

44 Downshire Hill  
London, NW3 1NU

Basement Impact Assessment  
Audit

For

London Borough of Camden

Project Number: 12466-16

Revision: F1

December 2016

Campbell Reith Hill LLP  
Friars Bridge Court  
41-45 Blackfriars Road  
London  
SE1 8NZ

T: +44 (0)20 7340 1700  
F: +44 (0)20 7340 1777  
E: [london@campbellreith.com](mailto:london@campbellreith.com)  
W: [www.campbellreith.com](http://www.campbellreith.com)

### Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	November 2016	Comment	AJMav-12466-16-181116-44 Downshire Hill-D1.doc	A Marlow	G Harper	G Kite
F1	December 2016	Final	AJMav-12466-16-221216-44 Downshire Hill-F1.doc	A Marlow	G Kite	G Kite

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### Document Details

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Author	A Marlow, BSC CEng MIStructE FConsE
Project Partner	E M Brown, BSc MSc CGeol FGS
Project Number	12466-16
Project Name	44 Downshire Hill
Planning Reference	2016/3204/P

**Contents**

1.0 Non-technical summary ..... 1  
2.0 Introduction ..... 3  
3.0 Basement Impact Assessment Audit Check List ..... 5  
4.0 Discussion ..... 8  
5.0 Conclusions ..... 10

**Appendix**

- Appendix 1: Residents’ Consultation Comments
- Appendix 2: Audit Query Tracker
- Appendix 3: Supplementary Supporting Documents

## 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 44 Downshire Hill (planning reference 2016/3204/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. As such, it is considered the development is within Category B.
- 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 authors of the Basement Screening Assessment (BSA) possess the relevant qualifications required by CPG4.
- 1.5. The property to be developed is a listed semi-detached house which includes an existing basement level. It is proposed to underpin the existing walls of the building, in order to stabilise historical settlement issues, and lower the existing basement slab to restore adequate headroom.
- 1.6. Trialpits have been excavated within the basement which have identified inadequate existing brick foundations founded in Firm London Clay.
- 1.7. A Ground Movement Assessment has been undertaken which shows that a Burland Damage Category of 1 (Very Slight) may potentially occur. CPG4 requires that mitigation measures are proposed which should be accompanied by details of underpinning, an underpinning bay layout, an indicative temporary works scheme, methodology of basement slab replacement, a movement monitoring proposal and an indicative works programme.
- 1.8. Additional information has been provided which has confirmed that partial underpinning of the property is intended without underpinning the Party Walls. The Heritage Statement has identified that adjacent properties have already been underpinned. These issues should be considered further.
- 1.9. It is accepted that there are no hydrogeological concerns and no hydrology concerns with the development proposals.

- 1.10. On figure 16 of Arup's GSD the site is indicated as being within a hillside setting of 7-10°. This requires further discussion.
- 1.11. Additional information was received at the end of November which identified that the proposed works were completed in July 2016 without damage to adjacent properties. This was followed by a final Party Wall inspection report dated 15 December 2016.

## 2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 10 October 2016 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 44 Downshire Hill, London NW3 1NU, Camden Reference 2016/3204/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. Due to the issues arising, it is now considered that the development falls within Cat B.
- 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 "*Demolition and rebuilding of the front steps and lobby, underpinning main walls and foundations, reducing basement floor level by 300mm and associated internal alterations.*"

The Audit Instruction also confirmed the proposal involved a Grade II listed building, is neighbour to a listed building and is within the Hampstead Conservation Area.

2.6. CampbellReith accessed LBC's Planning Portal on 27 October 2016 and gained access to the following relevant documents for audit purposes:

- Basement Screening Assessment (BSA) by MLM Consulting Engineers dated August 2016
- Existing and Proposed Plans and Sections comprising:  
  
Drawing Nos 53021/10, 6: 53035/3; 53036/2, 3;53039/1, 2  
  
By Claymore Design & Build
- Heritage Statement by Boyer dated June 2016
- Additional email from MLM dated 31 October 2016, which has been included in Appendix 3.

2.7. CampbellReith received an email dated 29 November 2016 from MLM in response to the requests for additional information summarised in Appendix 2. This was followed by a final Party Wall inspection report dated 15 December 2016.

### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	BSA Front Cover.
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	Development proposals provided but no Camden SFRA map extracts.
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 BSA Section 3.3. Arup GSD Figure 16 indicates hillside setting of 7-10°.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	See BSA Section 3.2.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	See BSA Section 3.1.
Is a conceptual model presented?	No	Required.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	No	Discussion of wider hillside setting required.



