Basement Impact Assessment
November 2020
Card Geotechnics Limited

17–37 WILLIAM ROAD

Providing Ground Solutions

Euston One Limited

Euston One, 17-37 William Road, London

Basement Impact Assessment

November, 2020

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1. NON-TECHNICAL SUMMARY

- It is proposed to redevelop 17 to 37 William Road; Euston One. The site currently comprises a part two-storey, part six-storey office building with basement level at 35-37 William Road and a seven-storey building with ancillary office accommodation at ground floor level and residential units above at No. 17-33.

- The proposed development comprises demolition of 35-37 William Road and redevelopment of no. 35-37 to provide a 15 storey building with basement level for use as student accommodation, with affordable workspace at ground floor level of no. 17-37 and improvements to ground floor façade of no. 17-33, together with public realm improvements, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works.

- There is an existing basement at 35-37 William Road, the existing basement walls are to be retained for use as part of the new development on site.

- The proposed basement will not be deeper than the existing basement.

- Piled foundations will be used to support the proposed development.

- Access restrictions due to sitting tenants mean that a site specific ground investigation has not been possible to inform this BIA, however substantial ground investigation data are available from adjacent sites and historical boreholes; these data have been used to assess the potential impacts of the basement on hydrology/hydrogeology and ground stability.

- The existing basement footprint is located within the Lynch Hill Gravel, with London Clay beneath. The basement depth and plan size does not change, therefore there is no change in groundwater flow.

- Surface water will be directed either to local sewers, and/or attenuated to appropriate run-off rates in accordance with current planning guidance. Therefore, there is no change in on surface water flow or flooding.

- The basement will not be deepened, and the existing retaining walls are to be re-used. Therefore, provided an appropriate temporary works strategy is adopted, ground movements due to construction are expected to be negligible, with a corresponding risk of “negligible” to “very slight” (Burland Category 0 to 1), damage to nearby structures.

- The new building will be supported on piles; therefore, long term ground movements are predicted to be negligible.

- It is concluded that the impact of the basement is negligible to very slight in respect of groundwater flow, surface water flow and flooding, and ground movements.

- The proposed basement is not deeper or larger in area than the existing; and does not alter attenuation characteristics of the site; therefore, cumulative impacts are considered to be negligible.

2. INTRODUCTION

Card Geotechnics Limited (CGL) has been commissioned by Euston One Limited to provide a Basement Impact Assessment for Euston One, 17 to 37 William Road, located within the London Borough of Camden NW1 3ER, to assess the impact on surrounding properties, infrastructure, and hydrological features. The proposed development comprises redevelopment of no. 35-37 to provide a 15 storey building with basement level, with improvements to ground floor façade of no. 17-33, together with public realm improvements, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works. A basement level already exists at 35-37 William Road. The understanding is that it is proposed to re-use the existing basement walls at 35-37 William Road; the proposed basement is not deeper than the current. CGL has previously produced a *Desk Study Report*[1] for the entire proposed development at 17-37 William Road.

The London Borough of Camden's guidance document for "Basements[2]",requires a BIA to be undertaken for new basements in the Borough and sets out 5 stages for a BIA to "enable the Borough to assess whether any predicted damage to neighbouring properties and the water environment is acceptable or can be satisfactorily ameliorated by the developer". The five stages are set out below:

- Screening
- Scoping
- Site investigation
- Impact assessment
- Review and decision making

This report is intended to address the screening stage of the BIA. It identifies key issues relating to land stability, hydrogeology and hydrology as part of the screening process (Stage 1).

[1] CGL. (2019). 17-37 William Road, Euston. *Desk Study Report*. October 2020. CG/38100 Revision 1
[2] Camden Planning Guidance. CPG4, Basements. March 2018

3. SITE CONTEXT

3.1 Introduction

A *Desk Study Report* has been previously undertaken for the site by CGL[1]. This should be read in conjunction with this report for full details on the site condition. The following section of this report presents pertinent information presented within the *Desk Study Report*[1].

3.2 Site Location

The site is located at 17-37 William Road, Euston, London, NW1 3ER. The proposed basement development is to be located beneath the proposed building at 35-37 William Road. The site is situated at the intersection between William Road and Stanhope Street. The National Grid Reference for the approximate centre of the site is 529128, 182539.

