

6 Kentish Town Road,
Camden, London NW1 9NX

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 12985-82

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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden (LBC) on 29 October 2019 to carry out an Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 6 Kentish Town Road, London NW1 9LG, Camden Reference 2019/4617/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. The qualifications of the authors are in accordance with LBC guidance.
- 1.5. The site comprises a three-storey terraced building with an existing cellar, located on the eastern side of Kentish Town Road. It is proposed to deepen the existing cellar to create a full height basement.
- 1.6. The BIA includes the majority of the information required from a desk study in accordance with LBC guidance.
- 1.7. A limited site investigation was undertaken by LBH Wembley in August 2019. Reference is made to site investigations undertaken at adjacent properties. The ground conditions comprise Made Ground over London Clay. No groundwater is present within the depth of the proposed basement.
- 1.8. The proposed development will not impact the wider hydrogeological environment.
- 1.9. The proposed basement will be founded within the London Clay formation, formed by underpinning techniques. Geotechnical design parameters and outline temporary and permanent structural information has been presented.
- 1.10. An outline construction programme is presented.
- 1.11. Neighbouring properties are identified as having basements. No cumulative impacts are predicted.
- 1.12. A Ground Movement Assessment (GMA) is presented. The impact assessment indicates Category 0 damage (Negligible) to neighbouring properties, some of which have existing basements.
- 1.13. It is stated that ground movements will not impact the highway, utilities or underground infrastructure. The LUL Northern Line runs beneath Kentish Town Road adjacent to the site. Consultation with TFL is ongoing and impact assessment has been undertaken. Asset protection requirements must be agreed with TFL, as applicable.

- 1.14. The BIA states that the site is at very low risk of flooding and that the proposed development does not change the flood risk to the site or neighbouring properties. The BIA and Thames Water consultation indicates that mitigation should be incorporated into the development to prevent sewer flooding.
- 1.15. 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.
- 1.16. Further discussion on the BIA is presented in Section 4. It is confirmed that the BIA meets the criteria of CPG Basements.

2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 29 October 2019 to carry out a Category B Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 6 Kentish Town Road, London NW1 9LG, Camden Reference 2019/4617/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 and extension of existing basement to form ancillary space to the existing ground floor restaurant (Use Class A3)"*.
- 2.6. CampbellReith accessed LBC's Planning Portal in November 2019 and gained access to the following relevant documents for audit purposes:
- Basement Impact Assessment (ref LBH4581 Ver 1.0) dated September 2019 by LBH Wembley.

- Structural Drawing 3460/660 P2 (Party Walls, Underpinning and Propping) dated August 2019 by Gledsdale Associates.
- Existing and proposed elevations and plans by Ambigram Architects dated July 2019.
- Planning Statement dated September 2019 by SM Planning.
- SUDS Assessment (ref LBH4581SUDS Ver. 1.0) dated September 2019 by LBH Wembley.
- Asset Impact Assessment of TfL Northern Line (ref LBH4581aia Ver. 1.0) dated September 2019 by LBH Wembley.
- 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	Within BIA text and figures

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	
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 8 Kentish Town Road and 1 –3 Camden Road have basements. Planning permission has been granted for a basement to 3A Camden Road.
Is a geotechnical interpretation presented?	Yes	
Does the geotechnical interpretation include information on retaining wall design?	Yes	
Are reports on other investigations required by screening and scoping presented?	Yes	SUDS, Asset Impact Assessment. No 8 Kentish Town Road site investigation and FRA available on LBC Planning Portal.
Are baseline conditions described, based on the GSD?	Yes	

Item	Yes/No/NA	Comment
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	
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	Asset protection measures with TfL to be agreed.
Has the need for monitoring during construction been considered?	Yes	Outline monitoring strategy provided.
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	
Are non-technical summaries provided?	Yes	Section 8.

