

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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Campbell Reith Hill LLP
Friars Bridge Court
41-45 Blackfriars Road
London
SE1 8NZ

T: +44 (0)20 7340 1700
E: london@campbellreith.com
W: www.campbellreith.com

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Author	G Kite, BSc MSc DIC FGS
Project Partner	E M Brown, BSc MSc CGeol FGS
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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. In the updated submissions, factual site investigation logs and data are presented.
- 1.8. The proposed development will not impact the wider hydrogeological environment.
- 1.9. In the updated submissions, geotechnical interpretation including retaining wall design parameters are presented.
- 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. In the updated submissions, an outline construction programme is provided.

- 1.12. Neighbouring properties are identified as having basements / cellars. No cumulative impacts are predicted.
- 1.13. A Ground Movement Assessment (GMA) is presented that 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. An updated submission providing calculations has been presented.
- 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 updated BIA confirms 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. Considering the updated submissions presented, the BIA meets 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.

2.7. CampbellReith received the following relevant documents for audit purposes in November 2018:

- Basement Impact Assessment (ref LBH4535 Ver 1.2) dated November 2018 by LBH Wembley Engineering.
- Project Construction Programme.

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	Updated information provided in the revised submissions.
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	Updated information provided in the revised submissions.
Is factual ground investigation data provided?	Yes	Updated information provided in the revised submissions.
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?	Yes	Updated information provided in the revised submissions.
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. Updated information provided in the revised submissions.
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?	Yes	Updated information provided in the revised submissions.
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	Updated information provided in the revised submissions.
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	Updated information provided in the revised submissions.
Have the residual (after mitigation) impacts been clearly identified?	Yes	Updated information provided in the revised submissions.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	Updated information provided in the revised submissions.
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	Updated information provided in the revised submissions.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Updated information provided in the revised submissions.

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. In the updated submissions, factual site investigation logs and data are presented and the ground conditions comprise Made Ground over London Clay.
- 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. Considering the underlying unproductive strata, confirmed by the site investigation data, it is accepted that 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. In the updated submissions, outline temporary works information and permanent structural calculations are presented, including geotechnical interpretation and retaining wall design parameters.
- 4.8. In the updated submissions, an outline construction programme is 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. In the original BIA, summary results from a Ground Movement Assessment (GMA) were presented. In the updated submissions, calculations are provided. 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.

- 4.11. Structural monitoring is recommended to be undertaken during construction. The outline structural monitoring scheme presented includes trigger values and contingency actions.
- 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 and included within the updated BIA. 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 confirms 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.
- 5.4. The proposed development will not impact the wider hydrogeological environment.
- 5.5. Outline temporary works and permanent structural calculations have been presented. In the updated submissions, geotechnical interpretation and retaining wall design parameters are also presented.
- 5.6. In the updated submissions, an outline construction programme is provided.
- 5.7. The updated GMA indicates a maximum of Category 1 damage (Very Slight) to neighbours. It is stated that ground movements will not impact the highway.
- 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 updated BIA confirms 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. Considering the updated submissions presented, the BIA meets 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.	Closed	November 2018
2	BIA	Confirm geotechnical interpretation including derivation of retaining wall design parameters and groundwater assumptions.	Closed	November 2018
3	BIA	An outline construction programme should be presented.	Closed	November 2018
4	Stability	Further information on the GMA should be presented as described in Section 4.	Closed	November 2018
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.	Closed	November 2018

Appendix 3: Supplementary Supporting Documents

None

London

Friars Bridge Court
41- 45 Blackfriars Road
London, SE1 8NZ

T: +44 (0)20 7340 1700
E: london@campbellreith.com

Birmingham

Chantry House
High Street, Coleshill
Birmingham B46 3BP

T: +44 (0)1675 467 484
E: birmingham@campbellreith.com

Surrey

Raven House
29 Linkfield Lane, Redhill
Surrey RH1 1SS

T: +44 (0)1737 784 500
E: surrey@campbellreith.com

Manchester

No. 1 Marsden Street
Manchester
M2 1HW

T: +44 (0)161 819 3060
E: manchester@campbellreith.com

Bristol

Wessex House
Pixash Lane, Keynsham
Bristol BS31 1TP

T: +44 (0)117 916 1066
E: bristol@campbellreith.com

UAE

Office 705, Warsan Building
Hessa Street (East)
PO Box 28064, Dubai, UAE

T: +971 4 453 4735
E: uae@campbellreith.com

Campbell Reith Hill LLP. Registered in England & Wales. Limited Liability Partnership No OC300082
A list of Members is available at our Registered Office at: Friars Bridge Court, 41- 45 Blackfriars Road, London SE1 8NZ
VAT No 974 8892 43