

Basement Impact Assessment

Screening assessment for 8-10 Southampton
Row and 1 Fisher Street, London WC1B 4AE

PP-07809413

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- 1.1 Camden's approach to basement development is set out Local Plan Policy A5 and associated CPG.
- 1.2 Sub surface works are proposed as part of the development scheme. These comprise the insertion of a rainwater attenuation tank in previously excavated ground in the north east corner of the site and a small enlargement in the existing basement of Carlisle House to accommodate the required lifts.
- 1.3 The applicant has been advised by WSP that from a structural point of view the proposed buried structures are too far from adjacent neighbouring buildings for any of the proposed works to have a detrimental impact to the buildings. Moreover there are no impacts on amenity or the character of the area. Finally, there are no risks in terms of drainage or flooding given that the proposals are either solely relating to already excavated ground or of such small size to be *de minimis*.
- 1.4 Nevertheless, the submitted application includes a methodology statement and part of the council's proforma as below.

Screening

1.1.1. A screening process has been undertaken and the findings are described below.

Question	Response	Details
1a. Is the site located directly above an aquifer?	-	The site is located above the Lynch Hill Gravel, a secondary aquifer.
1b. Will the proposed basement extend beneath the water table surface?	-	Proposed excavation for attenuation tank is maximum 4 meters. Borehole records show water depth is typically over 8 meters. Refer to Borehole Logs in Appendix A
2. Is the site within 100m of a watercourse, well (used / disused) or potential spring line?	-	No – the Thames River is the nearest water course at .7 miles from site
3. Is the site within the catchment of the pond chains on Hampstead Heath?	-	No – the ponds chains at Hampstead Heath are approximately 3.3 miles from site
4. Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	-	No – works do not affect anything above ground
5. As part of site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?	-	No – the site area and run off will remain the same as previous use.
6. Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line?	-	Underside of the proposed pile caps to basement -2 is 7 meters below ground floor level. Borehole records show water depth is typically over 8 meters. Refer to Borehole Logs in Appendix A

1.2. Slope Stability

Question	Response	Details
1. Does the existing site include slopes, natural or man-made greater than 7 degrees (approximately 1 in 8)?	-	No – a topographical survey was undertaken and shows a minimal fall in the site much less than 1 in 8. Survey information available.
2. Will the proposed re-profiling of landscaping at the site change slopes at the property boundary to more than 7 degrees (approximately 1 in 8)?	-	No – the site is fully constrained with building works, there is no hard landscaping.
3. Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7 degrees (approximately 1 in 8)?	-	No – the site is constrained by 3 roads and and the EDF substation building to the east, all are on the same level with no level changes greater than 1 in 8.
4. Is the site within a wider hillside setting in	-	No – there are no level changes or slopes

which the general slope is greater than 7 degrees (approximately 1 in 8)?		greater than 1 in 8
5. Is the London Clay the shallowest strata at the site?	-	The Lynch Hill Gravels are the shallowest strata. Refer to Borehole Logs in Appendix A
6. Will any trees be felled as part of the development and/or are any works proposed within any tree protection zones where trees are to be retained?	-	No – there are no trees on site, this is a previous brownfield site.
7. Is there a history of seasonal shrink-swell subsidence in the local area and/or evidence of such effects at the site?	-	The London Clay is circa 6.3mbgl with Lynch Hill Gravel present above this. The Lynch Hill Gravel are not susceptible to seasonal shrink swell movements. Refer to Borehole Logs in Appendix A
8. Is the site within 100m of a watercourse or a potential spring line?	-	No – the Thames River is the nearest water course at .7miles from site
9. Is the site within an area of previously worked ground?	-	Yes the building site is a brownfield land, there is now a TFL head house occupying the site with access into the rail network 27m below ground level.
10. Is the site within an aquifer. If so, will the proposed basement extend beneath the water table such that dewatering may be required during construction?	-	There is no evidence to suggest we will need to de-water during excavation, the excavation for the lift pit is horizontal to include a second lift rather than vertical, we are enlarging an existing pit but not reducing any levels further.
11. Is the site within 50m of the Hampstead Heath Ponds?	-	No – the ponds are approximately 3.3 miles from the site
12. Is the site within 5m of a highway or pedestrian right of way?	-	Yes the building site is constrained by 3 roads and one building to the east. The actual excavation works are not within 5m.
13. Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?	-	No – we do not affect any existing buildings foundations, we have shown the relationship to the EDF substation on our site section showing we are not undermining.
14. Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines?	-	Northwest corner of 8-10 Southampton Row is partially over the new Eastbound CrossRail Tunnel. Refer to Appendix B

1.3. Surface Water and Flooding

Question	Response	Details
1. Is the site within the catchment of the ponds chains on Hampstead Heath?	-	No – the ponds chains at Hampstead Heath are approximately 3.3 miles from site
2. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and	-	No – existing routes are maintained from previous use.

peak run-off) be materially changed from the existing route?		
3. Will the proposed basement development result in a change in the proportion of hard surfaced / paved external areas?	-	No – works do not affect anything above ground
4. Will the proposed basement result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourses?	-	Yes – the scheme is being enhanced by providing 65m ³ storm water attenuation as required by Thames Water to stem the flow of water into the network.
5. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	-	No – the quality of the water will not degrade in any way.
6. Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby surface water feature.	-	No – there is no flood risk attached to the building, existing basements have not been subject to flooding and are lower than our proposed works.