

*Project Name: 46 Avenue Road, London NW8*

*Document Title: Executive Summary*

*Job Number: 1147*

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The proposed development works involve the demolition of the existing house behind a retained front elevation with a new basement under the footprint of the existing house and a deeper basement under the rear garden. The scheme is very similar to previous applications except that the basement under the rear garden is shallower than previous and the house is being reconstructed above a new single basement rather than being retained and underpinned as previous.

This package comprises the following documents:

- Geotechnical Desk Study
- Geotechnical Site Investigation Report
- Basement Impact Assessment which includes statements on hydrogeology
- Structural method statement incorporating construction methodology.

The Geotechnical Desk Study provides a review of historic maps, historic boreholes, and covers topography, geomorphology, drainage, hydrology, underground structures, services, ground contamination, and new foundation issues. A conceptual ground model is developed and provided input into the subsequent site investigation.

The Geotechnical site investigation report includes the borehole logs, in situ soil tests, ground water monitoring results, soil lab and chemical analysis test results.

The Basement Impact Assessment document includes a geotechnical ground model based on the geotechnical site investigation, land stability evaluation, flood risk assessment, surface water drainage recommendations and subterranean ground flow evaluation.

The Structural method statement incorporating construction methodology report includes drawings which illustrate how the various phases of the development will be carried out and relationship to neighbouring properties.

With reference to the criteria set out in Camden's Core Strategy Policy CS14 and policy DP27 – basements and light-wells, the above documents provide factual information to demonstrate that the scheme:

- maintains the structural stability of the building and neighbouring properties;
- avoids adversely affecting drainage and run-off or causing other damage to the water environment;
- avoids cumulative impacts upon structural stability or the water environment in the local area