

8-10 Southampton Row
London WC1B 4AE

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12985-76
Revision: F1

September 2019

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Document Details

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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by the London Borough of Camden (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 8-10 Southampton Row, London WC1B 4AE (planning reference 2019/2536/P). 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 BIA has been prepared by planning consultants, Turley. Whilst the qualifications of the author of the BIA are not stated, it is accepted that the outcomes of the screening exercise are correct.
- 1.5. The BIA screening exercise has shown that there are no stability impacts to slopes or surrounding structures and highways. Any impacts to the stability of the Crossrail assets on the site are subject to a separate approvals process and a dialogue between the parties is underway.
- 1.6. The screening has confirmed that there are no impacts to subterranean groundwater flows in the local and wider area.
- 1.7. The screening has confirmed that the site does not lie in a flood risk area and the proposals will reduce the impact of surface water flows on the sewer network. Thames Water have confirmed they have no objections to the proposed excavations.
- 1.8. It is accepted the scoping and assessment stages of the BIA are not required for this scheme and that the BIA complies with the requirements of the CPG: Basements.

2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden on 31 July 2019 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 8-10 Southampton Row, London, WC1B 4AE.
- 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: 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;
 - 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 "*Change of use of 8-10 Southampton Row from temporary Crossrail offices (B1) to hotel with ancillary bar and restaurant (C1), together with erection of an 8 storey building at 1 Fisher Street, containing 9 self-contained residential units (C3) and hotel floor space connected to 8-10 Southampton Row (85 hotel rooms in total across the site), following demolition of part of rear facade and other internal and external alterations to 8-10 Southampton Row. Installation of associated plant, refuse and cycle storage areas*".

2.6. Information was initially provided to CampbellReith by LBC on 18 June 2019. CampbellReith accessed LBC's Planning Portal on 22 August 2019, having received an instruction to undertake the audit on 31 July 2019, and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment Methodology, idé Real Estate Ltd, dated May 2019
- Basement Impact Assessment screening assessment, idé Real Estate Ltd, dated 14 May 2019 (already received from LB Camden)
- Appendix A: Crossrail Borehole Logs
- Appendix B: Crossrail tunnels
- WSP Stage 2 Structural Design, dated 14 May 2019
- WSP drawings DDN STR 023 Proposed attenuation tank Rev 02[1][1](2) (already received from Turley)
- Consultation responses from Thames Water and TfL
- Email dated 22 July 2019 from Turley in response to queries raised by CampbellReith (see Appendix 3).

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	No	Screening outcomes are correct.
Is data required by Cl.233 of the GSD presented?	Yes	Commensurate to scale of works.
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 plan/maps included?	No	Screening outcomes are correct.
Do the plans/maps show the whole of the relevant area of study and do they show it in sufficient detail?	Yes	WSP Stage 2 report and drawings DDN STR 023 Rev 02.
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?	No	
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	No	Not required.

Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	No	Not required.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	No	Not required.
Is factual ground investigation data provided?	Yes	
Is monitoring data presented?	No	
Is the ground investigation informed by a desk study?	NA	No project specific GI.
Has a site walkover been undertaken?	NA	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	
Is a geotechnical interpretation presented?	No	Not required.
Does the geotechnical interpretation include information on retaining wall design?	NA	
Are reports on other investigations required by screening and scoping presented?	NA	None required.
Are the baseline conditions described, based on the GSD	Yes	In BIA screening exercise and supporting information.
Do the baseline conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	NA	None required.
Are estimates of ground movement and structural impact presented?	No	Not required.

Item	Yes/No/NA	Comment
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	NA	Not required.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	NA	
Has the need for monitoring during construction been considered?	NA	
Have the residual (after mitigation) impacts been clearly identified?	Yes	No residual impacts.
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?	No	Screening exercise shows no impact.
Are non-technical summaries provided?	No	

4.0 DISCUSSION

- 4.1. The Basement Impact Assessment (BIA) screening assessment has been carried out by planning consultants, Turley, with supporting documents provided by the developer (idé Real Estate Ltd) and the structural engineering consultants (WSP). Although the qualifications of the author of the BIA are not given, it is accepted that the screening outcomes are correct.
- 4.2. The proposed excavations consist of a new lift shaft to be constructed using underpinning techniques and an attenuation tank, to be constructed inside a piled retaining wall. The excavations are located either side of a large Crossrail shaft. The lift pit has a volume of 25m³ and the attenuation tank, which is being formed within an existing contiguous piled wall following the installation of additional contiguous piles, has a volume of around 130m³.
- 4.3. The impacts of the proposals on TfL assets are subject to a separate approvals process and it is noted that consultation with TfL is ongoing.
- 4.4. With respect to the stability of the surrounding buildings and highway, the lift pit excavation is remote from neighbouring properties and the highway. Whilst the attenuation tank is adjacent to the neighbouring property, it is accepted that it will not undermine that property which has a basement. The attenuation tank is being constructed adjacent to Fisher Street, however, it is accepted that ground movements associated with the installation of additional piles and excavation will be small and not significant for the highway.
- 4.5. The screening exercise confirms that the site and surrounding area do not contain significant slopes.
- 4.6. The depth of the excavations is given as 4m, with excavations for some pile caps extending to 7m below ground level, indicating they will extend into the Lynch Hill River Terrace Gravel which is an aquifer. It is accepted that due to the limited volume of the excavations, there will be no impacts to the local and wider hydrogeology.
- 4.7. The proposed excavations do not result in an increase in impermeable areas. The site is not in a flood risk area and flows to the sewer network will be regulated by the construction of the attenuation tank. Thames Water have confirmed that they have no objection to the proposals. It is therefore accepted that there are no impacts to the local and wider hydrology.