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 BSA Appendix A.
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?	No	Drawings indicate existing basements to adjacent buildings.
Is a geotechnical interpretation presented?	Yes	See BSA Section 2.2 and 4.2.
Does the geotechnical interpretation include information on retaining wall design?	No	
Are reports on other investigations required by screening and scoping presented?	N/A	
Are baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	No	
Is an Impact Assessment provided?	Yes	Ground Movement Assessment
Are estimates of ground movement and structural impact presented?	Yes	See BSA Section 4

Item	Yes/No/NA	Comment
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	No	Temporary works/propping/sequence to be provided.
Has the need for monitoring during construction been considered?	No	
Have the residual (after mitigation) impacts been clearly identified?	No	
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	No	Temporary works/propping/sequence to be provided. Effects of partial underpinning to be examined.
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?	No	Temporary works/propping/sequence to be provided.
Does report state that damage to surrounding buildings will be no worse than Burland Category 2?	Yes	
Are non-technical summaries provided?	Yes	See BSA Executive Summary.

## 4.0 DISCUSSION

- 4.1. The Basement Screening Assessment (BSA) has been produced by MLM Consulting Engineers and the authors possess the relevant qualifications required by CPG4.
- 4.2. The property to be developed comprises a part four storey, part three storey building forming a listed semi-detached pair of houses with No.45. Access to the property from Downshire Hill is via steps up to the Ground Floor and steps down to the Basement (Garden) Floor.
- 4.3. Although not stated in the BSA text, from a note identified on Claymore Design & Build drawing no.53036/2, Section M-M, the property appears to have suffered from historical settlement issues resulting in the ground floor dropping 22mm since monitoring commenced in 1985.
- 4.4. The BSA refers to 10 no. trial pits, carried out in February 2016 by Claymore, within the existing Basement Floor slab to investigate the form of foundations and their bearing strata. These identified predominantly soft brick, stepped footings founded in Firm London Clay and are approximately 0.5m wide and 0.4m below existing basement floor level. All trial pits excavated were found to be dry.
- 4.5. It is proposed to underpin the existing foundations and widen the footings in order to “stabilise the building and replace the existing, inadequate foundations.” As part of these works, it is intended to lower the Basement (Garden) Floor level by 300mm, in order to restore the headroom. The BSA states that Claymore drawings indicate a depth of underpinning of 1.08m and refers to a Claymore drawing no. 53031/1 providing a layout of the underpins. This drawing does not form part of the submitted information.
- 4.6. Although there is no discussion within the BSA of the presence of adjoining basements within the terrace, it is assumed from Claymore’s existing elevations drawing no. 53021/6 that similar basements to No.44 exist at Nos. 43 and 45.
- 4.7. A Screening exercise has been undertaken in accordance with CPG4 requirements which confirms there are no known ponds, springlines or wells in close vicinity to the site and the site is outside the Hampstead pond chain catchment area. It is accepted that the site is not in an area known to be at risk from surface water flooding and there will be no variation to existing flows into the foul and surface water drainage system.
- 4.8. The Screening exercise incorrectly gives a “No” response to Slope Stability Question 13 – Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties? As an underpinning depth of at least 1.08 metres is proposed, the response should have been Yes or to be Determined. Nevertheless, a Ground Movement

Assessment has been carried out and it is accepted that this shows that a Burland Damage Category of 1 (Very Slight) may potentially occur.

- 4.9. The MLM email stated that “based upon the assessment presented in Section 4.5 of our report, the potential category of damage will be 0-Negligible.” CampbellReith has carried out an independent assessment and confirms this statement is incorrect and that the previous MLM assessment of Category 1 is correct.
- 4.10. In this situation, CPG4 requires that mitigation proposals are provided and these are requested. Underpinning details, intended bay layout, indicative temporary works (propping) scheme and methodology of basement slab replacement should also be provided together with a movement monitoring proposal and a works programme as required by cl.233 of the Arup GSD.
- 4.11. MLM were contacted in order to discuss the “missing” information discussed in item 4.5 and an email was subsequently received on 31 October 2016 (included in Appendix 3) containing additional Claymore drawings nos. 53031/1, 53025/1 and 53025/3. Drawing no. 53031/1 shows an underpinning sequence, which is acceptable, but appears to indicate that only the front and rear walls, together with internal loadbearing walls, are to be underpinned but not either Party Wall with Nos. 43 and 45. It is not considered “good practice” to undertake partial underpinning of a property due to the likelihood of differential settlement occurring.
- 4.12. The Heritage Statement identified in item 3.2 that “many of the properties within Downshire Hill, including numbers 43 and 45, and St. John’s Church, have received consents for structural underpinning due to extensive subsidence and structural failure.” It is noted that Listed Building consent has been granted but it is requested that items 4.10 and 4.11 are considered further.
- 4.13. The slope stability screening question 4 – is the site within a wider hillside setting in which the general slope is greater than 7° ? – has been considered “no”. Arup’s GSD figure 16 indicates the surrounding area to be within a slope of 7-10°. This should be further discussed in scoping.
- 4.14. As no site specific investigation has been undertaken insitu testing during construction should confirm shear strength of London Clay is the same/greater than design requirements.
- 4.15. An email dated 29 November 2016 from MLM was received in response to the requests for additional information discussed above. This identified that the underpinning works were completed in July 2016, following consultation with Camden Building Control, and that a final Party Wall inspection was programmed to take place in December 2016. A final Party Wall inspection report was issued on 15 December 2016 which confirmed that no cracks had developed within Party Walls since completion of underpinning and basement slab reconstruction. It is accepted that this audit can now be closed out even though the requirements of CPG4 and DP27 have not been fully complied with.

