

Koko, 1A Camden High Street,  
London NW1

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 12985-20

Revision: F1

November 2018

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### Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
F1	November 2018	Planning	GKemb-jap12985-20-291118-1A Camden High St-F1.docx	GK	EMB	EMB

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### Document Details

Last saved	29/11/2018 16:21
Path	GKemb-jap12985-20-291118-1A Camden High St-F1.docx
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Project Number	12985-20
Project Name	Koko, 1A Camden High Street
Planning Reference	2018/4035/P

## Contents

1.0	Non-technical summary	1
2.0	introduction	2
3.0	Basement Impact Assessment Audit Check List	4
4.0	Discussion	7
5.0	Conclusions	9

## Appendix

- Appendix 1: Residents' Consultation Comments
- Appendix 2: Audit Query Tracker
- Appendix 3: Supplementary Supporting Documents

## 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 Koko, London, NW1 (planning reference 2018/4035/P). The basement is considered to fall within Category C 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. CampbellReith previously audited a basement scheme at the site (ref 12466-42, February 2017).
- 1.4. The proposed development site is currently occupied by Koko nightclub, the Hope and Anchor pub and adjacent buildings. The proposal involves the retention of the Grade II listed Koko nightclub, the Hope and Anchor pub, and facades to the adjacent buildings, known as the Bayham Street Property. The Bayham Street Property will be demolished with a new 4 to 5 storey hotel constructed with one level of basement. The basement level will be linked to the existing lower ground floors and basement levels present across the site.
- 1.5. The proposed scheme is considered to broadly reflect the previously audited schemes. As such, this audit will only address the amendments, which result in an increase in proposed basement area, and consider the subsequent impacts.
- 1.6. The previous audits indicated the previously proposed schemes met the policy criteria of LBC, with the requirement to confirm the final scheme design via a Basement Construction Plan (BCP).
- 1.7. Damage impact to neighbouring structures, adjacent highways and pavements, LUL assets and Thames Water assets due to the revised scheme are all assessed as Negligible to Very Slight. These should be discussed with the relevant authority responsible for each asset and asset protection criteria agreed.
- 1.8. Based on the previously approved BCP being updated to reflect the scheme changes, the requirements of CPG Basements have been met.

## 2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 18 October 2018 to carry out a Category C Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for Koko, London NW1, Camden Reference 2018/4035/P. CampbellReith previously audited a basement scheme at the site (ref 12466-42, February 2017) in relation planning application reference 2016/6959/P, and subsequently undertook review of amendments to that scheme, proposed under planning application reference 2017/6058/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. The proposed scheme is considered to broadly reflect the previously audited schemes. As such, this audit will only address the amendment, which is an increase in proposed basement area, and consider the subsequent impacts.
- 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: Basements. March 2018.
  - Camden Development Policy (DP) 27: Basements and Lightwells.
  - Camden Development Policy (DP) 23: Water.
  - Local Plan 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: "*Variation of condition 3 (approved plans) of planning permission 2017/6058/P dated 02/05/2018 (for redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class SG) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street, and 74 Crowndale Road (façades retained), including enlargement of basement / sub-basement, mansard roof extension (74 Crowndale Road), creation of terraces and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (SG)), namely to allow enlargement of basement and sub-basement, 3 fresh air grilles to Crowndale Road elevation, acoustic louvre to ground floor of Bayham Place (to serve plant room below) and other minor external alterations.*"
- 2.6. The Audit Instruction confirms that the Koko nightclub is a Grade II listed structure.
- 2.7. CampbellReith accessed LBC's Planning Portal on 25 October 2018 and gained access to the following relevant documents for audit purposes:
- The Hope Project Structural Methodology Statement (ref 1444) dated August 2018 by Heyne Tillett Steele.
  - Basement Impact Assessment (ref 371475-02 (04)) dated 26 October 2017 by RSK Environment Ltd.
  - Construction Management Plan dated 14 August 2018 by OD Group.
  - Stage 4 Drawings dated August 2018 by Archer Humphreys Architects.
  - Geo-environmental Site Assessment (ref 371475-01 (02)) dated 9 November 2016 by RSK Environment Ltd.
  - Drainage Strategy Report dated October 2016 by Heyne Tillett Steel Ltd.
  - Thames Water Utilities Assessment (ref 371475-03 (00)) dated 24 October 2016 by RSK Environment Ltd.
  - The Hope Project – HTS response to the BIA Audit (ref 1444, Rev A) dated February 2017 by Heyne Tillett Steel Ltd.
  - Consultation response dated 8 October 2018 from Transport for London.
  - Email from Abbey Pynford dated 29 November 2018.

