into the surrounding Made Ground and from there into the underlying Claygate Member.

SUDs techniques will be adopted to minimise and where possible reduce the rate of discharge to the existing drainage network.

#### Mitigation of Groundwater Flow Impacts

The impermeable box around the pool will impede the small groundwater flow (0.004 l/s) presently passing beneath the site. This will result in groundwater levels rising up-gradient of the site and lowering down-gradient of the site. The distance over which this may occur is difficult to predict without numerical modelling, but previous experience is that these will be local to the basement. The consequences of the groundwater level alterations may be to induce localised ground settlement.

Accordingly it is proposed to place a coarse granular drain outside of the construction phase cut-offs and completed impermeable box, to route groundwater around the basement/pool, and back into the surrounding strata.

#### Ongoing Monitoring

Standpipe readings have been taken on five occasions and give a reasonable indication of the seasonal range of the groundwater table level, given the low permeability nature of the Claygate Member and the timing of measurements during the January 2014 exceptional wet period.

Given the precautionary approach being taken in terms of groundwater flow truncation and mitigation, it is not considered that further monitoring is required and that there are sufficient data to make an informed assessment.

It is recognised however that the quality of the data would be improved with further monitoring prior to the works commencing on site, particularly in defining the winter groundwater level maxima.

### 3.5 Hydrogeology Summary

- There are no records of any water abstractions from the Claygate Member in the vicinity of the site;
- The pool will extend into the groundwater table and the construction techniques will have to take cognisance of this;
- The pool will have minimal effect on the regional ground water regime particularly with respect to the catchment of nearby watercourses;
- A high permeability drainage material will be placed outside of the cut-offs and constructed impermeable basement, to route groundwater flows from the up-gradient side to the down-gradient side, thereby maintaining pre-development groundwater flows and groundwater levels around the site and preventing local alterations to groundwater levels.

## 4 GROUND STABILITY

### 4.1 Stage 1 Screening

Stab 1. CGHH Fig 16, Slope Angle Map, shows that the existing slopes on this part of Hampstead are less than 7° [1 in 8]. The site location plan in Appendix 3 shows that Frognal Lane has a gradient of 1 in 10 to the west in front of the No 38.

Stab 2. There will be no significant remodelling of the slopes

Stab 3. There are no steep slopes in the vicinity and 1:25,000 OS Explorer Map shows that the 5m contours in this part of Hampstead are spaced at a minimum of 50m giving a gradient of 1 in 10

Stab 4. The site is a reasonably level plateau and 1:25,000 OS Explorer Map shows that the 5m contours in this part of Hampstead are spaced at a minimum of 50m giving a gradient of 1 in 10

Stab 5. London Clay does not outcrop on the site; it is over 5m deep.

Stab 6. Mature trees along the southern and western boundaries will remain. No trees will be removed.

Stab 7. No signs of movement in the original house.

Stab 8. CGHH Fig 11, Watercourses, shows that the nearest watercourse is the head of a tributary of the River Westbourne in Langland Gardens which is over 100m from the site.

Stab 9. CGHH Fig 16 does not record any worked ground to this part of Hampstead.

Stab 10A CGHH Fig 8 shows the site is founded on a Secondary A Aquifer

Stab 10B Water will collect to the base of the Claygate Member and particularly under wet winter conditions this will rise above the proposed pool and its surround.

Stab 11. The site is 0.75km to the south of Whitestone Pond as the nearest Hampstead pond

Stab 12. The proposed pool is more than 10m away from Frognal Lane.

Stab 13. The pool is 6m from No 38 Frognal Lane. The pool excavation is at +86m and so will be 4m below the foundations to No 38.

Stab 14. The Northern Line tunnels are beneath Hampstead High Street to the east of the site.

#### 4.2 Stage 2 Scoping

- The site is on a Secondary A aquifer
- The pool excavation is within 6m of No 38 Frognal Lane and is 4m deeper.

#### 4.3 Stage 3 Study and Site Investigation

##### Survey of Houses

There were no signs of any significant movement in No 40; the category of cracking to the Burland Scale would be Class 0.

There were no signs of any significant movement in No 38 the category of cracking to the Burland Scale would be Class 1.

##### Land Stability

Both the site walkover and the records in the CGHHS show that there are no problems of land stability in the vicinity of the site. There were no signs of any slippage to the slope and the mature trees are vertical.

##### Site Investigation

Details of the soil profile established during the site investigations are given in Appendix 3. There is 1.3m of made ground overlying the Claygate Member which extends to at least 5.1 in depth overlying weathered London Clay.

The Claygate Member has a firm consistency. The house is currently founded in the Claygate Member. The pool will be founded in the London Clay.