## 5.0 CONCLUSIONS

- 5.1. The authors of the Basement Screening Assessment (BSA) possess the relevant qualifications required by CPG4.
- 5.2. The property to be developed is a listed semi-detached house which includes an existing basement level. It is proposed to underpin the existing walls of the building, in order to stabilise historical settlement issues, and lower the existing basement slab to restore adequate headroom.
- 5.3. Trialpits have been excavated within the basement which have identified inadequate existing brick foundations founded in Firm London Clay.
- 5.4. A Ground Movement Assessment has been undertaken which shows that a Burland Damage Category of 1 (Very Slight) may potentially occur. CPG4 requires that mitigation measures are proposed which should be accompanied by details of underpinning, an underpinning bay layout, an indicative temporary works scheme, methodology of basement slab replacement, a movement monitoring proposal and an indicative works programme.
- 5.5. Additional information has been provided which has confirmed that partial underpinning of the property is intended without underpinning the Party Walls. The Heritage Statement has identified that adjacent properties have already been underpinned. These issues should be considered further.
  - Discussion of the wider hillside setting around the site should be presented, assessing any risks/impacts.
- 5.6. It is accepted that there are no hydrogeological concerns and no hydrology concerns with the development proposals.
- 5.7. Due to the issues arising from the proposed works and BIA, the scheme is considered to fall within Category B, in accordance with LB Camden's Terms of Reference.
  - During construction, insitu testing of London Clay should confirm sufficient shear strength as per design requirements
- 5.8. Additional information was received at the end of November which identified that the proposed works were completed in July 2016 without damage to adjacent properties. This was followed by a final Party Wall inspection report dated 5 December 2016.

## **Appendix 1: Residents' Consultation Comments**

None

## **Appendix 2: Audit Query Tracker**

Audit Query Tracker

Query No	Subject	Query	Status	Date
1	Stability	GMA mitigation measures requested	Closed due to receipt of additional information.	22 December 2016
2	Stability	Underpinning details requested	Closed due to receipt of additional information.	22 December 2016
3	Stability	Underpinning bay layout requested	Closed due to receipt of additional information.	22 December 2016
4	Stability	Indicative temporary works scheme requested	Closed due to receipt of additional information.	22 December 2016
5	Stability	Methodology of basement slab replacement requested	Closed due to receipt of additional information.	22 December 2016
6	Stability	Movement Monitoring proposal requested	Closed due to receipt of additional information.	22 December 2016
7	Stability	Indicative Works Programme requested	Closed due to receipt of additional information.	22 December 2016
8	Stability	Partial underpinning and potential existing underpinning to adjacent properties to be considered	Closed due to receipt of additional information.	22 December 2016
9	Stability	Discussion of wider hillside setting considering risks/impacts	Closed due to receipt of additional information.	22 December 2016
10	Stability	Provide a conceptual site model	Closed due to receipt of additional information.	22 December 2016
11	Stability	During construction, shear strengths of the London Clay should be confirmed by insitu testing	N/A	



### **Appendix 3: Supplementary Supporting Documents**

MLM email dated 31 October 2016  
MLM email's dated 29 November 2016  
and 21 December 2016



773819- 44 Downshire Hill

Seera Chara

to:

andrewmarlow@campbellreith.com

31/10/2016 19:07

Cc:

Stuart Willsher

Hide Details

From: Seera Chara <seera.chara@mlm.uk.com>

To: "andrewmarlow@campbellreith.com" <andrewmarlow@campbellreith.com>

Cc: Stuart Willsher <StuartWillsher@boyerplanning.co.uk>

Security:

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### 3 Attachments



53031-1 Underpin Sequencing - Option 5a.pdf 20161031\_185518.pdf 20161031\_185351.pdf

Dear Andrew,

Further to this afternoon's conversation, please find attached drawing No 53031-1, showing the underpinning sequence.

