



8/8A St Georges Mews  
London, NW1 8XE

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 12466-53

Revision: F1

March 2017

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### Document History and Status

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### Document Details

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Project Number	12466-53
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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 8/8A St Georges Mews, London NW1 8XE (planning reference 2016/5979/P). The basement is considered to fall within Category A as defined by the Terms of Reference.
- 1.2. The Audit reviewed the Basement Impact Assessment (BIA) Scoping Report 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 BIA has been prepared by a firm of engineering consultants, Fairhurst, with drawings by Collett-Zarzycki. The authors possess suitable qualifications.
- 1.5. It has been confirmed that the development site does not involve a listed building. However, it borders the gardens of the Grade II listed St. Georges Terrace.
- 1.6. The proposal includes a single storey rear extension which cuts into the sloping rear garden. The retaining wall will be less than 2m in height.
- 1.7. No intrusive ground investigation has been undertaken at the site. However, review of local site investigations and available BGS borehole records indicates the site is likely to be underlain by Made Ground overlying London Clay Formation. Foundations will be placed within the London Clay.
- 1.8. Groundwater is not anticipated to be encountered. It is accepted that the site will not impact the wider hydrogeological environment.
- 1.9. A damage impact assessment is not presented as no structures exist within the zone of influence of the development's excavation / construction effects. It is accepted that structural monitoring is not required and the development will not impact land stability.
- 1.10. It is accepted that the site is at low risk of flooding and will not impact the wider hydrological environment.
- 1.11. The BIA meets the requirements of CPG4.

## 2.0 INTRODUCTION

2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 23 February 2017 to carry out a Category A Audit on the Basement Impact Assessment (BIA) Scoping and Screening report submitted as part of the Planning Submission documentation for 8 St. Georges Mews, London NW1 8XE, Camden Reference 2016/5979/P.

2.2. The Audit was carried out in accordance with the Terms of Reference set by LBC. It reviewed the Basement Impact Assessment Scoping and Screening information 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 "use of building as dwellinghouse, single storey rear extension and elevation alterations including new ground floor entrance, new and replacement windows and rooflights."

2.6. CampbellReith accessed LBC's Planning Portal on 08 March 2017 and gained access to the following relevant documents for audit purposes:

- Planning Statement revised January 2017 by TJR Planning.
- 118268 – 8 St Georges Mews – BIA Screening V2 dated 25 January 2017 by Fairhurst.
- Architectural drawings by Collett-Zarzycki, include the following:
  - P-02\_Existing Floor Plans.
  - P-03\_Existing Elevations.
  - P-04\_Proposed Floor Plans.
  - P-05\_revA\_Proposed Elevations.
  - P-10\_Plan (marked up with dimensions to neighbouring structures).
- Correspondence from LBC confirming adjacent structures (email 21 February 2017).

### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	
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	
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	
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Is a conceptual model presented?	N/A	Accepted as not required due to the limited scale of development and potential impacts.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	

Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Is factual ground investigation data provided?	N/A	Review of local information sufficient for development.
Is monitoring data presented?	N/A	Review of local information sufficient for development.
Is the ground investigation informed by a desk study?	N/A	Desk study information is presented in the BIA Screening Report.
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Report states that no basements are present adjacent to the site.
Is a geotechnical interpretation presented?	N/A	
Does the geotechnical interpretation include information on retaining wall design?	N/A	No structures within zone of influence.
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?	N/A	
Is an Impact Assessment provided?	N/A	Screening and Scoping only.
Are estimates of ground movement and structural impact presented?	N/A	No structures within zone of influence.



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	No residual impacts are anticipated.
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?	N/A	No structures within the zone of influence.
Are non-technical summaries provided?	Yes	

## 4.0 DISCUSSION

- 4.1. The BIA has been prepared by a firm of engineering consultants, Fairhurst, with drawings by Collette-Zarzycki. The authors possess suitable qualifications that comply with the requirements of CPG4.
- 4.2. The architectural information shows that the proposal includes a single storey rear extension.
- 4.3. The BIA Scoping Report concludes that a full BIA is not required in this case as the proposed development is very small scale and involves cutting into a slope and constructing a retaining wall <2m height, rather than formation of a traditional basement.
- 4.4. An intrusive ground investigation has not been undertaken for the site, although data from Ground Investigations at two nearby properties, 9 St. Georges Terrace, some 10m to the south east, and 30 Ainger Road, some 50m to the west of the site has been reviewed along with available BGS borehole records. This review indicates the site is likely to be underlain by Made Ground in the order of 1-3m deep, overlying the London Clay Formation. No superficial Head Deposits were revealed in the data review. Foundations will be placed within the London Clay.
- 4.5. Groundwater was not encountered in any of the exploratory holes although seepage was noted at the Made Ground / London Clay boundary in an excavation at 9 St. Georges Terrace. No groundwater monitoring has been carried out at these nearby locations. It is accepted that the site will not impact the wider hydrogeological environment.
- 4.6. It is noted that no ground movement assessment or damage impact assessment is presented, as no structures exist within the zone of influence of the development's excavation / construction effects. The closest structure is some 8m to 9m away from the proposed retaining wall; garages to the rear of 29 Ainger Road, more than 4 times the height of the planned retaining wall (<2m). It is accepted that structural monitoring is not required and the development will not impact land stability.
- 4.7. It is accepted that the site is at low risk of flooding and will not impact the wider hydrological environment.

## 5.0 CONCLUSIONS

- 5.1. The authors of the main BIA possess suitable qualifications that comply with the requirements of CPG4.
- 5.2. The proposal includes a single storey rear extension which cuts into the sloping rear garden. The retaining wall will be less than 2m in height.
- 5.3. It is accepted that the proposed development will not impact land stability and the wider hydrological and hydrogeological environments.
- 5.4. The Screening and Scoping assessments presented are considered suitable for the scale of the proposed development. The BIA meets the criteria of CPG4.

