



Basement Impact Study

81 Hillway, London N6 6AB

Extract from CPG4. Author LBCamden.

2.3 We recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

- do not cause undue harm to the amenity of neighbouring properties;
- do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
- do not have any effects on surface water run-off or ground permeability; 8 Camden Planning Guidance | Basements and Lightwells
- do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
- conserve the biodiversity value of the site;
- achieve sustainable development;
- do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally
- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment;
- Stage 5 - Review and decision making.

General Statement.

The basement is central to the property and greater than 2.50M from any party wall. The depth of the basement is 2.10 and as a result the load lines of the basement will be in excess of 5.00M below the adjoin building and will disperse throughout the ground and sub soils.

The basement is proposed for storage only, background ventilation is required and therefore there will be no lightwells or external windows.

	STAGE 1 – SCREENING.	
Q1A	Is the site located directly above and aquifer?	NO
Q1B	Will the proposed basement extend beneath the water table surface?	NO
Q2	Is the site within 100m of a watercourse, well or potential spring? See attached BG PDF report	NO
Q3	Is the site within the catchment area of the pond chain on Hampstead Heath?	No
	<i>From gradients shown on the OS maps it would appear that Hillway drains to the south and below the Chain Ponds and not to the west.</i>	
Q4	Will the proposed basement development result in a change in the proportion of surfaced paved areas?	NO
Q5	As part of the site drainage, will more surface water (eg rainfall and run-off) than at present be discharged to the ground (eg via soakaway and/or SUDS)	NO
Q6	Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond(not just the pond chain on Hampstead Heath) or spring line.	NO
	2 SLOPE STABILITY SCREENING	
Q1	Does the existing site include slopes natural or manmade greater than 7deg.	No
Q2	Will the proposed re-profiling of the landscaping at the site changes slopes	No
Q3	Does the development neighbour land with a slope greater than 7deg	Yes
Q4	Is the site within a wider hillside setting	Yes
Q5	Is the London Clay the shallowest strata on site	No
	Claygate see attached data.	
Q6	Will Trees be felled	No
Q7	Is there a history of seasonal shrink-swell subsidence.	No
Q8	Is the site within 100M of a watercourse	No
Q9	Is the site within an area of previously worked ground	No
Q10	Is the site within an aquifer	No
Q11	Is the site within 50M of Hampstead Heath ponds	No
Q12	Is the site within 5M of a highway or pedestrian right of way	No
Q13	Will the proposed development significantly increase differential depth of foundations relative to neighbouring properties	No
Q14	Is the site over any tunnels etc.	No.
	SURFACE FLOW AND FLOODING SCREENING FLOWCHART	
Q1	Is the site within the catchment of the pond chain on Hampstead Heath	No
Q2	A part of the proposed site drainage will surface water flows be materially changed from existing route	No
Q3	Will the proposed basement development result in a change in the proportion of surfaced paved areas?	No
Q4	Will the proposed basement result in changes to the profile of the inflows of the surface water being received by adjacent properties or downstream water courses	No
Q5	Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream water courses	No
Q6	Is the site in an area identified to have a surface water flood risk	No

Q3 & 4.

Highgate is well known for its elevated position above London. It is equally well known for a numerous buildings of varying scale which have hill side locations. Many of these buildings, with a variety of uses and sizes have existed for many years. The neighbouring properties on Hillway are built on similar ground and have exhibited no excessive settlement or movement.



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