

8 Kentish Town Road,
Camden, London NW1 9NX

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12985-01

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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden (LBC) on 13 August 2018 to carry out an Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 8 Kentish Town Road, London NW1 9NX, Camden Reference 2018/3613/P. The basement is considered to fall within Category B 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 BIA has been prepared by LBH Wembley Engineering with a Structural Report produced by Hinerti Ltd. The qualifications of the authors are in accordance with LBC guidance.
- 1.5. The site comprises a three-storey terraced building with shops at ground floor level located on the eastern side of Kentish Town Road. The proposal is excavation of a single basement floor to accommodate retail space associated with the existing use of the ground floor.
- 1.6. The BIA includes the majority of the information required from a desk study in accordance with LBC guidance.
- 1.7. A site investigation was undertaken by LBH Wembley Engineering in August 2017. No groundwater was encountered during the investigation. The ground conditions comprise Made Ground over London Clay. Factual site investigation logs and data should be presented.
- 1.8. The proposed development will not impact the wider hydrogeological environment.
- 1.9. The BIA should present geotechnical interpretation including retaining wall design parameters.
- 1.10. The formation level of the new basement slab will be founded in the London Clay formation. The basement will be formed by underpinning techniques. Outline temporary works and permanent structural calculations have been presented.
- 1.11. An outline construction programme should be provided.
- 1.12. Neighbouring properties are identified as having basements / cellars. No cumulative impacts are predicted.

- 1.13. Summary results of a Ground Movement Assessment (GMA) are presented. The impact assessment indicates Category 1 damage (Very Slight) for No 6 Kentish Town Road and No 5 Camden Road, and Category 0 damage (Negligible) for No 10-12 Kentish Town Road. It is stated that ground movements will not impact the highway. Further information has been requested.
- 1.14. The LUL Northern Line runs beneath the pavement to Kentish Town Road adjacent to the site. Consultation with TFL is ongoing. Asset protection requirements must be agreed with TFL, as applicable.
- 1.15. A Flood Risk Assessment is presented which concludes the development is at very low risk of flooding from all sources. A consultation response from Thames Water indicates that there may be a risk from sewer flooding. The BIA should confirm that suitable mitigation is to be incorporated into the development.
- 1.16. The proposed scheme will not increase the proportion of impermeable area. Use of SUDS is proposed. The proposed development will not impact the wider hydrological environment. The final drainage scheme should be agreed with Thames Water and LBC.
- 1.17. Discussion and requests for further information are presented in Section 4 and summarised in Appendix 2. Until the information requested is presented, the BIA does not meet the criteria of CPG Basements.

2.0 INTRODUCTION

2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 13 August 2018 to carry out a Category B Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 8 Kentish Town Road, London NW1 9NX, Camden Reference 2018/3613/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.
- The 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 planning portal describes the proposal as: *"Excavation of a single basement floor to accommodate retail space associated with the existing use of the ground floor"*.

The planning portal also confirmed the site lies within the Camden Town Conservation Area but neither the site or neighbouring properties are listed buildings.

2.6. CampbellReith accessed LBC's Planning Portal in September 2018 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment (ref LBH4535 Ver 1.1) dated July 2018 by LBH Wembley Engineering.
- Structural Report and calculations dated July 2018 by Hinerti Ltd.
- Existing and proposed elevations and plans by Ambigram Architects dated April 2018.
- Planning Statement by SM Planning.
- Flood Risk Assessment (ref LBH4535fra Ver. 1.0) dated July 2018 by LBH Wembley Engineering.
- Consultation Responses.

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?	No	Outline construction programme should be presented.
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	Within BIA text.