#### 4.4 Stage 4 Impact Assessment

##### Condition of the Houses

No 40 is robust and free from any significant distortions or cracks; it will be able to accommodate the construction of the proposed staircase link, but tanking may be required along the western side to guard against any upstream water table rises with the construction of the pool.

No 38 is also robust and free from any significant distortions or cracks;

##### Slope Gradients and Land Stability

There is no evidence of any slope instability.

##### Trees

The mature trees along the western boundary are being maintained and whilst there may be some marginal impact on their root bowls, this will not affect the stability of the ground.

##### Groundwater

Water table levels and groundwater flow are considered in 3.4. Under winter conditions, the water table will rise above the level of both the pool and surround and these should be designed for hydrostatic and buoyancy loadings.

Depending on the timing of the construction works, excavation beneath the water table will need to be considered. There are established techniques for such construction and these are discussed further in Appendix 1.

Whilst spring lines tend to cause local stability problems, these are too remote to be of concern.

#### Stability of No 38 Frogna Lane

The swimming pool will be excavated to +86.0m OD. Assuming that the foundations to No 38 extend 0.9m below ground level to a depth of +90m, the pool will hence be 4m lower.

The contiguous piled wall will be designed to resist the lateral loads of the excavation and ensure that there is no ground movement beneath the foundations to No 38. Sensibly as part of the Party Wall Notice, a trial pit should be taken down beside the foundations to No 38 to verify their precise depth and whether they could be a surcharge load that needs to be included in the pile design.

#### **4.5 Stability Summary**

- The pool should be designed for buoyancy loads with excavation being undertaken beneath the water table.
- Contiguous piles will be used to ensure that the pool does not impact on No 38 Frogna Lane. The depth of No 38 foundations is should be investigated as part of the Party Wall Notices to establish whether these need to be included in the pile design

### **5 SURFACE FLOW AND FLOODING**

#### **5.1 Stage 1 Screening**

Flood 1. The site is not within Hampstead Ponds Catchment

Flood 2. There will not be any material changes in surface water flows to Frogna Lane. The forecourt will remain as a gravel surface to give a permeable surface with the roofs discharging to the surface water drains as at present.

Flood 3. There is no increase in the impervious area.

Flood 4. There will be no changes in flow rate onto neighbouring land

Flood 5. There will be no changes in quality of water discharge

Flood 6. Floods in Camden [2003] records that Frogna Gardens flooded in 1975 and Chesterford Gardens in 2002.

CGHH Fig 15, Flood Map, also shows that Frogna flooded in 2002, but this is not listed in Floods in Camden

Flood 6A The Surface Water Management Plan, 2013, Fig 3.1 shows that LFRZ 3015, Frogna is located to the east of the site

#### **5.2 Stage 2 Scoping**

- Possible issue with the site located to the side of a Local Flood Risk Zone.

#### **5.3 Stage 3 Study and Site Investigation**

##### Frogna LFRZ 3015

The Surface Water Management Plan 2013 defines a Local Flood Risk Zone, LFRZ 3015 to the east and north of the site encompassing Frogna, Frogna Gardens and Windmill Hill. The concern is surface water flooding and sewer capacity problems which caused water to collect behind the railway cutting to the south. This may have been partly resolved by the Sumatra Road Scheme implemented by Thames Water. This

scheme provides underground storage of storm water which is held before delayed discharge into the combined sewer network.

#### **5.4 Stage 4 Impact Assessment**

##### Frognal LFRZ 3015

Frognal Lane is adjacent to Frognal LFRZ.

The flooding records point to the higher ground to the north, as represented by Frognal Gardens and Chesterford Gardens, as being liable to flood. Any surface water flowing down Chesterford Gardens will be below the site.

There may be some side flow from Frognal along Frognal Lane, but this will continue down the slope of Frognal Lane, rather than collecting at the shared access to No 40.

The pool is more than 10m from the road and will be in a waterproof box. As good detailing, the two sky lights to the pool should be taken up as water resilient construction for a freeboard of 0.3m above the garden level. This will ensure that any surface flooding does not impact on the pool. The clerestory light is just above the level difference with the western boundary to No 38 and the levels of the surrounding area can be landscaped to ensure that water is not trapped at this location.

#### **5.5 Flooding Summary**

- Whilst the site is adjacent to a Local Flood Risk Zone, there are no indications that any surface water flows along the road frontage would impact on the pool.

### **6 ADDITIONAL IMPACT ASSESSMENTS**

#### **6.1 Sustainability Amenity and Landscape**

The application meets all the relevant requirements of current policy and no untoward impact is expected in these categories.

#### **6.2 Lightwells**

There are two skylights within the garden and a clerestory window along the western side. These are not visible from the road and have minimal impact.

