

13 Blackburn Road

London

NW6 1RZ

Basement Impact Assessment

Audit

For

London Borough of Camden

Project Number: 13398-52

Revision: D1

October 2020

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### Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	October 2020	Comment	NSjap13398-52-141020-13 Blackburn Road-D1.docx	N Simonini	C Botsialas	C Botsialas

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### Document Details

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Project Number	13398-52
Project Name	13 Blackburn Road
Planning Reference	2020/2940/P

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## 1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 13 Blackburn Road, NW6 1RZ (planning reference 2020/2940/P). The basement is considered to fall within Category C as defined by the Terms of Reference.
- 1.2. The Audit reviewed the Basement Impact Assessment (BIA) 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. Brief description of the site layout and proposed development are given in paragraphs 4.2 to 4.5. The BIA should clearly state the proposed maximum excavation depth.
- 1.5. The qualifications of the individuals involved in the BIA meet the CPG requirements.
- 1.6. The BIA should specify if a site walkover has been undertaken. A site investigation has been undertaken. The BIA confirms that there will be no adverse impact on the hydrogeological environment.
- 1.7. It is proposed to implement a sustainable urban drainage system (SuDS) to ensure the surface water rates will decrease post development. The applicant should confirm that consultation with Thames Water regarding the drainage proposal is ongoing.
- 1.8. It is accepted that the site is at low risk from flooding from rivers, seas and reservoirs and from surface water flooding.
- 1.9. Geotechnical parameters have been presented in the BIA and are considered reasonably conservative.
- 1.10. A Ground Movement Assessment (GMA) has been presented, however the analysis method should be revised according to Sections 4.13-4.15. If the structural proposal will change, the GMA should be updated accordingly.
- 1.11. It is accepted that there will be no slope stability concerns regarding the proposed development.
- 1.12. A non-technical summary is not included in the BIA and is requested.
- 1.13. Queries and requests for information are summarised in Appendix 2. Until the additional information and further assessments requested are presented, the BIA does not meet the requirements of Camden Planning Guidance: Basements.

## 2.0 INTRODUCTION

2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 30 September 2020 to carry out a Category C Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 13 Blackburn Road, London NW6 1RZ, Camden Reference 2020/2940/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:

- Camden Local Plan 2017 - Policy A5 Basements.
- Camden Planning Guidance: Basements. March 2018.
- Guidance for Subterranean Development (GSD). Issue 01. Nov 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 "*Demolition of existing building and construction of three buildings between 1 and 9 storeys (plus basement) in height comprising 53 residential dwellings, 4,797sqm of commercial floorspace, publically accessible space, landscaping and resident's facilities including cycle and refuse facilities.*"

2.6. The Audit Instruction confirmed the applicant's property and neighbouring properties are not listed.

2.7. CampbellReith accessed LBC's Planning Portal on 14<sup>th</sup> October 2020 and gained access to the following relevant documents for audit purposes:

- Ground Investigation and Basement Impact Assessment Report (ref.: J19295), dated May 2020, by GEA Ltd;
- Construction Method Statement (ref.:2190511-EWP-ZZ-XX-RP-S-0001), dated May 2020, by ElliottWood Partnership Ltd;
- Drainage Strategy (ref.: 2190511), dated June 2020, by ElliottWood Partnership Ltd;
- Existing and proposed plans, elevations and sections, dated June 2020, by Stiff + Trevillion Architects Ltd.

### 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	See Sections 2 and 3 of the BIA.
Are suitable plan/maps included?	Yes	The assessment is supported by suitable plan/maps. Architect's drawings, OS maps, Envirocheck report and utilities map are presented in the report.
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 3 of the BIA.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3 of the BIA.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Section 3 of the BIA.
Is a conceptual model presented?	Yes	Sections 5 and 7 of the BIA.
Land Stability Scoping Provided?	Yes	Section 4 of the BIA.

