

169 West End Lane,  
London, NW6 2LH

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 12985-09

Revision: D1

October 2018

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## Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	October 2018	Comment	GKemb12985-09-091018-169 West End Lane-D1.docx	GK	AMF	AMF

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## Document Details

Last saved	09/10/2018 15:59
Path	GKemb12985-09-091018-169 West End Lane-D1.docx
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Project Number	12985-09
Project Name	169 West End Lane
Planning Reference	2018/3113/P

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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 169 West End Lane, London, NW6 2LH (planning reference 2018/3113/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 deepening of the existing basement by <0.5m.
- 1.5. The BIA has been prepared by LAD Construction Limited. The qualifications of the authors are in accordance with LBC guidance.
- 1.6. Appropriate site investigation works has been undertaken to prove the current foundations and underlying ground conditions for design purposes.
- 1.7. Outline temporary works and structural information has been provided for review.
- 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. The BIA meets the requirements of CPG Basements.

## 2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 7<sup>th</sup> September 2018 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 169 West End Lane, London, NW6 2LHH, Camden Reference 2018/3113/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: "Change of use to utilise the basement and rear ground floor (A1 use) to form a single flat (C3 use) including the installation of a lightwell."
- 2.6. LBC's Audit instruction confirms that the building is not Listed nor neighbours a Listed building.

2.7. CampbellReith accessed LBC's Planning Portal on 9<sup>th</sup> September 2018 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment ref 335409.R.002.A.G.RJM dated May 2018 by LAD Construction Limited, including site investigation and structural information.
- Drawings for Planning dated May to December 2017 by Eveleigh Designs.
- Planning Statement dated 27 June 2018 by Eveleigh Designs.

### 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 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	The highway / pavement is within 5m; however, it is accepted that there will be no impact.
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?	Yes	
Does the geotechnical interpretation include information on retaining wall design?	Yes	
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?	Yes	No stability, 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 provided; <0.5m underpinning required.
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 1?	Yes	
Are non-technical summaries provided?	Yes	

## **4.0 DISCUSSION**

- 4.1. The BIA has been prepared by LAD Construction Limited. The qualifications of the authors meet the requirements of CPG Basements.
- 4.2. The proposed development includes lowering of the existing basement by approximately 0.4m.
- 4.3. The proposed development requires underpinning the existing foundations <0.5m. The site investigation has proven firm to stiff London Clay at formation level. 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 ground conditions for design purposes. Allowance for temporary sump pumping may be required to deal with the perched groundwater identified.
- 4.6. Geotechnical information, temporary works and structural information has been provided for review.
- 4.7. The pavement and highway are within 5m of the proposed works. It is accepted that impacts to neighbouring structures and the highway will be within the limits stipulated by LBC guidance.

## **5.0 CONCLUSIONS**

- 5.1. The qualifications of the authors are in accordance with LBC guidance.
- 5.2. Appropriate site investigation works has been undertaken to prove the existence of the current foundations and ground conditions for design purposes.
- 5.3. It is accepted that the proposed development will not impact the stability of surrounding structures.
- 5.4. The proposed development will not impact the wider hydrological or hydrogeological environments.
- 5.5. The BIA meets the requirements of CPG Basements.

**Appendix 1: Consultation Comments**

None

Appendix 2: Audit Query Tracker

None

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

None

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