#### **6.3 Tree Protection**

The magnolia tree and the two trees along the western boundary are to remain. The magnolia tree is 3m clear of the pool and the northern of the western boundary trees is 5m clear.

Tree protection measures will be included to protect the canopy of the trees and their roots.

#### **6.4 Third Party Considerations and Impact on Neighbours**

The rear gardens to the surrounding properties act as a buffer and there will be no significant impact on these.

## 6.5 Cumulative Impacts

The environmental setting is such that the impacts of the proposed scheme are minimal and as such there is no cumulative impact.

## 7 SUMMARY

The site is found on the Claygate Member with the pool extending down into the London Clay below. The pool will be constructed as a contiguous or secant piled box. This will ensure that there is minimal movement in the surrounding ground and in particular the foundations to No 38 Frognal Lane are not affected.

The groundwater throughflow obstructed by the pool has a daily average of less than  $0.2\text{m}^3/\text{day}$ , and is too small and too remote to impact on the catchments areas or flow in the river tributaries down slope of the site.

The pool will affect the groundwater table immediately around it. A high permeability drainage material will be placed outside of the cut-offs and constructed impermeable basement, to route groundwater flows from the up-gradient side to the down-gradient side, thereby maintaining pre-development groundwater flows and groundwater levels around the site and preventing local alterations to groundwater levels

The basement box should be designed for hydrostatic and buoyancy loadings. The excavation of the proposed pool will use established techniques; during wet winter months, techniques dealing with construction beneath the water table will be required. Depending on the level of the foundations to No 38, these may generate a loading case on the pool perimeter piles and a trial pit will be required to verify whether the foundations are so shallow that such a design loading occurs.

There are no problems of ground stability or surface water flooding and this means that there are no concerns with the environmental setting of the site.

There is nothing in this BIA to suggest that the construction of the proposed basement and swimming pool will have a detrimental impact on the site, neighbouring sites or natural environment.

Appendix 1      Construction Techniques



### Construction below the Water Table

Construction below the water table is a common civil engineering requirement and there are a number of techniques available to achieve this. The two common methods are:

- i. Exclusion using a cofferdam solution;
- ii. Groundwater lowering using pumps.

These methods are not exclusive and a hybrid of both is often used. It needs to be recognised that de-watering by pumping can lead to ground settlement.

The cross section of the pool is 23m, extending below the Claygate Member into the London Clay.

Whist the water table will extend up to 3m above the London Clay, the anticipated groundwater throughflow is so small that this can easily be accommodated by pumping.

With the piles founded in the underlying London Clay as a cut off, a solution would be to install sumps on the inside of the excavation with pumps used to control the seepage through the joints between the contiguous piles. The pumps would be controlling water seeping into the excavation and would not be used to lower the water table.

The excavation would be taken down within the contiguous piles to below the base of the Claygate Member and the upper sections of the liner wall completed to give an impervious construction with a cut off into the London Clay. To minimise the impact of the obstruction to the ground water throughflow, a granular drainage layer will be installed around the outside of the piled wall once the upper liner wall is completed.

Sensibly the works should be programmed in the drier summer months when the water table is lower anyway.

A construction variation could be to construct a secant piled wall which would more expensive but which would only require minimal pumping and would allow the liner wall to be constructed as a single element.

Appendix 2      Chartered Geologist's Review and Endorsement



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Mr N Train  
Train and Kemp (Consulting Engineers) LLP  
10 Kennington Park Place  
London  
SE11 4AS

GWP Report No: 150902

Our ref: nt040915 final.docx  
Your ref:

07 September 2015

Dear Mr Train

#### **40 Frogna Lane Basement Impact Assessment**

Please accept this letter as my formal endorsement of the section on addressing Groundwater Flow matters, contained in the report "Basement Impact Assessment for the basement extension of 40 Frogna Lane, London NW3 6PP".

For the avoidance of doubt to third parties, I have co-authored the Groundwater Flow components of the BIA, having reviewed and amended an earlier draft version (v.0) prepared by Train and Kemp.

My qualifications to undertake this work are as follows:

- BSc (Hons) in Geology Class 2.i,
- MSc in Hydrogeology and Groundwater Resources;
- Fellow of the Geological Society of London (FGS);
- Chartered Geologist (C.Geol);
- European Geologist (EurGeol)
- Chartered Member of the Chartered Institute of Water and Environmental Management (MCIWEM C.WEM).

I am a practising Hydrogeologist and have more than 25 years of experience in groundwater matters.

I have reviewed the public domain geological and topographic maps as well as the site specific ground investigation data for the site. This information confirms the site to be located in a shallow valley depression on the Claygate Member of the London Clay, a moderately low permeability deposit, generally considered to be capable of supporting slow groundwater flow.