Item	Yes/No/NA	Comment
Is scoping consistent with screening outcome?		
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4 of the BIA.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4 of the BIA.
Is factual ground investigation data provided?	Yes	Section 5 of the BIA and Appendix 1B.
Is monitoring data presented?	Yes	Section 5 of the BIA.
Is the ground investigation informed by a desk study?	Yes	Information presented in Section 2 of the BIA.
Has a site walkover been undertaken?	No	Unspecified. The BIA should state if a site walkover has been undertaken.
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	A nearby independent student living block is reported to have a basement.
Is a geotechnical interpretation presented?	Yes	Section 7 of the BIA.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Section 8 of the BIA.
Are reports on other investigations required by screening and scoping presented?	Yes	Drainage Strategy.
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	Yes	

Item	Yes/No/NA	Comment
Is an Impact Assessment provided?	Yes	Parts 3 and 4 of the BIA.
Are estimates of ground movement and structural impact presented?	Yes	Section 10 of the BIA.
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	All the items from the scoping have been addressed in the BIA.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Parts 3 and 4 of the BIA.
Has the need for monitoring during construction been considered?	Yes	Section 11.2 of the BIA.
Have the residual (after mitigation) impacts been clearly identified?	Yes	The BIA considers the residual impacts to be negligible.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	No	The GMA should be revised.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	See Drainage Assessment.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	No	As above.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Section 11 of the BIA. However, the GMA should be revised.
Are non-technical summaries provided?	No	



## 4.0 DISCUSSION

- 4.1. The BIA was undertaken by GEA Ltd. The authors' qualifications are reported and are in accordance with LBC guidance.
- 4.2. The application site is situated at 13 Blackburn Road, and comprises a former office building and a warehouse. The former office is a 4 storey building and is fronting Blackburn Road. The warehouse is a single storey building, it is located to the rear of the site and provides 445m<sup>2</sup> of floorspace. It is understood that both buildings are currently vacant.
- 4.3. To the north two workshop buildings are present (No.11 Blackburn Road) and beyond the boundary wall a TfL overground line exists. To the east is the 'Nido' student accommodation, a 9 storey building that provides student accommodation. To the south, across Blackburn Road, a depot is present. To the west a residential terrace is present (5 to 9 Blackburn Road). It is understood that the student accommodation has a basement.
- 4.4. The LBC Instruction to proceed with the audit identified that the applicant's property is not listed and that the basement proposal does not neighbour any listed buildings.
- 4.5. The proposed development comprises the demolition of the existing buildings and redevelopment to provide two 6 and 7 storey residential towers and one 9 storey office tower. A single storey basement is proposed below the two residential towers. The BIA states that the basement will extend to a depth of approximately 4.00m bgl. Whilst this is accepted for the eastern part of the basement, the structural drawings indicate the excavation in the western part will be in excess of 4.00m. The BIA should clarify the exact excavation depth.
- 4.6. The BIA should specify if a site walkover has been undertaken in accordance with the requirements of CPG Basements (paragraph 4.18). A site investigation undertaken by GEA in November 2019 is presented in Appendix 1 of the BIA. The ground investigation indicates Made Ground to a depth of 0.60 and 0.90m bgl underlain by the London Clay Formation to a level of c. 35.00m bgl.
- 4.7. Groundwater seepages were encountered in one of the boreholes likely associated with a claystone layer within the London Clay at a depth of c. 9.00m bgl, and within the foundation pits between 0.75 and 1.10m bgl. Groundwater was monitored both above and below the proposed basement level between 1.30 and 4.80m bgl. The BIA states that the London Clay cannot support a water table as it is classified as unproductive stratum and states that localised grouting/pumping may be required to deal with localised perched water inflows. It is accepted that the basement construction will not have any impact on the wider hydrogeological environment.
- 4.8. It is accepted that impermeable areas on site will be the same as existing. A drainage strategy has been presented in the BIA. The report states that it is proposed to implement a sustainable urban drainage system (SuDS) and estimates a reduction of the proposed flow rates compared to the existing flow rates. It is noted that the final drainage design should be approved by Thames Water and by the Lead Local Flood Authority.
- 4.9. It is accepted that the site is at low risk of flooding from rivers, seas and reservoirs, and surface water flooding. Thames Water submitted a response requiring further clarification on the drainage

proposal. The applicant should confirm that consultation with Thames Water is ongoing. Thames Water response is appended in Appendix 3.