The depth of the underpin to be 1.08m was derived by subtracting the dimensions to the ground floor between the existing dimension of 2.310 between top of foundation and the ceiling ( as shown on drawing 53025-1[copy attached]and proposed dimension of 2.390 between the existing ceiling and the new floor( as shown on drawing 53025-3[copy attached] and then adding 1.0m as shown drawing 53025-3.

We can confirm that based on the assessment presented in Section 4.5 of our report, the potential category of damage will be 0- Negligible.

Please let me know if you require any further information.

Kind regards,

Seera Chara

Technical Director

T: 01245 359911

M: 07824 816281

E: [seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)

A: MLM, 23 Springfield Lyons Approach, Chelmsford, CM2 5LB

W: [www.mlm.uk.com](http://www.mlm.uk.com)

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RE: 773819- 44 Downshire Hill

Seera Chara

to:

andrewmarlow@campbellreith.com, Gideon.Whittingham@camden.gov.uk

29/11/2016 13:04

Cc:

Grant Leggett

Hide Details

From: Seera Chara <seera.chara@mlm.uk.com>

To: "andrewmarlow@campbellreith.com" <andrewmarlow@campbellreith.com>, "Gideon.Whittingham@camden.gov.uk" <Gideon.Whittingham@camden.gov.uk>

Cc: Grant Leggett <grantleggett@boyerplanning.co.uk>

Security:

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1 Attachment



773819-LET-ENV-001.pdf

Dear Gideon and Andrew,

Please find attached our response to the questions raised in the audit.

Kind regards,

Seera Chara

**Technical Director**

T: 01245 359911

M: 07824 816281

E: [seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)

A: MLM, 23 Springfield Lyons Approach, Chelmsford, CM2 5LB

W: [www.mlm.uk.com](http://www.mlm.uk.com)

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Ref No: 773819-LET-ENV-001  
29 November 2016

Mr Gideon Whittingham  
Senior Planning Officer  
London Borough of Camden  
2<sup>nd</sup> Floor  
5 Pancras Square  
London N1C 4AG

Dear Gideon,

**016/3204/P & 2016/3258/L 44 Downshire Hill**

Please find listed below our response to Campbell Reith audit.

**1 Introduction**

MLM compiled a Basement Screening Assessment, reference 773819-REP-ENV-001, Revision1 dated 15 August 2016, for the proposed lowering of the existing Garden floor level by 340mm to allow the formation of adequate ceiling height at 44 Downshire Hill, London NW3 1NU.

Campbell Reith undertook an audit on behalf of London Borough of Camden and presented their findings in the report entitled '44 Downshire Hill, London NW3 1NU, Basement Impact Assessment Audit', reference 12466-16, dated November 2016.

We have presented below our response to Campbell Reith in two parts: first deals with the issue of underpinning (Query No 1 to 8, No11) and the second parts deals with the wider environment (Query Nos 8 to 10).

**2 Underpinning**

The underpinning works at the site have been completed under planning permission 2016/2195/L. The sequence of the underpinning is shown on drawing 53031-1, a copy was attached with the 31 October 2016 email. The underpinning work was checked by Anthony Bourke, Principal Building Control Officer with London Borough of Camden.

The underpinning work was completed in July 2016. Since the completion of the underpinning works, there has not been any evidence of settlement or movement and we understand that Anthony Bourke has not raised any issues on the method or quality of workmanship. The ground conditions encountered in the underpins were in agreement with earlier investigations, however no undrained shear strength were measured as none were requested at the time the underpins were constructed.

A party wall surveyor acting for 43 Downshire Hill had agreed the methodology of the underpinning construction and the final inspection is programmed for December 2016.



**Page:** 2

**Job Reference:** 44 Downshire Hill

**Job No:** 773819-LET-ENV-001

**Date:** 29 November 2016

No lifting and reinstatement of the front historic York paved yard was required as the required work was undertaken from within the building. Test holes indicated front lobby and steps over were of contemporary construction and therefore no lifting and reduction in level of the front lobby hall floor was undertaken.

Building inspection of No 43 Downshire Hill indicated its front façade was founded on shallow foundations and therefore the underpinning of the party walls were cancelled as it was felt that the potential detrimental vibration impact on adjacent buildings during the underpinning of the party walls outweighed any potential stability gain. Hence the underpinning was reduced to the core of No 44 Downshire Hill.