A site location plan is included as Figure 1.

3.3 Site Description

The proposed development at 17-37 William Road covers an area of approximately 0.21ha (2100m^2), with the plot at 35-37 covering an area of approximately 0.057ha (575m^2).

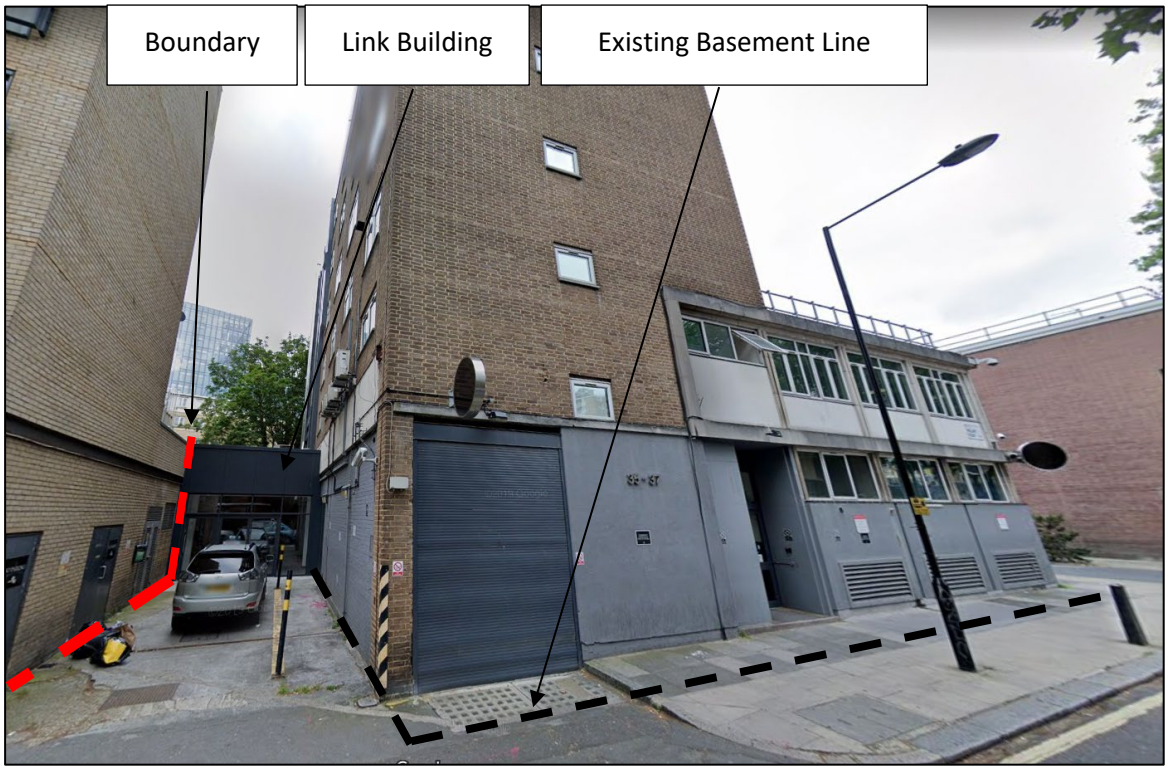
The site is currently occupied by the following structures:

- No. 35-37 comprises a dated part two-storey, part six-storey office building with basement level, situated on the corner of William Road and Stanhope Street.
- No. 17-33 comprises a seven-storey building with ancillary office accommodation at ground floor level and residential units above.

At 35-37 William Road the ground level on the plot varies from 27.7m above Ordnance Datum (mOD) to 27.9mOD. The existing basement level is at approximately 24.2mOD. There is a small area with no basement on the eastern 35-37 plot boundary, with a single storey structure currently present between the line of the basement and 17-33 William Road to the east. The plot is bounded to the north by William Road, and to the west by Stanhope Street. The existing building at 35-37 William Road shares a party wall with 60 Stanhope Street, an end of terrace residential property, to the south.

The northern boundary condition along William Road is shown below.