- 4.10. According to the Construction Method Statement (CMS), it is proposed to support the basement excavation using either a contiguous or a secant piled wall. At this stage the contiguous piled wall is the preferred option, in conjunction with a RC lining wall to create a barrier to water. The CMS states that typical piles of the wall will be 7m deep, while piles under columns will take some structural load and are expected to be c. 25m deep. The BIA states that the pile will extend 8m below ground level. The BIA should clarify this and discuss how the pile depth was assumed and confirm that the piles are of sufficient length to carry the proposed structural loads, noting that an increase in the pile length may alter the GMA results.
- 4.11. During construction, the piles will require temporary propping. An option to design the contiguous piled wall as cantilevered is mentioned in the CMS and will be explored further in the next design stages, however such an option will need to reconsider the additional ground movements produced by increased pile lengths and as such the GMA should be revisited as further discussed below.
- 4.12. Geotechnical parameters to inform settlement, retaining wall calculations and foundation design have been presented in the BIA and Ground Movement Assessment (GMA). The parameters are considered reasonably conservative.
- 4.13. A preliminary Ground Movement Assessment (GMA) has been undertaken to demonstrate that ground movements and consequential damage to neighbouring properties will be within LBC's policy requirements. Analysis of horizontal and vertical ground movements has been undertaken utilising industry standard software (PDisp and XDisp) and analysed basement construction in both the short and long term. The assumptions made in the analysis regarding the depth of neighbouring properties' foundations are conservative. However, ground movements due to pile installation curves presented in CIRIA C760 have been halved in the GMA as suggested by a paper from Ball et al. It is noted that the paper relates to very particular conditions with stringent controls. Unless further sequencing, propping and methodology detail is provided, it is not reasonably conservative to assume it will be applicable in this case. As the GMA is still at a preliminary stage, it should be reviewed and updated to include reasonably conservative assumptions (e.g. adopting the CIRIA C760 methodology).
- 4.14. The GMA should be updated considering the maximum excavation depth as discussed in paragraph 4.5. If an increase of the estimated length of the pile will be necessary as per discussion in paragraph 4.10, then the GMA should be revised accordingly.
- 4.15. It is noted that the GMA is based on the assumption of a retaining wall which is propped in both the temporary and the long term case. The structural proposal includes this, however it also mentions the option of a cantilever retaining wall. If a cantilever wall is proposed, the GMA should be updated to reflect that scenario.
- 4.16. The site sits in close proximity of the TfL London Overground Lines with a minimum distance of 5m and at a distance of 25m from Jubilee and Metropolitan lines. Consultation with the asset owner is ongoing (see Appendix 3) and it is understood that the owner has currently no objections to the proposal.

- 4.17. The BIA indicates that the predictions of ground movement based on the GMA should be checked by monitoring of adjacent properties and structures and states that a movement monitoring strategy will be developed at a later stage and it will be discussed with the owners of the adjacent properties and structures. It should be noted that asset protection criteria will need to be agreed with each asset owner, as required.
- 4.18. It is accepted that there are no slope stability concerns regarding the proposed development.
- 4.19. A non-technical summary is not presented in the BIA and is requested.