Item	Yes/No/NA	Comment
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	However, TW consultation response should be addressed.
Is factual ground investigation data provided?	No	BIA Report, Section 5. However, factual data to be provided.
Is monitoring data presented?	No	No groundwater was encountered during the site investigation.
Is the ground investigation informed by a desk study?	Yes	
Has a site walkover been undertaken?	Yes	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	No. 6 Kentish Town Road is understood to include a basement that extends to approximately 2.5m depth below ground floor level. Nos. 3A and 5 Camden Road have a cellar floors situated at roughly 1.5m below ground floor level.
Is a geotechnical interpretation presented?	No	Design parameters as GSD Appendix G3 required.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Retaining wall design is presented in the Structural Report and Calculations by Hinerti Ltd. It is not clear from where geotechnical parameters used in retaining wall are derived.
Are reports on other investigations required by screening and scoping presented?	Yes	Flood Risk Assessment by LBH Wembley Engineering presented.

Item	Yes/No/NA	Comment
Are baseline conditions described, based on the GSD?	No	Clause 265 of GSD. Derived geotechnical parameters from site investigation are not supplied.
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	
Are estimates of ground movement and structural impact presented?	Yes	However, further information is requested (see Section 4).
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	However, TW consultation response should be considered.
Has the need for monitoring during construction been considered?	Yes	Details of monitoring scheme not provided.
Have the residual (after mitigation) impacts been clearly identified?	Yes	However, TW consultation response should be considered.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	No	SI, interpretative geotechnical parameters, GMA to be presented.
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?	No	SI, interpretative geotechnical parameters, GMA to be presented.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	However, SI, interpretative geotechnical parameters, GMA to be presented.

Item	Yes/No/NA	Comment
Are non-technical summaries provided?	Yes	Executive summary.

4.0 DISCUSSION

- 4.1. The BIA has been prepared by LBH Wembley Engineering with a Structural Report produced by Hinerti Ltd. The qualifications of the authors of the reports prepared by LBH Wembley Engineering are in accordance with CPG Basements. The qualifications of the authors of the Structural Report by Hinerti Ltd are not stated.
- 4.2. The site comprises a three storey terraced building with shops at ground floor level, located on the eastern side of Kentish Town Road, understood to have been constructed in the 19th Century. The site is within the Camden Town Conservation area and is identified as a building which makes a positive contribution to the area. The proposal is the construction of a single basement level to accommodate retail space associated with the existing use of the ground floor.
- 4.3. The BIA includes the majority of the information required from a desk study in line with the GSD Appendix G1.
- 4.4. A site investigation was undertaken by LBH Wembley Engineering in August 2017 comprising a single small diameter borehole and two hand dug trial pits. Summary information is presented and the ground conditions comprise Made Ground over London Clay. Factual site investigation logs and data should be presented.
- 4.5. Groundwater was not encountered during drilling and subsequent monitoring has not been reported. The BIA identifies the need for basement liner walls, membranes, and cavity drainage in the construction sequencing.
- 4.6. Subject to confirmation by the site investigation data, considering the underlying unproductive strata, it is accepted the proposed development will not impact the wider hydrogeological environment.
- 4.7. The formation level of the new basement slab will be founded in the London Clay formation. The basement will be formed by underpinning techniques. Outline temporary works and permanent structural calculations have been presented. The BIA should present geotechnical interpretation including retaining wall design parameters and groundwater assumption.
- 4.8. An outline construction programme should be provided.
- 4.9. No. 6 Kentish Town Road is understood to include a basement that extends to approximately 2.5m depth below ground floor level. Nos. 3A and 5 Camden Road have cellar floors situated at roughly 1.5m below ground floor level. The adjoining 10 – 12 Kentish Town Road has no

existing basement although a planning application for a proposed basement is currently in progress.

