

70 Elsworthy Road – Summary of Response to Campbell Reith’s Independent Basement Impact Assessment Audit

Following the submission of an application at 70 Elsworthy Road (Ref: 2015/4684/P) which proposed provision of a new domestic basement, an independent audit of the submitted Basement Impact Assessment, Ground Movement Assessment (both prepared by GEA) and the Structural Engineering and Subterranean Construction Method Statement (prepared by Elliott Wood) was undertaken by Campbell Reith at the request of Camden Council.

The results of this audit were provided in a report dated 6 November 2015. A number of queries were raised and clarifications requested.

As such, each of the previously submitted documents have been updated to clarify and make clear the additional information being requested.

For ease of reference, the schedule below highlights each of the queries raised and notes in which of the revised documents this information is provided. This schedule is based upon the non-technical summary of Campbell Reith’s audit.

| Item | Matter | Response Provided |
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| 1.1 | - Introductory text, no substantive comments | N/A, no substantive response required |
| 1.2 | - Confirmation that BIA has been carried in accordance with Camden’s terms of reference, no substantive comments | N/A, no substantive response required |
| 1.3 | - Confirmation that Campbell Reith accessed documents via the online portal, no substantive comments | N/A, no substantive response required |
| 1.4 | - Confirmation that BIA has been prepared in accordance with CPG4, no substantive comments | N/A, no substantive response required |
| 1.5 | - Confirmation that authorship of BIA is compliant, no substantive comments | N/A, no substantive response required |
| 1.6 | - Further clarity required regarding the qualifications of author of the Ground Movement Assessment | - Please see GEA’s updated report |
| 1.7 | - Within the screening section, request for further maps, plans, references and justification for responses | - Please see GEA’s updated report |
| 1.8 | - Discrepancies between summary and body of report re: soil descriptions | - Please see GEA’s updated report |
| 1.9 | - Discrepancies between summary and body of report re: groundwater levels | - Please see GEA’s updated report |
| 1.10 | - Request for long-term groundwater monitoring | - Please see GEA’s updated report. |

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| 1.11 | - Confirmation of situation re: foundation depths, no substantive comments | N/A, no substantive response required |
| 1.12 | - Clarification of tree protection zones for trees in neighbouring gardens | - This matter is addressed within the Arboriculture Report that has been previously submitted. |
| 1.13 | - Confirmation of whether or not a flood risk assessment is required | - An additional Flood Risk Assessment has been prepared and is appended within GEA's updated statement. - This has also been referenced within Elliott's Wood's updated report. |
| 1.14 | - Confirmation of situation re: surface water flows, no substantive comments | N/A, no substantive response required |
| 1.15 | - Potential for inflows from sand lenses or fissures and response to address this if these are present | - Reference made with Elliott Wood's update report, sump pumping referenced at Sections 7.2 and 11.2 |
| 1.16 | - Lack of reference to the Construction Method Statement within the BIA | - GEA report has been updated to make clear that the reports cross-reference |
| 1.17 | - Clarity on whether or not a void former will be adopted below the basement slab | - Confirmed that no void former is proposed with a raft with tension piles adopted. - This is reference across all updated reports now submitted. |
| 1.18 | - Request for calculations for the design of basement walls and underpinning of the mews building | - Preliminary calculations now appended to Elliott Wood's updated report. |
| 1.19 | - Confirmation that Ground Movement Assessment meets overall requirements, no substantive comments | N/A, no substantive response required |
| 1.20 | - Request for fuller audit to support the Ground Movement Assessment | - Please see GEA's updated report. |
| 1.21 | - Request for an outline work programme for the construction of the basement | - This has been included within Elliott Wood's updated report. |