

Basement Impact Assessment- Addendum 2 – Front Lightwell



Site | 57 Cotleigh Road
London
NW6 2NN

Client | Mr W McIntyre

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Our Ref | BIA/5013a Add 1

Chelmer Site Investigation Laboratories Ltd

Unit 15 East Hanningfield Industrial Estate, Old Church Road, East Hanningfield, Essex CM3 8AB
Essex: 01245 400930 | London: 0203 67409136 | info@siteinvestigations.co.uk | www.siteinvestigations.com

1.0 PREAMBLE

- 1.1 This Addendum No.2 should be read in conjunction with our Basement Impact Assessment (BIA) report, Ref: BIA5016 dated 16th March 2015, and Addendum No.1 to that BIA report, Ref: BIA5016a, dated 28th July 2015.
- 1.2 It is now proposed to extend the proposed basement beneath the front bay, and to add a small lightwell alongside the front bay to provide light and fresh air to the master bedroom's en-suite. This lightwell will be limited to the width of the outer face of the bay, and will be only about 1.1m deep (to just below the window cill level, scaled from the longitudinal section on DVM's Drg No.1859-04C). Drawings No's 1859-05C and 1859-06A are also affected by this revision. These changes are additional to the scope of the scheme described in Section 3 of our BIA.
- 1.3 All references in the original BIA to a lightwell refer exclusively to the rear lightwell.
- 1.4 In order to comply with the July 2015 version of London Borough of Camden's (LBC's) guidance document CPG4 'Basements and Lightwells', a section has been included regarding the evidence of relevance to this site in the Camden Strategic Flood Risk Assessment (SFRA).

2.0 CAMDEN SFRA

- 2.1 Surface water flood modelling has been undertaken by URS as part of the Camden SFRA (published July 2014). An extract from their model is presented in Figure 9. This map identifies the same four levels of risk (high, medium, low and very low) as used in the Environment Agency's model, and shows a 'Very Low' risk of flooding for No.57 and most of Cotleigh Road. It should also be noted that this modelling does not show the same localized areas at a 'Low' risk of flooding from surface water that the Environment Agency's model showed in the lower part of the Cotleigh Road carriageway (see Figure 6 in our BIA report).
- 2.2 Figure 9 also shows that Cotleigh Road falls within Critical Drainage Area Group3_010. These CDAs include both the source areas of pluvial flood water as well as the Local Flood Risk Zones (ie: potential target areas). The flood maps suggest that No.57 is within a source area rather than a target area.
- 2.3 Thus, the latest flood modelling for the Camden SFRA confirms the Environment Agency's classification of 'Very Low' risk of surface water flooding for No.57's site, which is the lowest, national background category of flood risk. Most of the Cotleigh Road carriageway is also in the Very Low risk category.



Figure 9: Extract from Figure 3v of the Camden Strategic Flood Risk Assessment (SFRA) (URS, July 2014) showing risk of flooding from surface water.

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3.0 PROPOSED FRONT LIGHTWELL

- 3.1 Screening (Stage 1 of Camden CPG4): The following responses to the screening questions need to be amended to cover the inclusion of two, rather than one, lightwell in the scheme. Both lightwells will be in areas which are fully paved.
- Subterranean (groundwater) flow: Q4
 - Surface flow and flooding: Q3
- 3.2 The drain which currently runs through the inspection chamber in front of the front bay will have to be realigned below the basement and front lightwell. The side branch into that chamber appeared (on a photo provided by the client) to be subordinate, so probably serves only the gully by the 55/57 boundary, though a further check will be required to ensure that it is not a lateral drain serving other houses in this terrace.
- 3.3 Groundwater flow: The proposed front lightwell (depth = 1.1m + say 0.25m RC slab) will be less deep than the Made Ground (1.6m in BH1) so seepage through the lower part of the Made Ground would not be blocked by the lightwell.
- 3.4 Flood mitigation measures for the front lightwell should comprise construction of upstands on both sides of the lightwell, between the front wall of the house and the dwarf boundary wall.
- 3.5 All advice given in the BIA report concerning drainage from the rear lightwell applies equally to the proposed front lightwell.

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