Plate 1 - Boundary condition, North ©Google 2020



It is known that the property immediately south of the site, 60 Stanhope Street, has a lower ground floor/basement level extending to a depth of some 2.7m below street layout (approximately 24.8mOD)(see Plate 3 to Plate 6), as evidenced by the lightwell present at the front of the property and by publicly available documentation for a granted planning application (2015/2130/P) at the address for an lower ground floor/basement conservatory extension[3].

The party wall boundary to No. 60 Stanhope Street is shown below.

[3] https://www.camden.gov.uk/planning-building-development Accessed 08/09/2020

Plate 2 - Party wall boundary to No. 60 Stanhope Street (© 2020 Google[4])

No vegetation is present within the site footprint or within the nearest pedestrian pavements of William Road and Stanhope Street, with limited vegetation in the wider area.

The site and surrounding area are relatively flat, with gentle slope towards the east; street level is at approximately 27.7mOD. A site layout plan is presented as Figure 2.

3.4 Proposed Development

It is understood that the proposed development comprises:

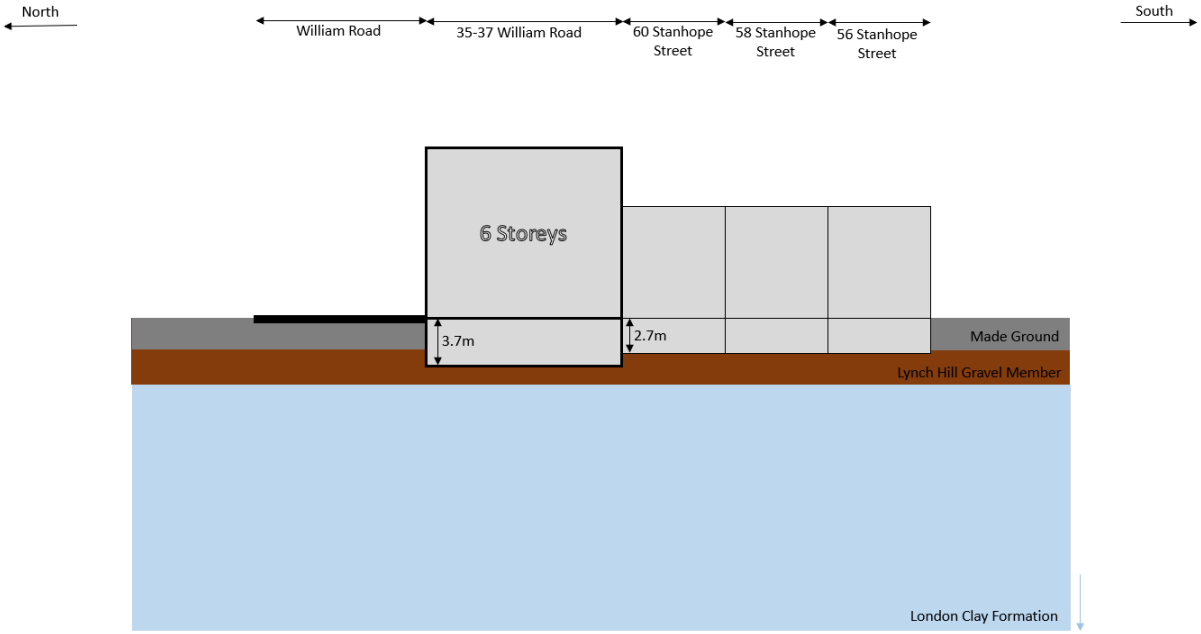
- Demolition of no. 35-37 and redevelopment of the site to a 15-storey building with basement level;
- Retention of no. 17-33 and provision of a 1,255 sqm (GIA) of workspace at ground floor level, delivered alongside improvements to the existing ground floor façade, providing active frontages along William Road.
- Public realm improvements, servicing, cycle storage and facilities, refuse storage and other ancillary and associated works

As part of the wider site redevelopment at 17-37 William Road, it is known that the single storey structure "Link Building", as shown in Plate 1 of this report in the east of the site is to be demolished.

[4] www.google.com. Accessed 14/09/2020. Image dates from April 2019.

The basement of 35-37 is some 5m from the nearest neighbouring building at 17-33 William Road, which does not have a basement. The key stages of the redevelopment of the site are presented in Plate 3 to Plate 6, below.