### **2.1 Review of the Ground Movement Assessment**

The MLM ground movement assessment undertaken as part of the Basement Screening Assessment indicated that a predicted maximum horizontal movement of 2.65mm will occur during the excavation and installation of the underpins and there will not be any ground movement following the construction of the underpins. The total predicted movement had a Damage Category of 1: Very Slight, which could have caused the appearance of fine cracks in the external brickworks.

Since the party wall surveys have not identified any cracks during the construction of the underpins and the calculations shows there will not be any movement from long term settlement, it is considered the impact caused by the excavation and construction of the underpinning can now be classed as negligible and no further monitoring is required.

## **3 Wider Environment**

### **3.1 Conceptual Ground Model**

The site is located in north London and published British Geological Survey Maps (1:50000 series) and historical site investigations data indicates the ground conditions at the site comprise of made ground over the London Clay. The thickness of the London clay was unproven within the historic boreholes drilled to a depth of 8.45m below existing ground level. The British Geological Map indicates the London Clay could be up to 90m thick and there are no overlying permeable strata. It is considered that most of the rainfall incident on the London clay will run off and only a small fraction will enter the soil strata and be retained by the root system and the shallow ground water system in the made ground.

The nearest water course is River Fleet located some 230m to the north east and draining Hampstead Ponds.

No groundwater was observed in the trial holes excavated to a maximum depth of 1.36m within the house. However, historic monitoring indicated the presence of ground water at 1.8m below existing ground level in the London Clay upslope of the site. As limited sand horizons were observed within the London Clay it is considered that the historic ground water is localised.

**Page:** 3  
**Job Reference:** 44 Downshire Hill  
**Job No:** 773819-LET-ENV-001  
**Date:** 29 November 2016

The ground is sloping in a north easterly direction toward Hampstead Heath. Maps contained within the Arup compiled Camden Geological Hydrogeological and Hydrological Study, dated November 2010, indicates the site is located on a natural slope of  $7^{\circ}$  to  $10^{\circ}$ , however, available Ordnance Survey map indicates the general slope has an angle of between  $1^{\circ}$  and  $4^{\circ}$ . Extract from the Ordnance Survey map is presented in Appendix A.

The site, No 44 Downshire Hill together with the adjacent houses (No 43 and No 45) have a ground garden floor with floor levels with 0.85m of each other. The ground garden floor of No 43 is approximately at the same level as the road outside whilst the ground floors of No44, the site, and No 45 are approximately 0.85m below road level.

### **3.2 Land Stability**

The maximum permanent excavation for the proposed development is 0.34m below existing ground level within the building. The base of the underpins are 1.08m below existing ground level and hence the base of the permanent excavation is approximately 0.7m above the toe of the underpins. Even after assuming the worst condition of slope angle of  $7^{\circ}$  to  $10^{\circ}$  exists at the site, there will be sufficient passive acting on the underpins to restrain it from collapsing in to the lowered floor. Therefore there will not be any long term stability issues at the site.

The underpins were constructed in sequence to maintain stability of the existing foundation and the adjacent underpins were only excavated once the concrete had gained sufficient strengths. Hence no cracks were observed within the brick work of the existing buildings.

We hope above response addresses the Councils comments on the Basement Screening Assessment. Please contact me if you require further information.