## 5.0 CONCLUSIONS

- 5.1. The qualifications of the individuals involved in the BIA are presented and meet the CPG requirements.
- 5.2. A site investigation has been undertaken. The BIA confirms that there will be no adverse impact on the hydrogeological environment.
- 5.3. It is proposed to implement a sustainable urban drainage system (SuDS) to ensure the surface water rates will decrease post development. The applicant should confirm that consultation with Thames Water regarding the drainage proposal is ongoing.
- 5.4. It is accepted that the site is at low risk from flooding from rivers, seas and reservoirs and from surface water flooding.
- 5.5. Geotechnical parameters have been presented in the BIA and are considered reasonably conservative.
- 5.6. A Ground Movement Assessment has been presented, however the analysis method should be revised according to Sections 4.13-4.15. If the structural proposal changes, the GMA should be updated accordingly.
- 5.7. It is accepted that there will be no slope stability concerns regarding the proposed development.
- 5.8. A non-technical summary is not presented in the BIA and is requested.
- 5.9. Queries and requests for information are summarised in Appendix 2. Until the additional information and further assessments requested are presented, the BIA does not meet the requirements of Camden Planning Guidance: Basements.

## Appendix 1: Residents' Consultation Comments

None pertinent

## Appendix 2: Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	BIA format	The BIA should state if a site walkover has been undertaken. If not, it should be undertaken as part of the desktop study.	Open – 4.6	
2	BIA format	The BIA should state and analyse the anticipated maximum excavation depth.	Open - See paragraph 4.5	
3	Land Stability	The GMA should be reviewed and updated in line with the comments in Section 4.	Open – See paragraphs 4.13-4.15.	
4	BIA format	A non-technical summary is not presented in the BIA and is requested.	Open – See paragraph 4.19.	
5	BIA format	The applicant should confirm that consultation with Thames Water is ongoing.	Open – See paragraph 4.9.	

## Appendix 3: Supplementary Supporting Documents

Thames Water response  
TfL response



## Young, Tony

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**From:** BCTAdmin@thameswater.co.uk  
**Sent:** 21 September 2020 08:50  
**To:** Planning  
**Subject:** 3rd Party Planning Application - 2020/02940/P

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

London Borough of Camden Our DTS Ref: 65100  
Camden Town Hall Your Ref: 2020/02940/P  
Argyle Street  
Euston Road  
London  
WC1H 8EQ

21 September 2020

Dear Sir/Madam

Re: CLOCKWORK FACTORY APARTMENTS, 13 BLACKBURN ROAD, LONDON, NW6 1RZ

### Waste Comments

With the information provided, Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. “No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. “No development shall be occupied until confirmation has been provided that either:- 1. Capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan

is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other [structures.https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes](https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes). Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

#### Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://thameswater.co.uk/buildingwater).

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### Supplementary Comments

No drainage strategy has been provided. Can this be provided for both foul and surface water.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
Tel:020 3577 9998  
Email: devcon.team@thameswater.co.uk

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RE: 2020/2940/P  
Fowler, David to: 'NicolaSimonini@campbellreith.com'

09/10/2020 14:30

Hi Nicola,

Please see attached.

Thanks,

David

David Fowler  
Principal Planner

Telephone: 0207 974 2123



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: NicolaSimonini@campbellreith.com <NicolaSimonini@campbellreith.com>  
Sent: 08 October 2020 16:39  
To: Fowler, David <David.Fowler@camden.gov.uk>  
Subject: 2020/2940/P

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scams so extra vigilance is required.

Hi David,

I am working on the above BIA. However I cannot download the response from TfL updated on your portal on 5/10/2020 as it seems my PC does not read that format. Could you please try to send it over in another format?

Thanks

**Nicola Simonini**  
Project Engineer

15 Bermondsey Square  
London  
SE1 3UN

Tel +44 (0)20 7340 1700

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----- Message from Ewenla Deborah <v\_DeborahEwenla@tfl.gov.uk> on Thu, 1 Oct 2020 15:53:17 +0000 -----

**To:** "Fowler, David" <David.Fowler@camden.gov.uk>

**Subject:** RE: 13 Blackburn Road NW6 1RZ (Ref: 2020/2940/P)

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Dear David

TFL Spatial Reference number: CMDN/20/48

Borough reference number: 2020/2940/P

Location: Clockwork Factory Apartments 13 Blackburn Road London NW6 1RZ

Proposal: Demolition of existing building and construction of three buildings between 1 and 9 storeys (plus basement) in height comprising 53 residential dwellings, 4,797sqm of commercial floorspace, publicly accessible space, landscaping and resident's facilities including cycle and refuse facilities.