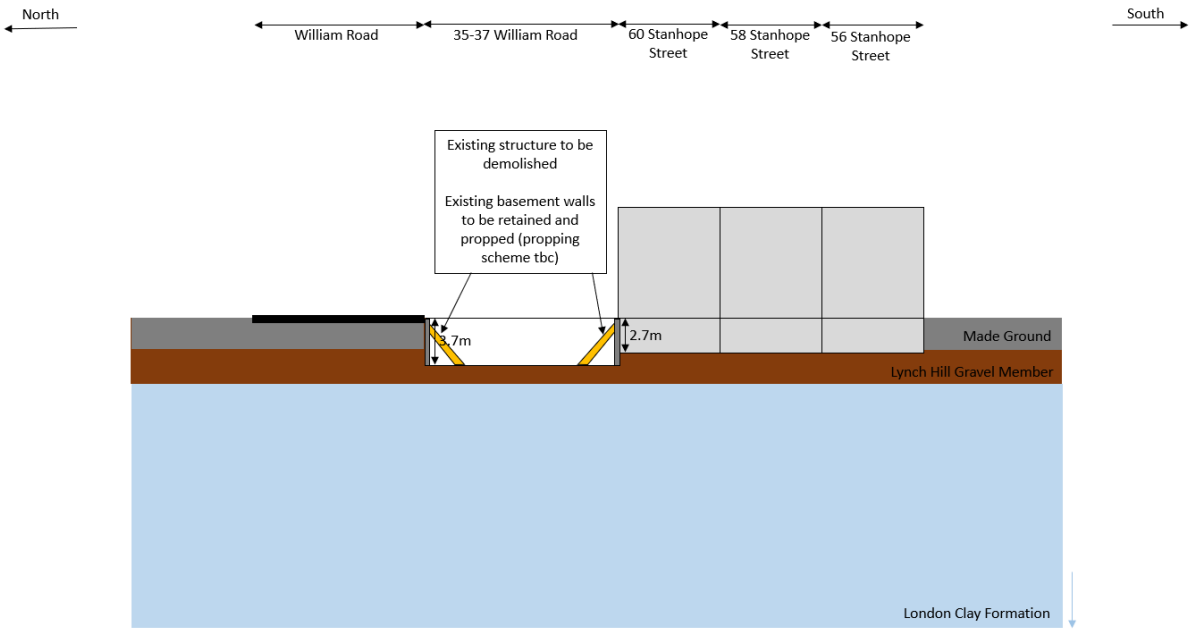
Plate 3. Present Site Condition



1. Present Site Condition

At present the site is occupied by a two to six-storey structure with a basement level which extends approximately 3.7m below ground level (m bgl). The adjacent structures on Stanhope Street are three-storeys in height with basements/lower ground floor levels extending approximately 2.7m bgl.