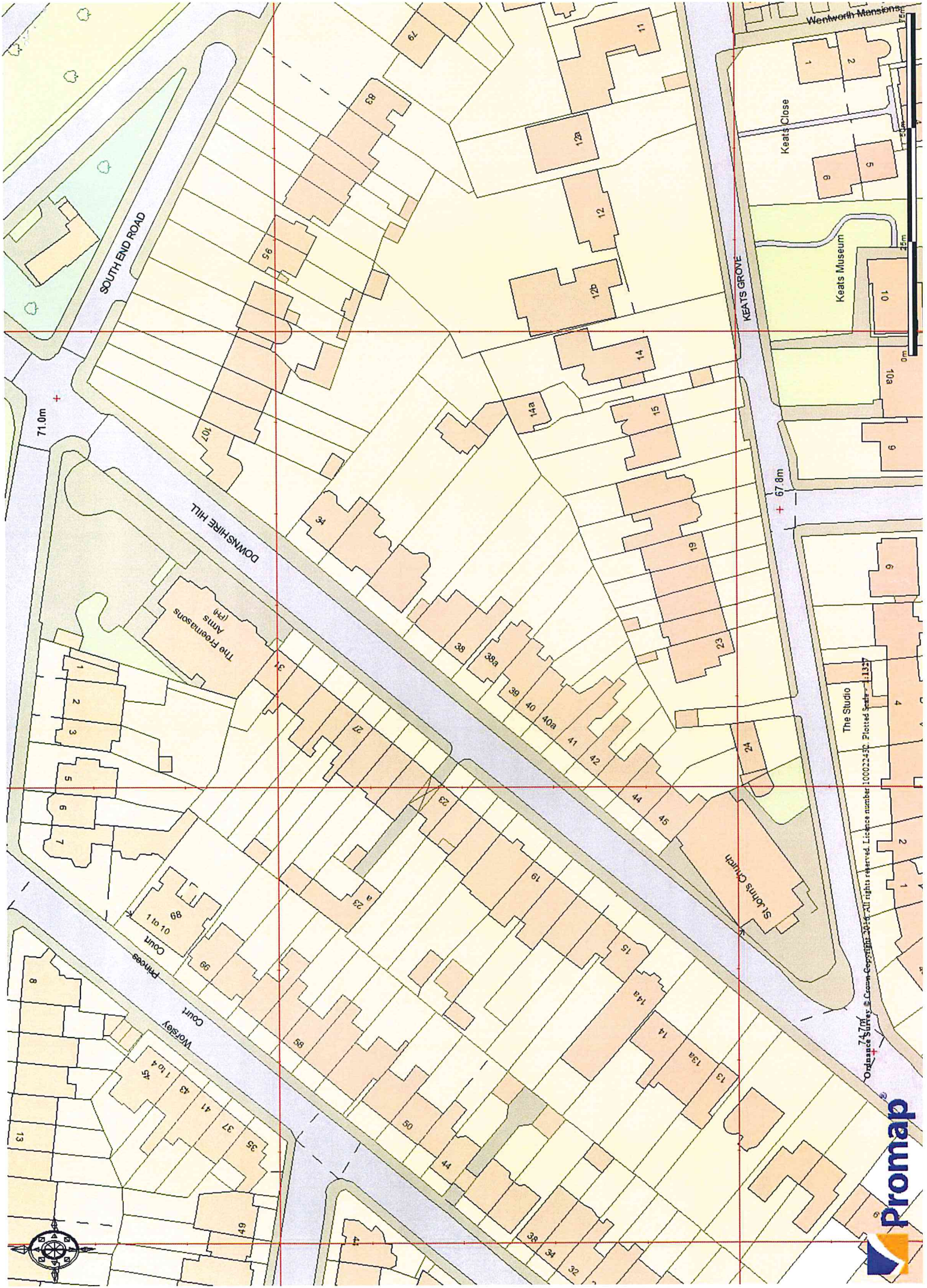
Yours sincerely



Seera Chara  
**Technical Director**  
T: 01245 359911  
E: [seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)  
W: [www.mlm.uk.com](http://www.mlm.uk.com)

Enc: Appendix A: Extract from OS Map





SOUTH END ROAD

DOWNSHIRE HILL

KEATS GROVE

Wentworth Mansions

Keats Close

Keats Museum

The Freemasons Arms (19)

St. John's Church

The Studio

74.7m Ordnance Survey & Crown Copyright 2014. All rights reserved. Licence number 1000223-SP. Plotted Scale: 1:1257





**RE: 773819- 44 Downshire Hill**

Seera Chara to: AndrewMarlow@campbellreith.com, Grant Leggett

21/12/2016 15:56

Cc: "Gideon.Whittingham@camden.gov.uk", "Leifer Tony (tony@tonyleifer.com)", "camdenaudit@campbellreith.com"

---

Dear Gordon and Andrew,

Please find attached email containing the final report from the party wall surveyors; hope these are sufficient to finalise the report.

Kind regards,

Seera Chara

**Technical Director**

T: 01245 359911

M: 07824 816281

E: [seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)

A: MLM, 23 Springfield Lyons Approach, Chelmsford, CM2 5LB

W: [www.mlm.uk.com](http://www.mlm.uk.com)

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**From:** AndrewMarlow@campbellreith.com [mailto:AndrewMarlow@campbellreith.com]

**Sent:** 07 December 2016 09:06

**To:** Grant Leggett <grantleggett@boyerplanning.co.uk>

**Cc:** Gideon.Whittingham@camden.gov.uk; Seera Chara <seera.chara@mlm.uk.com>; Leifer Tony (tony@tonyleifer.com) <tony@tonyleifer.com>; camdenaudit@campbellreith.com

**Subject:** RE: 773819- 44 Downshire Hill

Dear Grant

In light of the response issued by MLM on 29 November, we are prepared to accept that the works are now complete and on the understanding that the Party Wall Surveyor's final inspection report will be provided to us to close out our concerns, we will issue a finalised report on receipt.

