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Planning Officer,  
Borough of Camden,  
Planning Department,  
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5 Pancras Square,  
London,  
N1C 4AG.

28 May 2019.

Dear Nora,

**2019/1653/INVALID 155 Drummond Street NW1 2PB.**  
**BIA SCREENING STAGE.**

Thank you for your email 07 May 2019 at 12:09 hours.

Please find the following statement, which confirms the screening stage of the BIA undertaken to ascertain if any issues were found that needed to be further investigated. With reference to the '*London Borough of Camden geological, hydrogeological and hydrological study Guidance for subterranean development*' and using the same numbering and referencing system for ease of correlation.

This statement has been prepared with reference to the drawings and documents as previously issued to you as DOCUMENT ISSUE REGISTER, dated 15 March 2019, attached. Please also refer to the attached document from Rodrigues Associates ref. RA/863, dated 23 May 2019.

#### **Surface flow and flooding screening flowchart.**

##### Question 1.

No, the site is not within the catchment of the pond chains on Hampstead Heath.

##### Question 2.

No, the proposed basement structural alterations shall not materially change from the existing route, the proposed site drainage or the surface water flows [e.g. volume of rainfall and peak run off].

##### Question 3.

No, the proposed basement structural alterations shall not result in a change in the proportion of hard surfaced and/or paved external areas.

##### Question 4.

No, the proposed basement structural alterations shall not result in changes to the profile of the Inflows [instantaneous and long term] of surface water being received by adjacent properties or downstream watercourses.

##### Question 5.

No, the proposed basement structural alterations shall not result in changes to the quality of surface water being received by adjacent properties or downstream water courses.

Question 6.

No, the the site is not in an area known to be at risk from surface water flooding, such as South Hampstead, West Hampstead, Gospel Oak and King's Cross. No, the site is not at risk of flooding and the proposed basement structural alterations are not below the static water level of a nearby surface water feature.

**Subterranean [groundwater] flow screening flowchart.**

Question 1a.

No, the site is not located directly above an aquifer.

Question 1b.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 2.

No, the site is not within 100m of a watercourse, well [used/disused] or a potential spring line.

Question 3.

No, the site is not within the catchment of the pond chains on Hampstead Heath.

Question 4.

No, the proposed basement structural alterations shall not result in a change in the proportion of hard surfaced and/or paved external areas.

Question 5.

No, as part of the site drainage, more surface water [e.g. rainfall and run-off] than at present shall not be discharged to the ground [e.g. via soakaways and/or SUDS].

Question 6.

No, the lowest point of the proposed excavations [allowing for any drainage and foundation space under the basement floor] is not close to nor lower than the mean water level in any local pond [not just the pond chains on Hampstead Heath] nor any spring line.

**Slope stability screening flowchart.**

Question 1.

No, the existing site does not include slopes, natural or manmade, greater than 7 degrees [approximately 1 in 8].

Question 2.

No, The proposed re-profiling of the landscaping at the site shall not change the slopes at the property boundary to more than 7 degrees [approximately 1 in 8].

Question 3.

No, the development does not neighbour land, including railway cuttings and the like, with a slope greater than 7 degrees [approximately 1 in 8].

Question 4.

No, the site is not within a wider hillside setting in which the general slope is greater than 7 degrees [approximately 1 in 8].

Question 5.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 6.

No tree/s shall be felled as part of the proposed development, nor are any works proposed within any tree protection zones of trees to be retained.

Question 7.

No, there is no history of seasonal shrink-swell subsidence in the local area, and/or evidence of such effects on site.

Question 8.

No, the site is not within 100m of a watercourse, well [used/disused] or a potential spring line.

Question 9.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 10.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 11.

No, the site is not within 50m of the Hampstead Heath ponds.

Question 12.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 13.

Please see Rodrigues Associates Ref: RA/863 'Notes on Screen Process'.

Question 14.

No, the site is not over [or within the exclusion zone of] any tunnels e.g. railway lines.

Having completed the screening process, as set out to the requirement of '*London Borough of Camden geological, hydrogeological and hydrological study Guidance for subterranean development*', the design team consultants, plat-form and Rodrigues Associates do conclude that there are no issues related to the proposed basement structural alterations, which require further investigations.

We await your comments.

Yours sincerely,



Graeme Little.  
plat-form.

c.c. MR@Rodrigues Associates.