

125 Arlington Road,  
London, NW1 7ET

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 12985-67

Revision: D1

August 2019

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

T: +44 (0)20 7340 1700  
E: [london@campbellreith.com](mailto:london@campbellreith.com)  
W: [www.campbellreith.com](http://www.campbellreith.com)

**Document History and Status**

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	August 2019	Comment	GKjap12985-67-060819-125 Arlington Road-D1.docx	GK	EMB	EMB

This document has been prepared in accordance with the scope of Campbell Reith Hill LLP’s (CampbellReith) appointment with its client and is subject to the terms of the appointment. It is addressed to and for the sole use and reliance of CampbellReith’s client. CampbellReith accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of Campbell Reith Hill LLP. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

© Campbell Reith Hill LLP 2017

**Document Details**

Last saved	06/08/2019 12:50
Path	GKjap12985-67-060819-125 Arlington Road-D1.docx
Author	G Kite, BSc MSc DIC FGS
Project Partner	E M Brown, BSc MSc CGeol FGS
Project Number	12985-67
Project Name	125 Arlington Road
Planning Reference	2019/1417/P & 2019/1892/L

**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 .....	8

**Appendix**

- Appendix 1: 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 125 Arlington Road, London, NW1 7ET (planning reference 2019/1417/P & 1892/L). 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 extending the existing basement into the rear garden. Whilst the rear wall to the property will be underpinned, no works are proposed to the party wall.
- 1.5. The qualifications of the BIA 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 assessment purposes.
- 1.7. Outline temporary works and structural information has been provided for review.
- 1.8. It is accepted that, provided workmanship is well managed, damage impacts can be maintained within the limits required by LBC guidance (Burland Category 1).
- 1.9. It is accepted 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 16<sup>th</sup> July 2019 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 125 Arlington Road, London, NW1 7ET (planning reference 2019/1417/P & 1892/L).
- 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: *"Internal and external alteration to the front and rear elevation including replacement of the external staircase to the front elevation, excavation at basement level for a part single part two-storey rear extension with external patio area at basement level, new hard and soft landscaping arrangement at ground and lower ground floors and alteration to the rear boundary treatment."*
- 2.6. LBC's Audit instruction confirms that the building is Grade II Listed.

2.7. CampbellReith accessed LBC's Planning Portal on 5<sup>th</sup> August 2019 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment (ref LBH4563 Ver 1.1) dated March 2019 by LBH Wembley.
- Outline SUDS Assessment (ref LBH4563suds Ver 1.1) dated March 2019 by LBH Wembley.
- Structural Methodology Report (ref RT/SMS/4747) dated March 2019 by Richard Tant Associates.
- Drawings Rev A for Planning dated March 2019 by AAB Architects.
- 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?	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	
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?	Yes	
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Is factual ground investigation data provided?	Yes	Trial pits
Is monitoring data presented?	N/A	
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	
Is a geotechnical interpretation presented?	Yes	Reasonably conservative interpretation based on trial pits.
Does the geotechnical interpretation include information on retaining wall design?	Yes	
Are reports on other investigations required by screening and scoping presented?	Yes	SUDS Assessment
Are baseline conditions described, based on the GSD?	Yes	
Do the baseline conditions consider adjacent or nearby basements?	Yes	



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?	Yes	Qualitative assessment; negligible impact.
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	SUDS Strategy
Has the need for monitoring during construction been considered?	N/A	
Have the residual (after mitigation) impacts been clearly identified?	Yes	
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	Qualitative assessment; negligible impact.
Are non-technical summaries provided?	Yes	

## 4.0 DISCUSSION

- 4.1. The BIA has been prepared by LBH Wembley with supporting structural information from Richard Tant Associates. The qualifications of the authors meet the requirements of CPG:Basements.
- 4.2. The proposed development includes extending the existing basement into the rear garden. The basement will be at approximately the same level as the existing rear patio (and the rear patio level of the neighbouring gardens) and will require excavations:
  - approximately 0.8m to <1m deep to underpin the rear façade of the building and underpin the existing garden boundary walls, in the vicinity of the existing patio area.
  - approximately <2.5m deep within the garden area, remote from the neighbouring structures / patio areas.
- 4.3. The proposal does not require underpinning of the party walls, although it is noted that underpinning close to party walls will be required. A qualitative ground movement assessment confirms that, assuming good workmanship, any damage to neighbouring properties should not exceed Burland Category 1.
- 4.4. The site investigation confirms the existing foundation depths and identifies firm London Clay at formation level.
- 4.5. The London Clay is classified as unproductive strata. The proposed basement will not impact groundwater flow or the wider hydrogeological environment.
- 4.6. The proposed development will marginally increase the impermeable site area. An outline SUDS strategy is presented. It is proposed to attenuate surface water within a porous surfacing before draining to sewers at an appropriate flow rate. There will be no impact to the wider hydrological environment.
- 4.7. Appropriate site investigation works has been undertaken to prove the existence of the current foundations and ground conditions for assessment purposes. It is recommended that the contractor confirms the insitu shear strength of the London Clay at formation level meets the minimum design requirements.
- 4.8. Outline geotechnical information, temporary works and structural information have been provided for review.
- 4.9. It is accepted that impacts to neighbouring structures will be within the limits stipulated by LBC guidance. This assumes good workmanship by the contractor.

## **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 assessment purposes.
- 5.3. Based on good control of workmanship, it is accepted that the proposed development will not impact the stability of surrounding structures and any damage should not exceed Burland Category 1.
- 5.4. It is accepted that 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

---

## 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