Plate 4. Demolition Phase – Demolition of Existing Structure

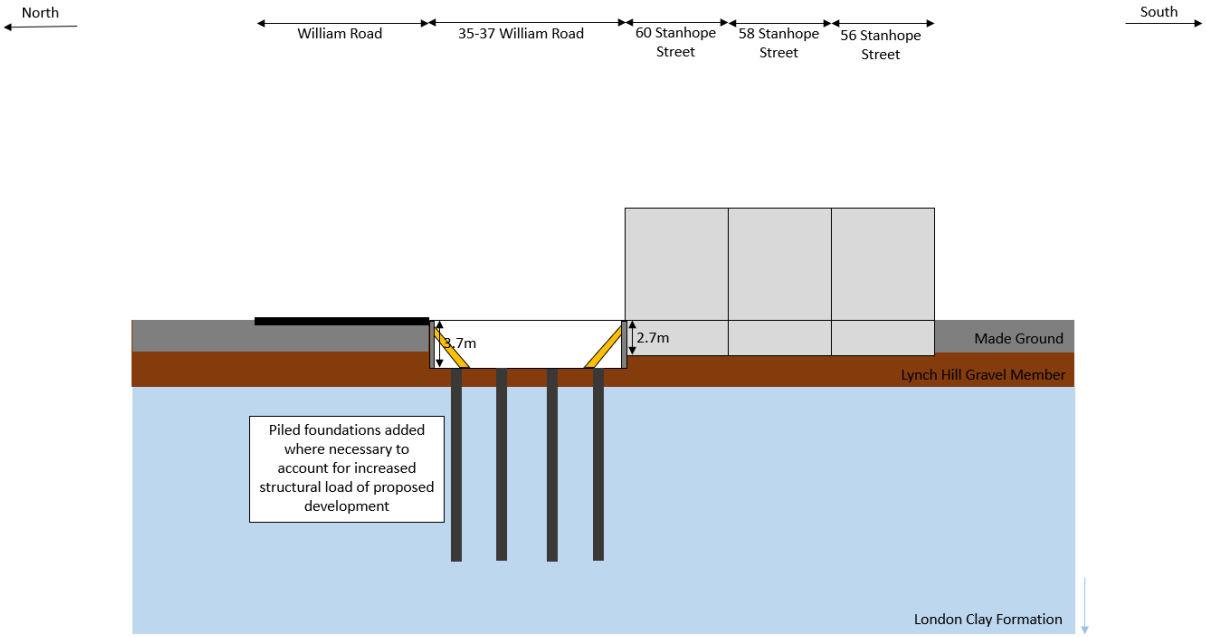


2. Demolition Phase

The existing structures on site are to be demolished with the existing basement walls to be retained for use as part of the new development on site.

The existing basement walls are to be re-used; and will be propped during the demolition phase and whilst the new basement is being constructed on site. The propping scheme is yet to be confirmed for the site.

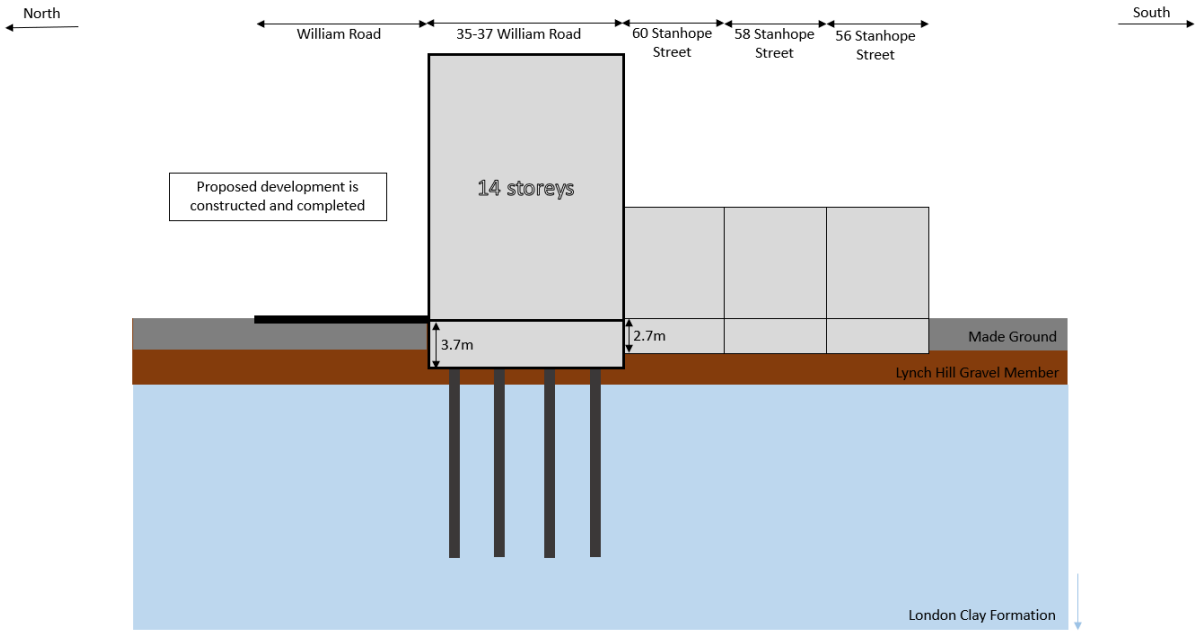
Plate 5. Construction Phase – Installation of New Piled Foundations



3. Construction Phase

The proposed structure will be constructed on piled foundations, either cored through the existing basement floor, or constructed with the existing basement slab removed.