### 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	Amended by Abbey Pynford confirming retaining walls to be contiguous walls not secant as stated.
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	

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?	N/A	Not required.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Is factual ground investigation data provided?	Yes	
Is monitoring data presented?	Yes	
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	Some levels have been conservatively assumed for the damage impact assessment.
Is a geotechnical interpretation presented?	Yes	
Does the geotechnical interpretation include information on retaining wall design?	Yes	Amended by Abbey Pynford confirming retaining walls to be contiguous walls not secant as stated. To be confirmed within BCP.
Are reports on other investigations required by screening and scoping presented?	Yes	
Are baseline conditions described, based on the GSD?	Yes	



Item	Yes/No/NA	Comment
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	
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	To be confirmed within the BCP (final threshold levels relative to street level).
Has the need for monitoring during construction been considered?	Yes	An outline monitoring plan provided. To be confirmed within BCP.
Have the residual (after mitigation) impacts been clearly identified?	Yes	To be confirmed in BCP.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	To be confirmed in BCP.
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	To be confirmed in BCP.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Maximum of Category 1.
Are non-technical summaries provided?	Yes	

## 4.0 DISCUSSION

- 4.1. The proposed development site is currently occupied by Koko nightclub, the Hope and Anchor pub and adjacent buildings. The proposal involves the retention of the Koko nightclub, the Hope and Anchor pub, and facades to the adjacent buildings known as the Bayham Street Property. The Bayham Street Property will be demolished with a new 4 to 5 storey hotel constructed with one level of basement. The basement level will be linked to the existing lower ground floors and basement levels present across the site. The Koko nightclub building is Grade II listed.
- 4.2. CampbellReith previously audited a basement scheme at the site (ref 12466-42, February 2017) in relation to planning application reference 2016/6959/P, and subsequently undertook review of amendments to that scheme, proposed under planning application reference 2017/6058/P. The proposed scheme is considered to broadly reflect the previously audited schemes. As such, this audit will only address the amendment, which is an increase in proposed basement area, and consider the subsequent impacts.
- 4.3. The proposed amendments do not impact the wider hydrological or hydrogeological environments, subject to the mitigation measures being adopted, as stated in the previous Audit and subject to confirmation by BCP.
- 4.4. The updated Structural Methodology Statement (SMS) indicates that damage impacts to neighbouring structures will be a maximum of Category 1 (Very Slight), in accordance with the Burland Scale. Although no further ground movement assessment (GMA) calculations are presented, previous GMA iterations are considered to provide adequate background analysis and sensitivity, such that the proposed amendment is accepted as causing no more than Category 1 damage. The suitability of the previous assessments is reinforced by confirmation from the piling contractor, Abbey Pynford, that contiguous piled retaining walls will be adopted, rather than a secant wall as stated in the SMS. Additionally, the pile toe depths indicated by Abbey Pynford are shallower in the order of 3m than those used for the original GMA (which considered secant and contiguous walls). These changes should result in reduced ground movements.
- 4.5. The Northern Line running tunnels and Mornington Crescent station are present within 10m west of the Koko nightclub, with the tunnel crowns approximately 10m below ground level (bgl). A number of Thames Water assets have been identified within the likely zone of influence of the development. Highways, pavements and shallow local utilities are also adjacent to the development and within the zone of influence.
- 4.6. A consultation response from TFL indicates that they have been consulted on the amended proposals and that their previously stated asset protection requirements still apply. Asset protection agreements with other asset owners should be implemented, as required.