- 4.10. Summary results of a Ground Movement Assessment (GMA) are presented. The impact assessment indicates Category 1 damage (Very Slight) for No 6 Kentish Town Road and No 5 Camden Road, and Category 0 damage (Negligible) for No 10-12 Kentish Town Road. It is stated that ground movements will not impact the highway. The assessment of building strains and magnitude of impact to the highway require further clarification.
- 4.11. Structural monitoring is recommended to be undertaken during construction, although no specific scheme is currently proposed. This may be developed as part of detailed design.
- 4.12. The LUL Northern Line runs beneath the pavement to Kentish Town Road adjacent to the site. It is stated that an Asset Impact Assessment is currently being prepared to ensure that the proposed scheme will not adversely impact the underlying LUL northern line tunnel. TFL have confirmed that they are in consultation with the applicant and that design, methodology and asset protection requirements must be agreed with TFL, as applicable, before construction commences.
- 4.13. Kentish Town Road is within a Critical Drainage Area (Group 3-003). This was identified in the accompanying Flood Risk Assessment but not commented on within the BIA screening or scoping process. The site is not located within a Local Flood Risk Zone and is at very low risk of surface water flooding. Kentish Town Road is reported as having flooded in 1975 and a Flood Risk Assessment (FRA) is presented.
- 4.14. The FRA concludes the development is at very low risk of flooding from all sources. A consultation response from Thames Water indicates that there may be a risk from sewer flooding. The BIA should confirm that suitable mitigation is to be incorporated into the development. Thames Water indicate a positive pumped device should be included within the final construction.
- 4.15. The proposed scheme will not increase the proportion of impermeable area. A SUDS assessment is presented and it is proposed to attenuate off-site discharge flows using a green roof located on the flat roof above the ground floor. The final drainage scheme should be agreed with Thames Water and LBC. The proposed development will not impact the wider hydrological environment.

5.0 CONCLUSIONS

- 5.1. The qualifications of the authors of the BIA report are in accordance with LBC guidance.
- 5.2. The proposal is construction of a single basement level below the full footprint of the building.
- 5.3. A site investigation indicates ground conditions to comprise Made Ground over London Clay. Factual site investigation logs and data should be presented.
- 5.4. The proposed development will not impact the wider hydrogeological environment.
- 5.5. Outline temporary works and permanent structural calculations have been presented. The BIA should present geotechnical interpretation including retaining wall design parameters.
- 5.6. An outline construction programme should be provided.
- 5.7. Summary results of a Ground Movement Assessment (GMA) are presented. The impact assessment indicates a maximum of Category 1 damage (Very Slight) to neighbours. It is stated that ground movements will not impact the highway. The assessment of building strains and movements adjacent to the highway should be presented.
- 5.8. The LUL Northern Line runs beneath the pavement to Kentish Town Road adjacent to the site. Consultation with TFL is ongoing. Asset protection requirements must be agreed with TFL, as applicable.
- 5.9. A consultation response from Thames Water indicates that there may be a risk from sewer flooding. The BIA should confirm that suitable mitigation is to be incorporated into the development.
- 5.10. The proposed scheme will not increase the proportion of impermeable area. Use of SUDS is proposed. The proposed development will not impact the wider hydrological environment. The final drainage scheme should be agreed with Thames Water and LBC.
- 5.11. Requests for further information are presented in Section 4 and summarised in Appendix 2. Until the information requested is presented, the BIA does not meet the criteria of CPG Basements.

Appendix 1: Residents' Consultation Comments

Residents' Consultation Comments

Surname		Address	Date	Issue raised	Response
Savage		Transport for London	28 th August 2018	TFL confirm that the applicant has consulted with them. Works should not be permitted until detailed design and method statements for the proposed basement has been discussed and agreed with TFL.	Section 4
-		Thames Water	21 st August 2018	The proposed basement should incorporate a pumped positive device to avoid flooding during surcharge of the local sewers. The works should be undertaken in compliance with TW guidance to minimise damage to TW assets.	Section 4

Appendix 2: Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status/Response	Date closed out
1	BIA	Factual site investigation data should be presented.	Open	
2	BIA	Confirm geotechnical interpretation including derivation of retaining wall design parameters and groundwater assumptions.	Open	
3	BIA	An outline construction programme should be presented.	Open	
4	Stability	Further information on the GMA should be presented as described in Section 4.	Open	
5	Hydrology / Flood Risk	Thames Water indicates that there may be a risk from sewer flooding. The BIA should confirm that suitable mitigation is to be incorporated into the development.	Open	

Appendix 3: Supplementary Supporting Documents

None

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