Plate 6. Construction Phase – Completion of Proposed Development



4. Construction Completed

Upon completion of construction the proposed development will comprise of a 15-storey residential structure with a basement level which extends approximately 3.7m bgl.

Details of the proposed development scheme are presented within Appendix A. Conceptual Site Models are provided in Figure 3 and Figure 4.

3.5 Site History

The site history below has been extracted from the CGL Desk Study[1] for the wider site area, including 17-33 William Road in the east and 35-37 William Road in the west.

The earliest historical map[1] dated 1870 indicates that the wider site was occupied by terraced housing, fronting onto *Frederick Street* (the existing William Road) and *Stanhope Street*, with a *Public House* and part of the *Eagle Brewery* in the south-eastern corner and possibly across the southern area of the wider site (occupied by long buildings to the rear of the terraced housing); the brewery extended towards the southeast of the site. The wider area was predominantly residential, with possible commercial land uses in the courtyard mews.

The wider site and surrounding area remained relatively unchanged until the post-war maps, when a *ruin* was noted on the site (former public house) and the surrounding residential properties to the south and east were replaced by commercial/light industrial properties (including *Furniture Works, Printing Works, Timber Yard*).

The wider site was redeveloped in the 1960s, with the construction of two buildings, one similar with a similar configuration to the existing 35-37 William Road.

With reference to the London County Council Bomb Damage maps, the properties in eastern side of the wider site were seriously damaged (doubtful if repairable or repairable at cost) or damaged beyond repair and these are potential the source of mapped ruin. No bomb damage was recorded for the residential properties in the western side of the site (i.e. 35-37 William Road).

A summary of the nearby off-site historical industrial land uses is presented in Table 1, with approximate distances taken from the centre of the site.

Table 1. Summary of pertinent offsite development.

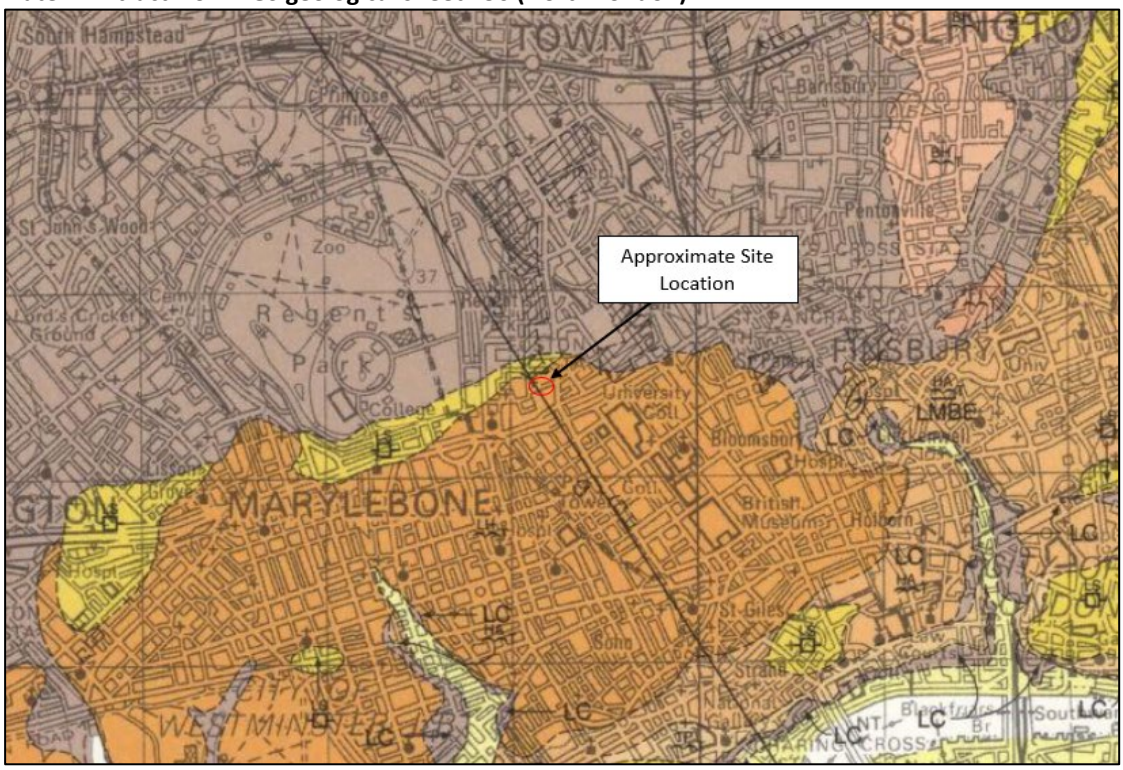
Historical Feature	*Distance/Direction from Site*	*First Date Mapped*	*Last Date Mapped*	*Comments*
Eagle Brewery	17 metres SE	1870	1876	-
Cotton Mill	125 metres S	1870	1876	-
Euston Station	314 metres NE	1896	Present	Station still present.
Printing works	296 metres NE	1916	1959	The building is still there in 1959 but it has become unspecified works.
Engineering works	157 metres SW	1951	1959	Become unspecified works and in 1965 downsized to make way for Trinton Square
Chemical works	97 metres N	1951	1959	Unspecified what chemicals were used but the factory had a short life span
Warehouses (unspecified)	186 metres SW	1951	1965	Large complex of warehouses,
X ray apparatus factory	200 metres S	1951	1959	Became unspecified works, now the Stanhope centre.
Works	Immediately south of the site	1951	Present	Unspecified works and deport. Separated from the site by a courtyard.