4.0 DISCUSSION

- 4.1. The BIA has been prepared by LBH Wembley. The qualifications of the authors are in accordance with the requirements of CPG Basements.
- 4.2. The site comprises a three storey terraced building with a restaurant at ground floor level, and an existing cellar. The site is located on the eastern side of Kentish Town Road. The proposal is to deepen the existing cellar to create a full height basement.
- 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 limited site investigation was undertaken by LBH Wembley in August 2019 comprising trial pits. Reference is made to site investigations undertaken in the adjacent 8 Kentish Town Road and 1 – 3 Camden Road. The ground conditions comprise Made Ground over London Clay.
- 4.5. Groundwater was not encountered during the investigations within the depth of the proposed basement and no subsequent monitoring has been reported. Considering the underlying unproductive strata, the proposed development will not impact the wider hydrogeological environment.
- 4.6. The proposed basement will be founded in the London Clay formation. The basement will be formed by underpinning techniques. No underpinning is required along the Party Walls with 8 Kentish Town Road and 3A Camden Road, as these properties have existing basements (or are to have basements constructed) to the same or greater depth. Underpinning of up to 1.5m will be required below the party wall with 1a – 3 Camden Road, which has a basement; and underpinning of up to 3.0m will be required at the Party Wall with 4 Kentish Town Road, where no basement is present.
- 4.7. Geotechnical design parameters and outline structural information has been presented, confirming the walls will be stiffly propped in the temporary and permanent condition.
- 4.8. An outline construction programme has been provided.
- 4.9. A Ground Movement Assessment (GMA) is presented. The impact assessment indicates Category 0 damage (Negligible) to neighbouring properties. An outline monitoring strategy is presented, with trigger values and contingent actions to mitigate movements and potential impacts.
- 4.10. It is stated that ground movements will not impact the highway, utilities or underground infrastructure. The TfL Northern Line runs beneath Kentish Town Road adjacent to the site. An Asset Impact Assessment has been prepared to ensure that the proposed scheme will not adversely impact the underlying TfL assets. 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.
- 4.11. The BIA states that the site is at very low risk of flooding and that the proposed development does not change the flood risk to the site or neighbouring properties. A Flood Risk Assessment has been undertaken by the same author for the adjacent 8 Kentish Town Road, which confirms

the conclusions stated. The BIA indicates that non-return valves should be incorporated into the development to prevent sewer flooding. Thames Water indicated, via their consultation response, that a positive, pumped device should be installed, to mitigate against sewer flooding

- 4.12. The proposed scheme will not increase the proportion of impermeable area. Kentish Town Road is within a Critical Drainage Area (Group 3-003). 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.
- 4.13. Although neighbouring properties are identified as having basements / cellars, no cumulative impacts are predicted.

5.0 CONCLUSIONS

- 5.1. The qualifications of the authors of the BIA report are in accordance with LBC guidance.
- 5.2. It is proposed to deepen the existing cellar to create a full height basement.
- 5.3. The BIA includes the majority of the information required from a desk study in accordance with LBC guidance.
- 5.4. The ground conditions comprise Made Ground over London Clay.
- 5.5. No groundwater is present within the depth of the proposed basement. The proposed development will not impact the wider hydrogeological environment.
- 5.6. The proposed basement will be founded within the London Clay formation, formed by underpinning techniques. Geotechnical design parameters and outline temporary permanent structural information has been presented.
- 5.7. An outline construction programme is presented.
- 5.8. Neighbouring properties are identified as having basements. No cumulative impacts are predicted.
- 5.9. The impact assessment indicates Category 0 damage (Negligible) to neighbouring properties.
- 5.10. It is stated that ground movements will not impact the highway, utilities or underground infrastructure. Consultation with TFL is ongoing and an impact assessment has been undertaken. Asset protection requirements must be agreed with TFL, as applicable.
- 5.11. The BIA states that the site is at very low risk of flooding but recommends that non-return valves should be incorporated into the development to prevent sewer flooding. Thames Water indicated that a positive, pumped device should be installed, to mitigate against sewer flooding.
- 5.12. 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.
- 5.13. Discussion is presented in Section 4. The BIA meets the criteria of CPG Basements.

Appendix 1: Residents' Consultation Comments

Residents' Consultation Comments

Transport for London	24 October 2019	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	24 October 2019	TW indicate that 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
CAAC	17 November 2019	CAAC concerned about the cumulative impacts generated by the proposed basement in the context of the surrounding properties, which predominantly have basements.	Section 4 No cumulative impacts are predicted.

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents

None

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