

NSeh13398-15-150920-4B Hampstead Hill Gardens-Responses Review.docx

15 September 2020

Ms Rachel English
Planning Department
London Borough of Camden
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London
N1C 4AG

By E-mail:
Rachel.english@camden.gov.uk

Dear Ms English

RE: REVIEW OF THE TECHNICAL RESPONSES RAISED IN AUGUST 2020 TO THE 2019/5835/P
BASEMENT IMPACT ASSESSMENT

CampbellReith was provided with the following responses to the Basement Impact Assessment report submitted to London Borough of Camden in support of the proposed basement development at 4B Hampstead Hill Gardens, London NW3 2PL (Planning application 2019/5835/P):

- PLANNING APPLICATION 2019/5835/P, 4B HAMPSTEAD HILL GARDENS, letter by Geotechnical Consulting Group (GCG), dated 31 July 2020 and uploaded to the Camden portal on 3 August 2020
- RE: 4B HAMPSTEAD HILL GARDENS, letter by S R Brunswick (SRB) CEng, FICE, FCIQB, ref. 2026-1c, dated 2 July 2020 and uploaded to the Camden portal on 3 August 2020

Having reviewed the above documents, CampbellReith's opinion remains that the BIA complies with Camden's Planning Guidance on Basements and the Local Plan. These require the BIA to demonstrate the basement may be constructed without causing damage worse than Burland Category 1 to the neighbouring properties and/or harm to the water environment.

However, some points raised by the GCG and S R Brunswick letters are considered valid and should be considered during the negotiation of the party wall award.

The GCG letter states that the site investigation does not comply with British Standards or the recommendations in Arup's 'Camden geological, hydrogeological and hydrological study: Guidance for subterranean development'. Whilst it is accepted that the exploratory holes did not extend below the level of the basement and more investigation should be carried out for detailed design, in light of the known geology at the site, we are of the opinion that the site investigation data are sufficient for the purposes of impact assessment.

Regarding the groundwater level assumed in the design, the GCG state that the basement needs to be designed to resist the long-term pressure that will act on it and that it would be appropriate to confirm the groundwater pressure profile. It should be noted that the engineer for the scheme (Mason Navarro Pledge) has confirmed that, according to current standards, retaining wall calculations assume groundwater to be near surface to account for a worst case scenario due to possible flooding. This is conservative and the detail may be confirmed as part of the calculations for the party wall award.

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The GCG and SRB letters note that the party wall is supported on piled foundations approximately 3m deep. Mason Navarro Pledge drawings (although graphically incorrect) note the short length of the piles. MNP is proposing a traditional underpinning methodology comprising excavation in short lengths with a 'hit and miss' sequence. It is considered this approach has equal or less risk of instability than if the foundations comprised traditional strip foundations.

SRB make a point about the temporary works proposal, which includes the demolition of half of the party wall (the inner leaf of the wall of 4B). SRB state that this will result in the remaining part of the cavity wall (above ground) having to resist wind loads, with the risk of it being damaged during construction. SRB also express a concern about the new leaf of the party wall generating new loads on the remaining portion. We consider MNP's proposal to be viable and that the stability of the party wall can be ensured. We concur the structural engineer should present a detailed method statement to explain how the demolition will take place, how the new wall will be cast and how it will be tied into the existing party wall. It should also be demonstrated that the remaining part of the cavity wall will be able to withstand the newly applied loads. It is considered this can be developed as part of the party wall award.

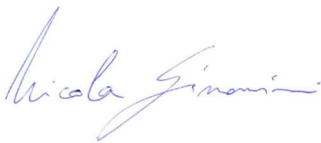
SRB raise a concern that the party wall, when it is cut back, will be inadequate to support the earth pressures and surcharge loads. It is noted that the retained height is modest (less than a metre). A system to support the wall can be designed as part of the party wall award.

Another point is made by SRB about the trench sheets to support the garden in the temporary case being installed within the grounds of 6 Hampstead Hill Gardens. The applicant should clarify the system proposed to retain the garden at No. 6 or confirm that the owners of No. 6 have given their consent. This portion of the basement is remote from No 4A Hampstead Hill Gardens.

SRB's letter states the BIA should also consider the impact of underpinning one end of the building (with a resulting deep foundation), while much of 4A is on shallow foundations and will still be subject to ground movements. It is noted that the proposed depth of the underpinning is approximately equivalent to the length of the existing piles such that the differential depth between the party wall and other foundations will remain virtually unchanged.

SRB suggest the depth of underpinning will require the installation of 2 levels (lifts) of underpinning and additional temporary propping to resist lateral earth loads at the base of the first lift. It is understood that the underpinning below the concrete beam will be no more than 3m deep, such that the MNP proposal of installing the underpins in one lift is considered acceptable.

Yours sincerely



NICOLA SIMONINI
For and on behalf of CAMPBELL REITH HILL LLP