- 4.7. Sufficient information has been provided to assess that the proposed scheme can be feasibly constructed without impacting stability, the hydrological and hydrogeological environments. The BIA states that the final scheme will be confirmed by the Contractor, once appointed, and this should be confirmed within the BCP. Assessments should be updated and further mitigation provided, if required.

## 5.0 CONCLUSIONS

- 5.1. CampbellReith previously audited a basement scheme at the site (ref 12466-42, February 2017) in relation planning reference 2016/6959/P, and subsequently undertook review of amendments to that scheme, proposed under planning reference 2017/6058/P.
- 5.2. The proposed scheme is considered to broadly reflect the previously audited schemes. As such, this audit only addresses the amendments, which result in an increase in proposed basement area, and considers the subsequent impacts.
- 5.3. The previous audits indicated the previously proposed schemes met the policy criteria of LBC, with the requirement to confirm the final scheme design via a Basement Construction Plan (BCP).
- 5.4. Damage impact to neighbouring structures, adjacent highways and pavements, LUL assets and Thames Water assets are all assessed as Negligible to Very Slight. These should be discussed with the relevant authority responsible for each asset and asset protection criteria agreed.
- 5.5. Sufficient information has been provided to assess that the proposed scheme can be feasibly constructed without causing unacceptable impacts on stability, the hydrological and hydrogeological environments. The BIA states that the final scheme will be confirmed by the Contractor, once appointed, and this should be confirmed within the BCP. Assessments should be updated and further mitigation provided, if required.
- 5.6. Based on securing the required final information within a BCP, the requirements of CPG Basements have been met.

## Appendix 1: Residents' Consultation Comments

Residents' Consultation Comments

Surname	Address	Date	Issue raised	Response
TFL	Spatial Planning (North)	8 October 2018	The agreed asset protection scheme is to remain in place.	To be implemented
Thames Water	Development Planning Dept	20 January 2017	Surface water drainage proposals should seek approval of Thames Water and should allow for appropriate attenuation.	To be implemented

## Appendix 2: Audit Query Tracker

None

## Appendix 3: Supplementary Supporting Documents

Abbey Pynford Email 29 November 2018





RE: 12985-20: Koko (Camden High St) (AP Project GA23176)Mike Johnson to:  
 GrahamKite@campbellreith.com 29/11/2018 12:15  
 Cc: "camdenaudit@campbellreith.com", "Philip Mundy"  
 From: "Mike Johnson" <mikejohnson@abbeypynford.co.uk>  
 To: "GrahamKite@campbellreith.com" <GrahamKite@campbellreith.com>  
 Cc: "camdenaudit@campbellreith.com" <camdenaudit@campbellreith.com>, "Philip Mundy"  
 <philipmundy@abbeypynford.co.uk>  
 History: This message has been replied to.