It is possible the Claygate Member provides a groundwater baseflow contribution to the tributaries of the River Westbourne, reported to commence some 100m west and 150m east of the site, both at locations with an elevation of 82-83mAOD and close to the reported contact of the Claygate Member and the underlying London Clay.

The 2 No. cable percussion boreholes on the development site and 2 No. window samplers at the adjacent property describe encountering up to 1.30m thickness of Made Ground overlying silty clay to a depth of 5m, underlain by stiff brown fissured clay with occasional sand to a depth of 8m. The Made Ground is described as shingle, brick rubble with some clay. The unweathered London Clay is identifiable at approximately 8.0m depth.

Water strikes were observed in all boreholes during drilling. These were typically near the base of the Made Ground, but also observed near the base of the root zone (approximately 2-3m depth) in the underlying strata, and at greater depth (5-6m) immediately above the stiff brown clay.

A Rising Head Test was undertaken on one borehole, giving an estimated permeability of  $4.18 \times 10^{-7}$  m/s. This permeability value is a little high for the Claygate Member, and might be due to the contribution of the connected Made Ground, but I am aware of permeabilities of  $10^{-7}$  m/s reported for this strata type elsewhere.

Standpipes were installed in 3 of the boreholes, although for 2 boreholes the elevations of the seals continued to allow hydraulic connection from the overlying Made Ground. Monitoring of water levels over the following two weeks of each investigation (Aug-Sep 2011 and Dec 2013-Jan 2014) as well as more recently (Apr 2015) show water levels typically 1-3m depth (approximately 89.5 – 90.5mAOD) across the development site.

My interpretation of the above ground investigation and subsequent monitoring is that the Claygate Member is partially saturated and does contain groundwater, albeit within a relatively low permeability stratum. A steep hydraulic gradient (approximately  $5 \times 10^{-2}$ ) exists across the site, indicating groundwater flow occurs to the west-north-west, and confirming both limited permeability and perching of water on the underlying London Clay.

These groundwater flows are however very small and very slow. Using the above hydraulic gradient and permeability, and assuming a saturated thickness of 4m and cross-sectional width of 25m, the flows can be estimated at 0.002 l/s (*i.e.* 0.18 m<sup>3</sup>/d). This quantity of flow is best described as seepage.

The extent to which these seepages are ephemeral or year round is unclear. The groundwater monitoring clearly shows evidence of rainfall recharge replenishing the strata, and the strata do not appear to become entirely dry during the summer months.

It is understood the proposed basement pool extension will consist of a concrete box, approximately 5m wide by 25m long, with an excavation depth of up to 5.0m (88.17mAOD). This excavation will therefore pass through the Made Ground and into the Claygate Member beneath, and at its deepest may be below the top of the weathered London Clay (87.57mAOD) in places. With groundwater levels measured on the site ranging between 89.5-90.5mAOD, the basement will be partially below the groundwater table.

It is understood the construction methods of the basement are likely to include sheet piling, coffer dams and/or concrete piles to ensure the stability of the ground given the close proximity to properties on either side of the proposed excavation. These impermeable structures, as well as the constructed basement concrete box, are likely to act as barriers to the groundwater flowing within the shallowest 5.0m of strata, including therefore the Claygate Member and Made Ground.

Therefore, there is the potential to reduce groundwater flow across the site resulting in groundwater level rise on the up-gradient (east) side of the basement and lower groundwater levels on the down gradient (west) side.

It is understood the construction design includes for the placement of a coarse granular fill material outside of the cut-offs/construction box, to a depth of 0.5m below the monitored summer groundwater levels. The effect of this drainage medium will be to intercept existing groundwater flows and route them around the structure, allowing them to re-infiltrate into the strata on the down-gradient side. This is considered to be an adequate mitigation measure to prevent groundwater level and flow alteration both locally, and more regionally to maintain any baseflows to local water courses.

The Basement Impact Assessment does, in my opinion, correctly characterise the site geology and hydrogeology, identify the potential for minor impacts, the scale of these impacts and how these can be mitigated in the construction methods and basement design. It is my opinion that the groundwater sections of the Basement Impact Assessment are fit-for-purpose.

I would recommend re-commencing groundwater level monitoring to further inform the depth to which granular material should be placed outside of the cut-off box. This will ensure groundwater flow re-routing from the up hydraulic gradient to the down gradient side. We would anticipate such additional monitoring would form part of an approved Planning Condition.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Clive Carpenter', written in a cursive style.

Clive Carpenter  
BSc (Hons) MSc FGS CGeol MICWEM EurGeol AMAE

Chief Hydrogeologist and Equity Partner