regards

**Andrew Marlow**

Partner

**CampbellReith**

Friars Bridge Court,

41-45 Blackfriars Road,  
London  
SE1 8NZ

Tel +44 (0)20 7340 1700  
[www.campbellreith.com](http://www.campbellreith.com)

From: Grant Leggett <[grantleggett@boyerplanning.co.uk](mailto:grantleggett@boyerplanning.co.uk)>  
To: Seera Chara <[seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)>, "[andrewmarlow@campbellreith.com](mailto:andrewmarlow@campbellreith.com)" <[andrewmarlow@campbellreith.com](mailto:andrewmarlow@campbellreith.com)>  
>, "[Gideon.Whittingham@camden.gov.uk](mailto:Gideon.Whittingham@camden.gov.uk)" <[Gideon.Whittingham@camden.gov.uk](mailto:Gideon.Whittingham@camden.gov.uk)>  
Cc: "Leifer Tony ([tony@tonyleifer.com](mailto:tony@tonyleifer.com))" <[tony@tonyleifer.com](mailto:tony@tonyleifer.com)>  
Date: 06/12/2016 08:39  
Subject: RE: 773819- 44 Downshire Hill

---

Hi Gents,

Can I have an update on progress please?

GL

**Grant Leggett**  
Director, Head of Boyer  
London

t: 0203 268 2431 m: 07791 144 750

**From:** Seera Chara [<mailto:seera.chara@mlm.uk.com>]  
**Sent:** 29 November 2016 13:03  
**To:** [andrewmarlow@campbellreith.com](mailto:andrewmarlow@campbellreith.com); [Gideon.Whittingham@camden.gov.uk](mailto:Gideon.Whittingham@camden.gov.uk)  
**Cc:** Grant Leggett  
**Subject:** RE: 773819- 44 Downshire Hill

Dear Gideon and Andrew,

Please find attached our response to the questions raised in the audit.

Kind regards,

Seera Chara  
**Technical Director**  
T: 01245 359911  
M: 07824 816281  
E: [seera.chara@mlm.uk.com](mailto:seera.chara@mlm.uk.com)  
A: MLM, 23 Springfield Lyons Approach, Chelmsford, CM2 5LB  
W: [www.mlm.uk.com](http://www.mlm.uk.com)

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----- Message from Grant Wright Associates LLP <grant@grantwrightassociates.com> on Thu, 15 Dec 2016 16:38:39 +0000 -----

**To:** <paul@partywall.info>



cc: <tony@tonyleifer.com>, <sue.leifer@virgin.net>

**Subject:** Re: 44 & 43 Downshire Hill, LONDON. NW3

Dear Paul

**Re: Nos. 44 and 43 Downshire Hill, LONDON. NW3 1NU**  
**Party Wall etc. Act 1996**

I record that we have agreed the following, further to our inspection, discussions and review of files, and Award, etc.

1. Although there may be a debatable change to the cracking in the plaster within the ground floor bathroom on the Party Wall, any changes are not considered worthy of being described as conclusive damage caused by the works.
2. Whilst there is a debatable and varied increase in the width of the cracking to the plaster around and in the front door area, there does not appear to be associated evidence, which would support that such has been caused by movement resulting from the works under the Act. Whether existing cracking could have been exacerbated by any vibration or other cause, is not definitively ascertained.
3. Although the front door is now jamming and we are advised that such accorded with the works being undertaken at No. 44, it is difficult to link the defect now present to cause. A reported leakage of water in the close locality would not normally be considered as a compensable cause, due to the defined works under the Act. This does not prevent the matter being attended to through insurance.
4. I confirm that I have been informed that the Building Regulation certification will not be available until circa February 2017 and such will then be provided to me, which I will provide to you for your onward provision.
5. I record also that the Building Owners' consultants will provide to you, via me, a summary of the Planning situation pertaining.
6. I record that, if (as I believe the Building Owners' Construction Designer has advised) there have been changes to the works, that 'as built' drawings will be provided to me electronically, for my onward provision to you, but these only need to be to the extent of the works, which have been varied.