3.6 Published Geology

With reference to the British Geological Survey (BGS) geological sheet[5] and digital maps[6] for the area and the CGL *Desk Study Report*[1] the site is underlain by superficial deposits of the Langley Silt Member and Lynch Hill Gravel over the London Clay Formation. Worked Ground (void) is mapped to the north of the site – it is unclear (due to the scale of the geology map) if the Work Ground extends to the southern side of William Road, but it is possible that it does and may have resulted in removal of soils in the northern area of the site.

[5] BGS. (2006). *North London*. England and Wales Sheet 256. 1:50,000.
[6] http://mapapps2.bgs.ac.uk/geoindex/home.html (accessed June 2019)

Plate 7. Extract from BGS geological sheet 256 (North London)



The Langley Silt Member is a brickearth deposit and typically comprises firm to stiff, brown to orange brown, very fine sand, silt and clayey silt which may contain sporadic flints; the deposits are either wind-blown (loessic) in origin or transported by solifluction where gravel is present or by fluvial deposition where laminated. The Langley Silt Member is usually present above the Lynch Hill Gravel.

The Lynch Hill Gravel is a River Terrace Deposit and are typically medium dense to dense gravel with sand, silt and occasional bands or lenses of clay.

The London Clay Formation is an overconsolidated, firm to stiff, becoming stiff to very stiff with depth, fissured, dark grey silt clay with occasional siltstone/claystone inclusions and selenite crystals. Based on the contours on the BGS geological sheet[5], the base of the London Clay is anticipated at around 0mOD to -10mOD, corresponding to a depth of approximately 27m to 37m bgl – the London Clay is underlain by Lambeth Group, Thanet Formation and Upper Chalk at depth.