1 Attachment



2018.11.16 - P070 - C7 - Piling layout WIP A3.pdf

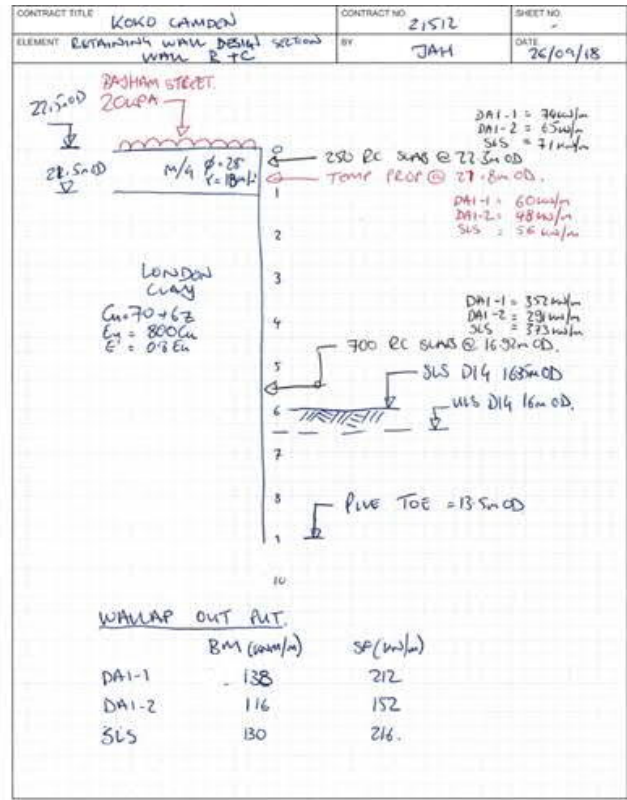
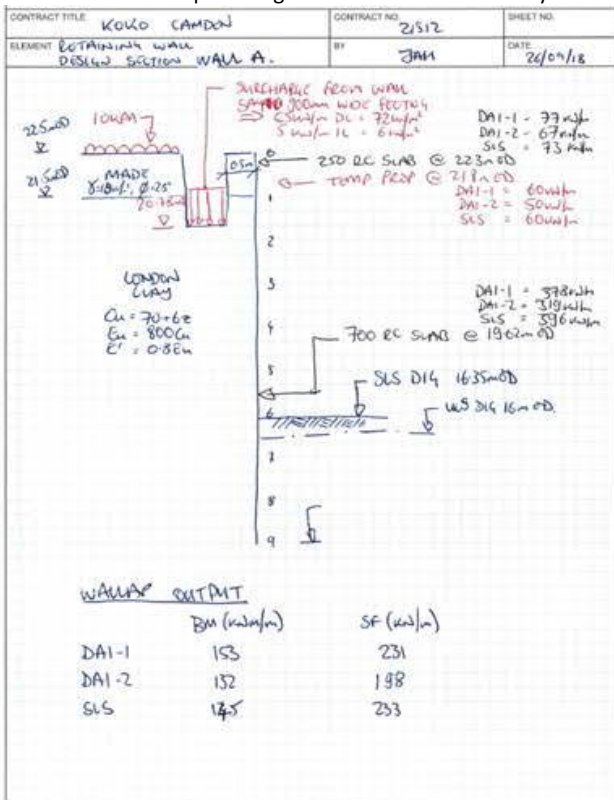
Good Afternoon Graham,

To confirm our conversation:-

The piled retaining wall has changed from secant to contig – find attached pile layout sketch for your perusal.

The design of the contig wall incorporates horizontal propping at basement and capping levels, in both the temporary and permanent cases.

An extract from the pile design is shown below for clarity.



Should any comments or queries arise, then please do not hesitate to call.

Kind Regards,

**Mike Johnson** BEng (Hons) , CEng, MStructE, CSSW  
 Director of Engineering

**Abbey Pynford**

1st Floor, West Wing, 575-599 Maxted Road, Hemel Hempstead, HP2 7DX  
 dd 01442 898327 t 01442 212112 m 0770 940 1605 e mikejohnson@abbeypynford.co.uk  
[abbeypynford.co.uk](http://abbeypynford.co.uk)



From: GrahamKite@campbellreith.com <GrahamKite@campbellreith.com>

**Sent:** 29 November 2018 11:10

**To:** Mike Johnson <mikejohnson@abbeypynford.co.uk>

**Cc:** camdenaudit@campbellreith.com

**Subject:** 12985-20: Koko (Camden High St)

Hi Mike

Further to our discussion, could you confirm that:

- the proposed secant piled walls have now been designed as contiguous piled walls.
- they will be stiffly propped in the temporary condition.

A pile layout plan would be useful but is not essential.

Many thanks

Graham Kite

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