Yours sincerely



**GRANT WRIGHT** BSc FRICS MAE FCABE

**GRANT WRIGHT ASSOCIATES LLP**

CHARTERED SURVEYORS AND ARCHITECTURAL SERVICES, CONSTRUCTION COST AND CLAIM CONSULTANTS

36 Gloucester Avenue, Primrose Hill, LONDON. NW1 7BB

Tel: 020 8440 8808 and 020 7284 5929 Fax: 020 8440 7880

Website: [\[Suspicious URL detected\]](#)

E-mail: [admin@grantwrightassociates.com](mailto:admin@grantwrightassociates.com)

[enquiries@grantwrightassociates.com](mailto:enquiries@grantwrightassociates.com)

[grant@grantwrightassociates.com](mailto:grant@grantwrightassociates.com)

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----- Message from Paul Smith <paul@partywall.info> on Mon, 19 Dec 2016 17:35:01 +0000 -----

**To:** Grant Wright Associates LLP <grant@grantwrightassociates.com>

**Subject:** Re[2]: 44 & 43 Downshire Hill, LONDON. NW3

Grant,

Thank you for your email below. I confirm that I am forwarding this to the Adjoining Owners today.

Regards,

Paul

Paul Smith

Watson Woods Partnership

p: 020 8788 7128

a: The Courtyard, 286 Upper Richmond Road

London SW15 6TH

w www.partywall.info e: paul@partywall.info

:

----- Original Message -----

From: "Grant Wright Associates LLP" <grant@grantwrightassociates.com>

To: "Paul Smith" <paul@partywall.info>

Cc: "tony@tonyleifer.com" <tony@tonyleifer.com>; "sue.leifer@virgin.net" <sue.leifer@virgin.net>

Sent: 15/12/2016 16:38:39

Subject: Re: 44 & 43 Downshire Hill, LONDON. NW3

Dear Paul

**Re: Nos. 44 and 43 Downshire Hill, LONDON. NW3 1NU**  
**Party Wall etc. Act 1996**

I record that we have agreed the following, further to our inspection, discussions and review of files, and Award, etc.

Although there may be a debatable change to the cracking in the plaster within the ground floor bathroom on the Party Wall, any changes are not considered worthy of being described as conclusive damage caused by the works.

Whilst there is a debatable and varied increase in the width of the cracking to the plaster around and in the front door area, there does not appear to be associated evidence, which would support that such has been caused by movement resulting from the works under the Act. Whether existing cracking could have been exacerbated by any vibration or other cause, is not definitively ascertained.

Although the front door is now jamming and we are advised that such accorded with the works being undertaken at No. 44, it is difficult to link the defect now present to cause. A reported leakage of water in the close locality would not normally be considered as a compensable cause, due to the defined works under the Act. This does not prevent the matter being attended to through insurance.

I confirm that I have been informed that the Building Regulation certification will not be available until circa February 2017 and such will then be provided to me, which I will provide to you for your onward provision.

I record also that the Building Owners' consultants will provide to you, via me, a summary of the Planning situation pertaining.

I record that, if (as I believe the Building Owners' Construction Designer has advised) there have been changes to the works, that 'as built' drawings will be provided to me electronically, for my onward provision to you, but these only need to

be to the extent of the works, which have been varied.

Yours sincerely



**GRANT WRIGHT** BSc FRICS MAE FCABE

**GRANT WRIGHT ASSOCIATES LLP**

CHARTERED SURVEYORS AND ARCHITECTURAL SERVICES, CONSTRUCTION COST AND CLAIM CONSULTANTS

36 Gloucester Avenue, Primrose Hill, LONDON, NW1 7BB

Tel: 020 8440 8808 and 020 7284 5929 Fax: 020 8440 7880

Website: [Suspicious URL detected]

E-mail: [admin@grantwrightassociates.com](mailto:admin@grantwrightassociates.com)

[enquiries@grantwrightassociates.com](mailto:enquiries@grantwrightassociates.com)

[grant@grantwrightassociates.com](mailto:grant@grantwrightassociates.com)

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Friars Bridge Court  
41- 45 Blackfriars Road  
London, SE1 8NZ

T: +44 (0)20 7340 1700  
E: london@campbellreith.com

## Birmingham

Chantry House  
High Street, Coleshill  
Birmingham B46 3BP

T: +44 (0)1675 467 484  
E: birmingham@campbellreith.com

## Surrey

Raven House  
29 Linkfield Lane, Redhill  
Surrey RH1 1SS

T: +44 (0)1737 784 500  
E: surrey@campbellreith.com

## Manchester

No. 1 Marsden Street  
Manchester  
M2 1HW

T: +44 (0)161 819 3060  
E: manchester@campbellreith.com

## Bristol

Wessex House  
Pixash Lane, Keynsham  
Bristol BS31 1TP

T: +44 (0)117 916 1066  
E: bristol@campbellreith.com

## UAE

Office 705, Warsan Building  
Hessa Street (East)  
PO Box 28064, Dubai, UAE

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