

7 Oakeshott Avenue
London N6 6NT

Basement Impact Assessment
Audit

For
London Borough of Camden

Project Number: 13398-33
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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 7 Oakeshott Avenue, London N6 6NT (planning reference 2020/0001/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 Lustre Consulting. Whilst the qualifications of the author are not consistent with LBC guidance for the land stability assessment, it is accepted that the outcomes of the screening/scoping exercise are correct in the context of the proposed development.
- 1.5. The BIA screening and scoping exercise has shown that there are no significant impacts to slopes or surrounding structures and highways, although ground investigation and appropriate design are required.
- 1.6. The assessment has confirmed that there are no impacts to subterranean groundwater flows in the local and wider area, although some water control measures may be required during construction.
- 1.7. The assessment has confirmed that the site does not lie in a flood risk area and the proposals will not cause adverse impacts to the sewer network and wider hydrological environment.
- 1.8. It is accepted that a detailed impact assessment is 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 28 May 2020 to carry out a Category A Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 7 Oakeshott Avenue, London, N6 6NT.
- 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
- Camden Local Plan 2017 - Policy A5 Basements.
 - Camden Planning Guidance: Basements. March 2018.
 - Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners.
- 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 *"External alterations including erection of single storey side and rear extension, installation of side and rear roof dormers and outdoor swimming pool in rear garden."*
- 2.6. CampbellReith accessed LBC's Planning Portal on 02 July 2020 and gained access to the following relevant documents for audit purposes:
- Basement Impact Assessment (Screening and Scoping), Lustre Consulting, dated 21 May 2020.
 - Proposed and Existing Floor Plans and Section by Michaelis Boyd Associates, dated December 2019 and March 2020.

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 author are not consistent with LBC guidance for the land stability assessment, it is accepted that the outcomes of the screening/scoping exercise are correct in the context of the proposed development.
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?	Yes	See BIA Section 2 and 3 and Appendix A.
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	Section 2.2 of the BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 2.2 and 3.3 of the BIA.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 2.2. of the BIA.
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?	Yes	
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	NA	Not required.
Is factual ground investigation data provided?	Yes	From nearby, historic boreholes. A specific ground investigation has not been undertaken.
Is monitoring data presented?	NA	
Is the ground investigation informed by a desk study?	NA	
Has a site walkover been undertaken?	Unknown	Site description and photos provided.
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	The BIA states that neighbouring properties does not have a basement.
Is a geotechnical interpretation presented?	NA	BIA notes requirement for ground investigation and geotechnical assessment for detailed design.
Does the geotechnical interpretation include information on retaining wall design?	NA	
Are reports on other investigations required by screening and scoping presented?	NA	However, ground investigation and detailed construction method statement are recommended in the BIA to inform detailed design.
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	A detailed impact assessment is not required for this scheme.
Are estimates of ground movement and structural impact presented?	NA	As above.
Is the Impact Assessment appropriate to the matters identified by screen and scoping?	NA	A detailed impact assessment is not required for this scheme.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Typical mitigation measures according to good construction practice to be put in place.
Has the need for monitoring during construction been considered?	Yes	Section 5.2.4 of the BIA.
Have the residual (after mitigation) impacts been clearly identified?	NA	As above.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	The BIA states that impacts to neighbouring properties will be negligible.
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	As above
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	The BIA states that impacts to neighbouring properties will be negligible.
Are non-technical summaries provided?	No	

4.0 DISCUSSION

- 4.1. The BIA has been prepared by Lustre Consulting. Whilst the qualifications of the author are not consistent with LBC guidance for the land stability assessment, it is accepted that the outcomes of the screening/scoping exercise are correct in the context of the proposed development.
- 4.2. 7 Oakeshott Avenue is a detached property. The proposal includes the construction of a swimming pool in the rear garden of the property, which is part of wider improvement and refurbishment works to the existing dwelling. The swimming pool will be 8m by 2.5m in size and 1.7m depth (including the concrete pool base). As the ground is sloping up towards the end of the front garden a retaining wall up to 3.5m high is required around the northern and partially around the eastern sides of the pool.
- 4.3. The desk study information indicates the site to be underlain by a limited thickness of the Claygate Member (likely not to exceed 2m) which is turn underlain by the London Clay Formation, which is expected to be more than 40m deep.
- 4.4. A ground investigation has not been undertaken yet. The BIA recommends an investigation to be undertaken after planning permission is obtained to confirm anticipated ground conditions and to inform the detailed design.
- 4.5. With respect to the stability of the surrounding buildings and highways, the location of the excavation is outside the building, away from neighbouring properties and the highway. It is accepted that, assuming appropriate design, good workmanship and best practice, the proposed pool will not impact upon the stability of neighbouring structures.
- 4.6. The screening exercise confirms that slopes between 7° and 10.5° are present at the rear garden for the site and a slight variation of the inclination is proposed. The BIA notes that the slope angle will need to be considered in the final design of the pool retaining wall by the structural engineer. Given the proposed development location and assuming best practice, it is accepted slope stability should not to impact upon neighbouring structures.
- 4.7. Given the anticipated geology, no groundwater table is expected to be present along the proposed excavation depth. However, perched groundwater table maybe encountered during construction, which may be dealt with basic groundwater management measures.
- 4.8. The proposed development will result in an increase in impermeable area. The swimming pool will cover an area of c. 20m². It will be an outdoor open pool and any excess water will be controlled by a sump and pump system located next to the pool to control flows into the drainage system.

- 4.9. The site is not in a flood risk area and building elements that are currently at the level of the proposed extension are likely to not be below the groundwater table. It is therefore accepted that there will be no impacts to the local and wider hydrological and hydrogeological environments.

5.0 CONCLUSIONS

- 5.1. The BIA screening and scoping exercise has shown that there are no significant impacts to slopes or surrounding structures and highways. The BIA notes that ground investigation and appropriate design are required to ensure slope and retaining wall stability.
- 5.2. The assessment has confirmed that, due to the absence of a significant water body, there are no impacts to subterranean groundwater flows in the local and wider area, although some water control measures may be required during construction.
- 5.3. The assessment has confirmed that there will be no significant impact to the wider hydrological environment as surface water flows to the drainage network will be controlled.
- 5.4. It is accepted that a detailed impact assessment is 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

None

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