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Project: 42 Caversham Road
London, NW5 2DS

NMA: 1217

Purpose: Basement Impact Assessment Audit Response

Date: 25/09/2015

BIA Audit Response



BIA Audit Response

1. Introduction

This report has been prepared in response to the BIA Audit Review Letter received from Camden Planning Department in relation to the proposed development at 42 Caversham Road.

Please refer to the completed Audit Checklist and see below for the items where additional information/documents requested are provided by Norton Mayfield Architects.

2. ITEM 1

Description of proposed development:

There is currently an 11-unit residential building on the site.
The planning application seeks approval for the following:

- Demolition of the existing building (approx. 825 sq. m GEA).
- Erection of a new development of 18 residential apartments ranging from 1 to 3 bedroom units, set over 6 storeys (approx. 1785 sq. m GEA), including a basement across the majority of the site.

3. ITEM 2

Please refer to Location Plan, ref: 1217-NMP-XX-ZZ-DR-B-00001, submitted alongside this report.

4. ITEM 3

Please refer to Block Plan, ref: 1217-NMP-XX-05-DR-A-00101, submitted alongside this report.

5. ITEM 6

Please refer to the proposed plans and sections, refs: 1217-NMP-XX-B1-DR-A-00100 and 1217-NMP-XX-ZZ-DR-A-00301 to 304, submitted alongside this report.

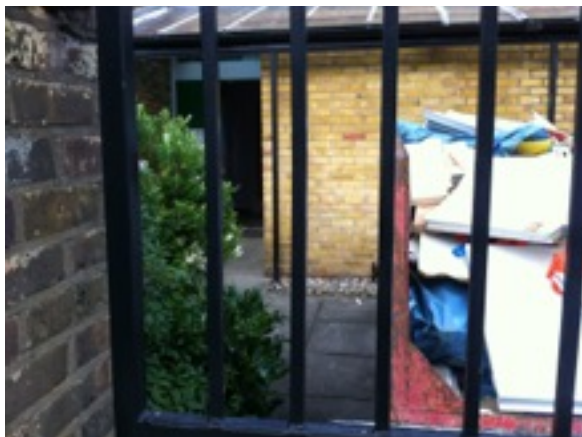
6. ITEM 11

Please refer to Appendix A for Community Consultation Event comments log.

7. ITEM 20

In addition to the evidence provided in the BIA and Ground Investigation Report produced by GEA, we confirm there will be no adverse impact on drainage or run-off and no damage to the water environment.

The existing site is near 100% built on or hard-standing. Please refer to photos of the existing site, below, and Existing Ground Floor Plan, ref: 1217-NMP-XX-00-DR-B-00100, submitted alongside this report.



As shown in the Ground Investigation Report the ground conditions at basement level are clay and so there is no opportunity to have free drainage ground.

The proposed scheme includes a number of green roofs and planters which will reduce the volume of run off. Please refer to Proposed Basement, Ground, First and Second Floor plans to see areas of these green spaces, refs: 1217-NMP-XX-B1-DR-A-00100, 1217-NMP-XX-00-DR-A-00100, 1217-NMP-XX-01-DR-A-00100, 1217-NMP-XX-02-DR-A-00100.

The rainwater collected on site will go through an attenuation tank first to reduce peak runoff into mains sewers.

Appendix A

Community Consultation Event

Date of Event: 6th November 2014

Time of Event: 4-7pm

No. of invitations sent out: 150

No. of attendees: 2

Comments

Gillian Tindall

“Decent proportions and use of available space on a tricky site. Not greedy. But I don’t much like the ground and 1st floor front balcony projections, which I think may end up looking like a giant front porch and thus creating an odd impression of the facade’s true proportions - like a not-quite-to-scale dolls house.”

Marie Crean

“Good.”