

33 Harmood Street
London, NW1 8DW

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12336-69

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July 2016

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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 33 Harmood Street (planning reference 2016/0817/P). On the basis of the BIA, the basement was considered to fall within Category A as defined by the Terms of Reference, however, a review of the proposals identified potential impacts on surrounding structures and infrastructure.
- 1.2. The Audit reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBC's policies and technical procedures.
- 1.3. CampbellReith was able to access LBC's Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list.
- 1.4. The author of the BIA possesses the relevant qualifications required by CPG4.
- 1.5. The property to be developed comprises an end terrace two storey brick house with a single storey rear extension. This extension is to be replaced with a slightly larger one which has its ground floor and associated part garden area reduced in level by approximately 1 metre.
- 1.6. Although no intrusive soils investigation has been undertaken, it is anticipated that the site is founded in the London Clay formation.
- 1.7. It is accepted that an anticipated small increase in the area of impermeable paving/building footprint will have a negligible effect on groundwater and the quantity of water entering the existing sewer system, especially bearing in mind the sustainable drainage details proposed.
- 1.8. It is accepted that the property was unaffected by the 1975 and 2002 flood events and lies within Flood Zone 1.
- 1.9. It is accepted that there are no slope stability concerns, no known ponds, springlines or wells near the site and it is outside the Hampstead pond chain catchment area.
- 1.10. Very Slight damage (Burland Category 1) is predicted to be caused by underpinning of the extension's walls to the adjoining property, No 35, details of which will be agreed within the Party Wall Approval process.
- 1.11. It is accepted that no adverse impacts have been identified and it is unnecessary to carry out the impact assessment and review stages of the BIA process.

2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 27 May 2016 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 33 Harmood Street, London NW1 8DW, Camden Reference 2016/0817/P.
- 2.2. The Audit was carried out in accordance with the Terms of Reference set by LBC. It reviewed the Basement Impact Assessment for potential impact on land stability and local ground and surface water conditions arising from basement development.
- 2.3. A BIA is required for all planning applications with basements in Camden in general accordance with policies and technical procedures contained within
- Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners.
 - Camden Planning Guidance (CPG) 4: Basements and Lightwells.
 - Camden Development Policy (DP) 27: Basements and Lightwells.
 - Camden Development Policy (DP) 23: Water.
- 2.4. The BIA should demonstrate that schemes:
- a) maintain the structural stability of the building and neighbouring properties;
 - b) avoid adversely affecting drainage and run off or causing other damage to the water environment; and,
 - c) avoid cumulative impacts upon structural stability or the water environment in the local area
- and evaluate the impacts of the proposed basement considering the issues of hydrology, hydrogeology and land stability via the process described by the GSD and to make recommendations for the detailed design.
- 2.5. LBC's Audit Instruction described the planning proposal as *"Lowering of rear garden level associated with erection of replacement rear extension."*

The Audit Instruction also confirmed the proposal does not involve a listed building nor is it neighbour to a listed building.

2.6. CampbellReith accessed LBC's Planning Portal on 30 June 2016 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment Screening (BIA) by Taylor Whalley Spyra dated May 2016
- Existing and Proposed Plans and Sections comprising:

Drawing Nos 33HS/S101, S201, S202, S301, P101C, P201C, P202C, P301C, P302C.

By Belsize Architects

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	BIA Section 6.
Is data required by Cl.233 of the GSD presented?	Yes	
Does the description of the proposed development include all aspects of temporary and permanent works which might impact upon geology, hydrogeology and hydrology?	Yes	
Are suitable plan/maps included?	Yes	See BIA Appendices.
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	
Land Stability Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	See BIA Section 2.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	See BIA Section 3.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	See BIA Sections 4 and .5
Is a conceptual model presented?	No	
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	N/A	

Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	N/A	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	N/A	
Is factual ground investigation data provided?	Yes	See BIA Appendix D.
Is monitoring data presented?	No	
Is the ground investigation informed by a desk study?	No	
Has a site walkover been undertaken?	No	
Is the presence/absence of adjacent or nearby basements confirmed?	N/A	
Is a geotechnical interpretation presented?	No	
Does the geotechnical interpretation include information on retaining wall design?	N/A	
Are reports on other investigations required by screening and scoping presented?	N/A	
Are baseline conditions described, based on the GSD?	N/A	
Do the base line conditions consider adjacent or nearby basements?	N/A	
Is an Impact Assessment provided?	N/A	
Are estimates of ground movement and structural impact presented?	N/A	

Item	Yes/No/NA	Comment
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	N/A	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	N/A	
Has the need for monitoring during construction been considered?	N/A	
Have the residual (after mitigation) impacts been clearly identified?	N/A	
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	
Does report state that damage to surrounding buildings will be no worse than Burland Category 2?	Yes	Burland Damage Category 1.
Are non-technical summaries provided?	No	Although BIA easily understood.

4.0 DISCUSSION

- 4.1. The Basement Impact Assessment (BIA) has been produced by Taylor Whalley Spyra and the author possesses the relevant qualifications required by CPG4.
- 4.2. The property to be developed comprises an end terrace two storey brick house with a single storey rear extension. The extension, which is to be demolished and replaced, extends into the rear garden by 1.5 metres approximately. The floor level of the replacement extension will be reduced by approximately 1 metre. Beyond the new extension, the level of the rear garden is also reduced by the 1 metre to match before it then steps back up to its original level at the rear boundary with Collard Place.
- 4.3. A screening exercise has been undertaken which identifies that the site is underlain by the London Clay formation and that groundwater is likely to be found at significant depth.
- 4.4. The BIA has identified that there is a nominal increase in the area of impermeable paving/building footprint and it is accepted this will have negligible effect on groundwater and the quantity of rainwater entering the existing sewer system provided the attenuation chamber proposed to be introduced below the lower garden is installed together with the two below ground granular drainage channels.
- 4.5. It is accepted that Harmood Street is not in an area subject to flooding, nor are there any known ponds, springlines or wells in close vicinity to the site and the site is outside the Hampstead pond chain catchment area.
- 4.6. It is accepted that there are no slope stability concerns regarding the proposed development.
- 4.7. It is proposed to construct the lowered and enlarged extension by underpinning the rear wall of the property, its two boundary flank garden walls and the stepped rear garden wall using reinforced concrete pins in 1 metre bays. It is anticipated that Very Slight (Burland Damage Category 1) damage may be caused to the rear wall of No.35 Harmood Street and proposes that movement monitoring points be installed as part of the Party Wall Approval process. This is accepted and on the basis of the screening exercise, it is further accepted that it is unnecessary to carry out the impact assessment and review stages of the BIA process.

5.0 CONCLUSIONS

- 5.1. The author of the BIA possesses the relevant qualifications required by CPG4.
- 5.2. The property to be developed comprises an end terrace two storey brick house with a single storey rear extension. This extension is to be replaced with a slightly larger one which has its ground floor and associated part garden area reduced in level by approximately 1 metre.
- 5.3. Although no intrusive soils investigation has been undertaken, it is anticipated that the site is founded in the London Clay formation.
- 5.4. It is accepted that an anticipated small increase in the area of impermeable paving/building footprint will have a negligible effect on groundwater and the quantity of water entering the existing sewer system, especially bearing in mind the sustainable drainage details proposed.
- 5.5. It is accepted that the property was unaffected by the 1975 and 2002 flood events and lies within Flood Zone 1.
- 5.6. It is accepted that there are no slope stability concerns, no known ponds, springlines or wells near the site and it is outside the Hampstead pond chain catchment area.
- 5.7. Very Slight damage (Burland Category 1) is predicted to be caused by underpinning of the extension's walls to the adjoining property, No 35, details of which will be agreed within the Party Wall Approval process.
- 5.8. It is accepted that no adverse impacts have been identified and it is unnecessary to carry out the impact assessment and review stages of the BIA process.

Appendix 1: Residents' Consultation Comments

None

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents

None

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