Thank you for consulting Transport for London (TfL) on the development proposal on Blackburn Road. The proposal site is 5m south of TfL London Overground lines, 25m away from Jubilee and Metropolitan lines. Therefore, development in this area are of interest to TfL.

## Cycle parking

### 1. Residential

The proposal offers 86 residential cycle parking spaces, TfL commend the provision exceeding the required emerging London Plan (eLP) amount. We require further details on space allocation for short stay and long stay spaces. The proposal also mentions the provision of 72 two-tier racks and 7 Sheffield stands for parking. TfL require further information on the cycle spaces available for larger bikes, the eLP requires at 5% of cycle parking allocation to made suitable for larger bikes.

### 1. Office and public realm

The proposal provides 82 two-tier office cycle parking spaces and 15 short stay public realm spaces.

TfL require further clarity on the number of spaces allocated for long and short stay parking for the office provision.

TfL commend the provision of end of journey facilities in line with eLP, TfL will require the details on the design and security of the staff showers and lockers to ensure they are in line with design and safety guidance.

The proposal includes the potential use of e-cargo bikes for deliveries, TfL will further information on this cycle parking provision and design for these bikes. Similarly, to the residential cycle parking provision, the eLP requires 5% of cycle parking to be made accessible for larger bikes.

For cycle parking standards guidance please refer to the London Cycle Design Standards available here:

<http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>

## Construction Logistics Plan

The proposal details the largest vehicle which will enter the site (7.5t box van). TfL will require further information on the signage and safety strategy during construction and deliveries. This should show the impact on current and future proposed pedestrian routes and the appropriate mitigation strategy should a road closure be required on Blackburn Road. We accept this information can be provided on appointment of a contractor and completion in collaboration with Camden Council. TfL will require the council to confirm the contact from Network Rail.

For TfL guidance please refer to:

<http://content.tfl.gov.uk/construction-logistics-plan-guidance.pdf>

TfL have no objections to the proposal; however we require further information on the points listed

above.

From: Fowler, David <David.Fowler@camden.gov.uk>  
Sent: 25 September 2020 11:55  
To: Ewenla Deborah <v\_DeborahEwenla@tfl.gov.uk>  
Subject: RE: 13 Blackburn Road NW6 1RZ (Ref: 2020/2940/P)

Thanks Deborah.

David

David Fowler  
Principal Planner

Telephone: 0207 974 2123



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Ewenla Deborah <[v\\_DeborahEwenla@tfl.gov.uk](mailto:v_DeborahEwenla@tfl.gov.uk)>  
Sent: 25 September 2020 11:07  
To: Fowler, David <[David.Fowler@camden.gov.uk](mailto:David.Fowler@camden.gov.uk)>  
Subject: 13 Blackburn Road NW6 1RZ (Ref: 2020/2940/P)

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Hi David

I hope you're well.

I have just recently picked up the 13 Blackburn Road application, apologies the response has not been provided yet. I am currently waiting on a response from London Overground Infrastructure Protection about the potential impact (if any) of the substructure construction on West Hampstead Overground station. Once I have the response, I'll be able to send TfL response.

Thank you for your patience.

Kind regards

**Deborah Ewenla | Assistant Planner**

**Spatial Planning | City Planning**

T: 020 7027 9383 Auto: 62562 E: [v\\_DeborahEwenla@tfl.gov.uk](mailto:v_DeborahEwenla@tfl.gov.uk)

A: 9<sup>th</sup> Floor, 5 Endeavour Square, Westfield Avenue, E20 1JN



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