5.0 CONCLUSIONS

- 5.1. Whilst the qualifications of the author of the BIA are not stated, it is accepted that the outcomes of the screening exercise are correct.
- 5.2. The BIA screening exercise has shown that there are no impacts to slopes or surrounding structures and highways. Any impacts to the stability of the Crossrail assets on the site are subject to a separate approvals process and a dialogue between the parties is underway.
- 5.3. The screening has confirmed that there are no impacts to subterranean groundwater flows in the local and wider area.
- 5.4. The screening has confirmed that the site does not lie in a flood risk area and the proposals will reduce the impact of surface water flows on the sewer network. Thames Water have confirmed they have no objections to the proposed excavations.
- 5.5. It is accepted the scoping and assessment stages of the BIA are not required for this scheme and that the BIA complies with the requirements of the CPG: Basements.

Appendix 1: Residents' Consultation Comments

None

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents



Fw: PLD 19 44850 BIA Screening Southampton Row May 2019.PDF ref 2019/2536/P

English, Rachel to: lizbrown@campbellreith.com
Cc: "camdenaudit@campbellreith.com"

22/07/2019 08:23

History: This message has been replied to.

Hi Liz

Please see responses below to your questions.
Let me know if anything needs clarifying.

Many thanks
Rachel

From: Oliver Jefferson <oliver.jefferson@turley.co.uk>
Sent: 19 July 2019 14:37:10
To: English, Rachel <Rachel.English@camden.gov.uk>
Cc: Phil D. Jones <Phil.D.Jones@turley.co.uk>
Subject: RE: PLD 19 44850 BIA Screening Southampton Row May 2019.PDF ref 2019/2536/P

Hi Rachel

With respect to your request for clarification concerning the modest additional excavations proposed, in addition to the major works already undertaken in connection with the construction of the Crossrail shaft and associated piling, to support any future above ground building, we are pleased to confirm that:

- Point 12 – The site is surrounded by three roads (Southampton Row to the west; Fisher Street to the north; Catton Street to the south) and one building (the EDF electricity substation to the east). The modest excavation to create the lift pits are more than 5 metres from these roads and from the substation. The works to construct the Attenuation Tank are immediately adjacent to the highway pavement to the north-west but these works sit behind the already completed OSD piles associated with the Crossrail works. As is shown in Drawing DDN-STR-023 these piles already sit at the back of the pavement. In our proposal these piles are further supplemented by a contiguous pile infill. The excavation of the Tank requires the capping of eight other piles constructed as part of the Crossrail works. In summary the ground is already much disturbed yet stable thanks to the already completed piling. Further reference to Section A shows that the bottom of the Tank will sit 3360mm higher than the existing lower level basement.
- Point 13 – The proposed excavation will not affect any existing building foundations. Specifically drawing DDN-STR-023 shows the relationship with the immediately adjoining foundations of the substation (apologies as these weren't shown before). As you will now see the Tank works will not undermine the foundations of the substation.

Regards

Oliver

Oliver Jefferson
Associate Director

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From: English, Rachel [mailto:Rachel.English@camden.gov.uk]

Sent: 09 July 2019 12:54

To: Phil D. Jones

Subject: FW: PLD 19 44850 BIA Screening Southampton Row May 2019.PDF ref 2019/2536/P

Hi Phil

Please see below. Would your engineer be able to provide a response?

Thanks

Rachel

Rachel English
Senior Planner

Telephone: 020 7974 2726



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

Sent: 09 July 2019 12:51

To: English, Rachel <Rachel.English@camden.gov.uk>

Cc: camdenaudit@campbellreith.com

Subject: RE: PLD 19 44850 BIA Screening Southampton Row May 2019.PDF ref 2019/2536/P

Rachel

Further to my earlier email, I have noticed that the excavation for the proposed attenuation tank beneath the north east of the site appears to be immediately adjacent to a neighbouring building and the highway. Can the applicant provide justification for his responses to questions 12 and 13 of

section 1.2?

As before, we are satisfied that there are no likely significant impacts to subterranean and surface water flows.

Apologies for the confusion.

Regards
Liz Brown
Partner

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