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Flat 2, 8 Compayne Gardens
London NW6 3DH

Basement Impact Assessment
Audit

For

London Borough of Camden

Project Number: 13398-03
Revision: D1

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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 Flat 2, 8 Compayne Gardens (planning reference 2019/5863/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 Entuitive. Whilst the qualifications of the authors are not consistent with LBC guidance for the hydrogeological assessment, it is accepted that the outcomes of the screening exercise are correct in the context of the proposed development.

1.5. The BIA screening exercise has not shown any stability impacts to surrounding structures or highways. However, good workmanship and best practice are required and the Contractor and Engineer should ensure stability during the design and construction process and comply with the Party Wall Agreement.

1.6. The screening has confirmed that there will be no impacts to subterranean groundwater flows.

1.7. The screening has confirmed that the site is at low risk of flooding and the proposals will reduce the impact of surface water flows on the sewer network.

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 24 January 2020 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for Flat 2, 8 Compayne Gardens, London NW6 3DH.

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 *"Lower and Ground floor rear extension and associated works, including some excavation to side and rear; new door and window to side elevation, roof light to new flat roof, and aluminium framed glazed doors at lower ground floor rear, with additional erection of timber clad rear garden shed with green roof"*.

2.6. CampbellReith accessed LBC's Planning Portal on 28 January 2020 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment (ref G018-0007), Entuitive, dated 8 November 2019.
- Proposed and Existing Drawings, MATA Architects, dated November 2019.

- Design and Access Statement (ref 17-013), MATA Architects, dated 18 November 2019.

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	No	Whilst the qualifications of the authors are not consistent with LBC guidance for the hydrogeological assessment, it is accepted that the outcomes of the screening exercise are correct in the context of the proposed development.
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 plan/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	In the context of the proposals, sufficient detail is provided.

Item	Yes/No/NA	Comment
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	NA	Not required.
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	NA	Not required.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	NA	Not required.
Is factual ground investigation data provided?	NA	Reference made to trial pits to identify existing foundation depths.
Is monitoring data presented?	NA	
Is the ground investigation informed by a desk study?	NA	
Has a site walkover been undertaken?	Yes	Site description and photos provided.
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Adjacent Flat 1, 10 Compayne Gardens has lower ground floor to the same level as the existing / proposed development.
Is a geotechnical interpretation presented?	NA	Outline information provided.
Does the geotechnical interpretation include information on retaining wall design?	NA	Outline information provided.
Are reports on other investigations required by screening and scoping presented?	NA	Flood Risk Assessment
Are the baseline conditions described, based on the GSD	Yes	In BIA screening exercise.
Do the baseline conditions consider adjacent or nearby basements?	Yes	

Item	Yes/No/NA	Comment
Is an Impact Assessment provided?	NA	Screening concludes no impacts.
Are estimates of ground movement and structural impact presented?	NA	Impacts within Burland Category 1 indicated.
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?	NA	Monitoring to control construction works proposed.
Has the need for monitoring during construction been considered?	Yes	
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	Screening has not identified any impacts to stability.
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	

4.0 DISCUSSION

4.1. The BIA has been prepared by Entuitive. Whilst the qualifications of the author are not consistent with LBC guidance for the hydrogeological assessment, it is accepted that the outcomes of the screening exercise are correct in the context of the proposed development.

4.2. The proposed excavations consist of underpinning existing foundations by <500mm to allow a new insulated floor slab to be placed, with the proposed floor level remaining as existing. The basement will extend into the rear lightwell / garden by approximately 2.50m, which will require minor excavation works.

4.3. Although site specific investigation data is not provided, BGS mapping data indicates London Clay underlies the site, and local site investigation data is referenced. Foundation inspection pits have been undertaken, indicating corbelled brick footings at shallow depth below the existing basement level.

4.4. With respect to the stability of the surrounding buildings and highways, the depth of the proposed lowered foundations is <500mm below the existing level. Only minor excavation will therefore be required. The works are at the rear of the property and remote from the highway. The adjacent property has an existing basement to the same level as the existing / proposed development, so there will be no significant differential depth of foundations. There are no slopes >7^{o} and no trees to be removed. The screening exercise has therefore not identified any significant impacts to stability, assuming good workmanship and best practice. The Contractor and Engineer should ensure stability during the design and construction process and comply with the Party Wall Agreement.

4.5. Outline structural information is provided, including sequencing and propping proposals. Structural movement monitoring is proposed to control the works and ensure impacts are within policy limits to neighbouring properties.

4.6. The proposed development will result in no change in impermeable area. The drainage design should be agreed with LBC and Thames Water. It is accepted there will be no impact to the hydrological environment.

4.7. A flood risk assessment has been undertaken. The site is identified as being at low risk of flooding. It is accepted the proposed development does not increase the risk of flooding on site or to neighbouring properties.

4.8. The existing basement is not below the groundwater level and the proposed deepening of foundations is limited in extent. The underlying strata is designated as unproductive strata and

does not support groundwater flow. It is therefore accepted that there will be no impacts to the hydrogeological environment.

5.0 CONCLUSIONS

5.1. The BIA screening exercise has not identified any stability impacts to surrounding structures and highways. However, good workmanship and best practice are required and the Contractor and Engineer should ensure stability during the design and construction process and comply with the Party Wall Agreement.

5.2. The screening has confirmed that there are no impacts to subterranean groundwater flows.

5.3. The screening has confirmed that there will be no impact to the wider hydrological environment.

5.4. 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 Relevant to Stability, Hydrogeology or Hydrology

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents

None

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