

**Basement Development Statement in Respect of the Proposed
Lowered Floor Slab**

at

**The Lodge
10 Ladywell Court
22 East Heath Road
London
NW3 1AH**

Statement in Respect of Policy DP27

October 2016

Director **Simon Judd** BSc(Hons), Dip Arch, RIBA
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

judd. architecture ltd.

Chartered Architects

Introduction

We have been asked to prepare a Basement Development Statement in respect of the proposals involving the impact on surface flow and flooding, ground water flow and structural stability of the neighbouring and retained buildings. In particular we have been asked to reference Camden's adopted LDF Planning Policy DP27.

The aspects raised above are relative to the lowering of the internalised floor level within the existing dwelling.

The Proposals

In this application it is necessary to lower the existing ground floor datum in order that the new floor above does not become obtrusive.

In order to understand the implications please see the appended drawings that have been produced being:

147- 116 Site Layout Diagram
147- 117 Extent of Ground Excavation

A summary of the working area has deduced that the working zone is within the confined of the current building plan and such works will be contained within the 'made-up' ground area of the over-site belonging to the original construction. All works will be carried out internally relative to the existing building perimeter.

Drawing 147 117 shows the extent of the proposed excavation relative to the predicted base of foundation line which is appropriate to the domestic and garage block forms.

The area outside the current rear-facing door is set high relative to the access road and a stepping down of condition is evident.

All of these levels are in fact 'made-up' ground as the access road drops steeply down to meet East Heath Road. The terraced area aside the rear door has an external staircase link down to East Heath Road and beyond.

The ground area in question that is scheduled for excavation is contained within the perimeter of the existing foundations and such is mainly formed of building over-site. Such would need to be the case for the construction process of this and the adjacent buildings. The ground in question is not virgin or fertile soil bed able to contain water or subsoil habitats.

Drawing 147- 116 shows the area in plan form. The access road is topped in asphalt tarmac and such exists to the very edge of the garage and building structures. On the other side of the house a non-permeable, concrete/stone paved terrace exists with only very minor ornamental borders at certain edges.

Mansion blocks existing each side of the property in question which themselves form over-site and foundation conditions that contain and establish made-up ground by their own foundation treatments.

Director **Simon Judd** BSc(Hons), Dip Arch, RIBA
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

Registered in England No. 5411108

✉: 10 Tonbridge Road Barming Kent ME16 9NH

☎: 01622 726 7291 **E-mail:** simon@jas-ltd.com

www.jas-ltd.com

judd. architecture ltd.

Chartered Architects

The proposed excavation is followed by a mini-underpin exercise with a lowering of the ground by a maximum 1000mm including all necessary surface preparations. The actual settings for the new floor area are circa 750mm lower than existing including new substructures.

As a method of conventional underpinning will take place a 'hit and miss' technique will mean that sections of 1m widths at spaced intervals will suitably contain and provide support to the existing building foundations.

Statement

The described scheme does not cause harm to the built and natural environment and local amenity.

We also state that we do not see the proposal as inducing any cause of flood as the area is not subject to containment of surface water.

Furthermore we do not see the proposal as leading to any land instability as we are working in and around the current foundations and the eventual outcome will be of a more robust detail than currently exists.

The proposal is not directly adjacent to mature trees and surface foliage and therefore the ground is not subject to the feeding of protected mature growth.

In looking at what form of impact the scheme has on its surrounding we would ask the planning department to assess this particular proposal in the following way.

Stage 1 – Screening

Ground Water Flow

The site location is directly beneath building foundations and is mainly a made up over-site condition. It is also set high relative to the topography of Hampstead. The water table is set far lower than the datum of the excavation and therefore we do not envisage any affects on the ground water flow.

Surface water has not been able to collect within the confines of the site as the non-permeable surface adjacent has constantly collected the rainfall and distributed such to established surface water drainage networks or East Heath Road.

The excavated area will become non-porous however the area is not currently subject to water collection. We can therefore classify no alteration to the current condition. The surface water will continue to drain across the site as it currently does.

Land Stability

The site is contained with consistent levels and there is no anticipated risk of movement relative to the excavation in question.

Furthermore the mini underpinning construction will retain all exterior walls and strata in position and such will remain un-affected by the proposal.

Director **Simon Judd** BSc(Hons), Dip Arch, RIBA
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

judd. architecture ltd.

Chartered Architects

The affects of the proposal can only add further stability to the current condition as in the case of conventional underpinning.

Surface Flow & Flooding

As mentioned above the surface water movement is across and around the site in this particular location and the water table is sufficiently low so that flooding in this location and the adjacent buildings is not considered to be an issue of concern.

Conclusion

The particular location for this project offers no risk to adjacent buildings and structures and as the site is at a high point, the location in question is always drained of its surface water. The fact that the actual excavation zone will now remain dry does not change the existing conditions relative to ground water flow, land stability and surface water flow.

Director **Simon Judd** BSc(Hons), Dip Arch, RIBA
Consultants: Eur Ing, **Anthony Judd**, C Eng, F I Mech E, FCIBSE, ACI Arb, M Cons E. **Peter Judd**, MSc, B Eng(Hons), C Eng MIEE, MCIBSE.

Registered in England No. 5411108
✉: 10 Tonbridge Road Barming Kent ME16 9NH
☎: 01622 726 7291 **E-mail:** simon@jas-ltd.com
www.jas-ltd.com