

The Danish Church,
London, NW1 4HH

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12727-82

Revision: F1

July 2018

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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 The Danish Church, St Katherine's Precinct, London, NW1 4HH (planning reference 2018/2186/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 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 proposed development includes extension of the existing basement and widening of the existing lightwells.
- 1.5. The BIA has been prepared by Alan Baxter Ltd. The qualifications of the authors should be confirmed to be in accordance with the requirements of LBC guidance.
- 1.6. Appropriate site investigation works has been undertaken to prove the existence of the current foundations and substructure for design purposes.
- 1.7. Temporary works and structural information has been provided for review. The existing foundations will not be undermined. New retaining walls and slopes will be created for lightwells.
- 1.8. It is accepted that damage impacts will be maintained within the limits required by LBC guidance.
- 1.9. The proposed development will not impact the wider hydrological or hydrogeological environments.
- 1.10. Subject to confirmation of the BIA authors' qualifications, the BIA meets the requirements of CPG Basements.

2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 5th June 2018 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for The Danish Church, St Katherine's Precinct, London, NW1 4HH, Camden Reference 2018/2186/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.
- 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): Basements.
 - Camden Development Policy (DP) 27: Basements and Lightwells.
 - Camden Development Policy (DP) 23: Water.
 - Local Plan, 2017: Policy A5 (Basements).
- 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: refurbishment of church and church hall including "extension of basement lightwells into sunken terraces and stepped access to garden."

- 2.6. LBC's Audit instruction confirms that the building is Grade II* Listed.
- 2.7. CampbellReith accessed LBC's Planning Portal on 2nd July 2018 and gained access to the following relevant documents for audit purposes:
- Basement Impact Assessment and Structures dated May 2018 by Alan Baxter Ltd, including existing and proposed drawings, construction sequence and temporary works proposals.
 - Consultation responses.

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	No	Alan Baxter to demonstrate that authors' qualification are in accordance with CPG Basements requirements
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 plans/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?	Yes	Adequately described in text and drawings.

Item	Yes/No/NA	Comment
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	N/A	
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	Trial pits
Is monitoring data presented?	N/A	
Is the ground investigation informed by a desk study?	N/A	
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	N/A	
Is a geotechnical interpretation presented?	N/A	Existing foundations will not be undermined.
Does the geotechnical interpretation include information on retaining wall design?	N/A	Outline structural information provided.
Are reports on other investigations required by screening and scoping presented?	N/A	
Are baseline conditions described, based on the GSD?	N/A	
Do the baseline conditions consider adjacent or nearby basements?	N/A	

Item	Yes/No/NA	Comment
Is an Impact Assessment provided?	N/A	No structures within zone of influence; no hydrological or hydrogeological impacts.
Are estimates of ground movement and structural impact presented?	N/A	
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	Temporary works methodology, sequencing and propping.
Has the need for monitoring during construction been considered?	N/A	
Have the residual (after mitigation) impacts been clearly identified?	N/A	
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 zone of influence.
Are non-technical summaries provided?	Yes	Introduction and conclusions.

4.0 DISCUSSION

- 4.1. The BIA has been prepared by Alan Baxter Ltd. The qualifications of the authors should be confirmed to be in accordance with the requirements of CPG Basements.
- 4.2. The proposed development includes extension of the existing basement and widening of the existing lightwells.
- 4.3. The proposed development is no deeper than the existing foundations and substructure. It will not impact groundwater flow or the wider hydrogeological environment.
- 4.4. The proposed development will not significantly increase impermeable site area nor impact the wider hydrological environment.
- 4.5. Appropriate site investigation works has been undertaken to prove the existence of the current foundations and substructure for design purposes.
- 4.6. Temporary works and structural information has been provided for review. The existing foundations will not be undermined. New retaining walls and slopes will be created for lightwells.
- 4.7. It is accepted that no neighbouring structures are within the zone of influence of the works and that damage impacts will be maintained within the limits required by LBC guidance.

5.0 CONCLUSIONS

- 5.1. The BIA has been prepared by Alan Baxter Ltd. The qualifications of the authors should be confirmed to be in accordance with the requirements of LBC guidance.
- 5.2. Appropriate site investigation works has been undertaken to prove the existence of the current foundations and substructure for design purposes.
- 5.3. Temporary works and structural information has been provided for review. The existing foundations will not be undermined. New retaining walls and slopes will be created for lightwells.
- 5.4. It is accepted that the proposed development will not impact the stability of surrounding structures.
- 5.5. The proposed development will not impact the wider hydrological or hydrogeological environments.
- 5.6. Subject to confirmation of the BIA authors' qualifications, the BIA meets the requirements of CPG Basements.

Appendix 1: Consultation Comments

None

Appendix 2: Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	BIA	Confirm BIA authors' qualifications are in accordance with CPG Basements	Open	

Appendix 3: Supplementary Supporting Documents

None

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