## Appendix 1: Consultation Responses

None

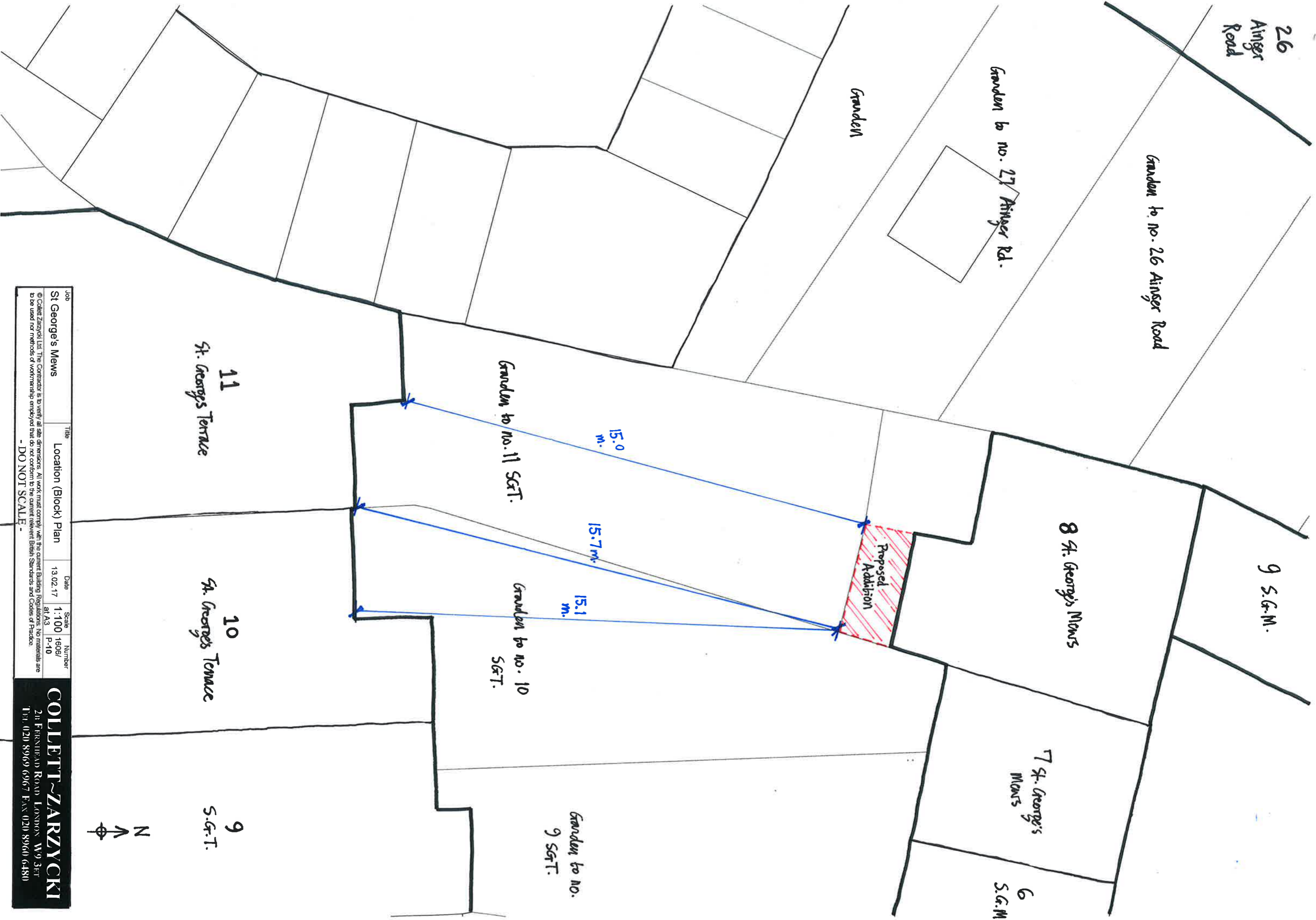
## Appendix 2: Audit Query Tracker

None

## Appendix 3: Supplementary Supporting Documents

P-10\_Plan (marked up with dimensions to neighbouring structures).

Correspondence from LBC confirming adjacent structures (email 21 February 2017).

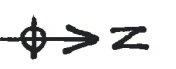


Job	Title	Date	Scale	Number
St George's Mews	Location (Block) Plan	13.02.17	1:100 at A3	1606/ P-10

© Collett Zarycki Ltd. The Contractor is to verify all site dimensions. All work must comply with the current Building Regulations. No materials are to be used nor methods of workmanship employed that do not conform to the current relevant British Standards and Codes of Practice.

- DO NOT SCALE -

**COLLETT-ZARYCKI**  
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From: "Lester, Robert" <Robert.Lester@camden.gov.uk>  
To: "GrahamKite@campbellreith.com" <GrahamKite@campbellreith.com>  
Date: 21/02/2017 14:00  
Subject: RE: FW: Audit Fee and Full BIA request for 8 St. George's Mews 2016/5979

Hi Graham

Yes there are garages to the rear of 29 Ainger Road to the west which are 8-9 m away approx.. There is a garden structure in the rear of no. 27 Ainger Road which is closer at about 4-5 m distance approx. This appears to be a garden shed or outbuilding (please see image below). Do you still think that no further BIA work is required here



Regards

Robert Lester  
Planning Officer  
Regeneration and Planning  
Supporting Communities  
London Borough of Camden

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