3.7 Unpublished Geology

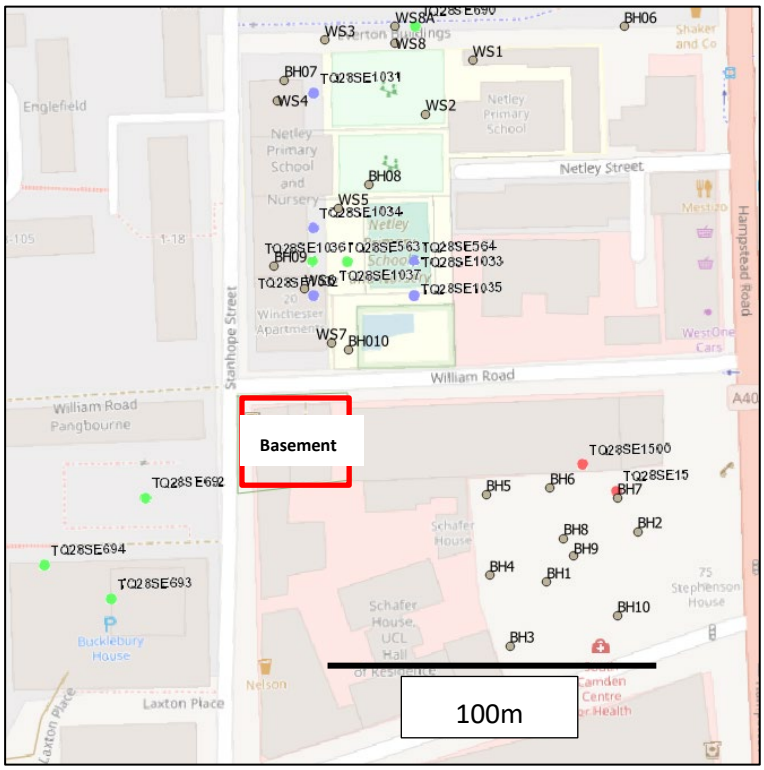
A summary of selected historical BGS borehole records[5] and publicly available borehole logs[2] in the area of the site is presented in Table 2.

Table 2. Summary of BGS & publicly available borehole records

BH record reference	Easting	Northing	Base of BH (m bgl)	Ground water level (m bgl)	Depth to top of stratum (m bgl)					
					Made Ground	*Langley Silt Member*	*Lynch Hill Gravel Member*	*London Clay Formation*	*Lambeth Group*	*Thanet Formation*
BH1 – Stephenson Road	529161	182495	20.00	-	0.0	-	1.00	2.30	-	-
BH2 – Stephenson Road	529188	182510	20.00	2.00	0.0	-	-	1.40	-	-
BH3 – Stephenson Road	529150	182476	2.80	0.60	0.0	-	0.55	2.20	-	-
BH4 – Stephenson Road	529144	182497	4.45	0.80	0.0	-	1.10	2.00	-	-
BH5 – Stephenson Road	529143	182521	4.45	-	0.0	-	-	0.35	-	-
BH6 – Stephenson Road	529162	182523	1.00	-	0.0	-	-	0.35	-	-
BH06 – Netley Project	529184	182660	25.00	16.3	0.0	-	-	1.80	-	-
BH7 – Stephenson Road	529182	182520	4.00	-	0.0	-	-	2.20	-	-
BH07 – Netley Project	529083	182644	24.50	-	0.0	-	-	2.20	-	-
BH8 – Stephenson Road	529166	182508	3.10	0.70	0.0	-	1.60	2.30	-	-
BH08 – Netley Project	529108	182613	15.00	1.84	0.0	-	-	1.90	-	-
BH9 – Stephenson Road	529169	182503	2.10	0.70	0.0		1.40	1.90	-	-
BH09 – Netley Project	529080	182589	15.50	1.82	0.0	2.00	2.50	3.20	-	-
BH010 – Netley Project	529102	182564	25.00	2.15	0.0	-	2.60	4.80	-	-
BH10 – Stephenson Road	529182	182485	2.60	0.65	0.0	-	0.80	1.90	-	-
TQ28SE29 – BGS Borehole	529230	182339	30.00	-	0.0	-	1.20	6.60	25.00	-
TQ28SE345 – BGS Borehole	529410	182540	39.00	-	0.0	-	0.90	4.20	28.50	37.00
TQ28SE687 – BGS Borehole	529090	182700	12.00	-	0.0	-	-	1.20	-	-
TQ28SE688 – BGS Borehole	529140	182690	9.00	-	0.0	-	-	2.00	-	-
TQ28SE690 – BGS Borehole	529120	182660	10.20	-	0.0	-	-	1.10	-	-
TQ28SE692 – BGS Borehole	529040	182520	18.00	-	0.0	-	-	4.80	-	-
TQ28SE693 – BGS Borehole	529030	182490	15.00	-	0.0	-	2.40	5.40	-	-

The locations of the adjacent boreholes are illustrated below; it is noted that the boreholes enclose the site, providing a good approximation of likely ground and groundwater levels on site. Minor variations in these might be expected locally, however in this instance it is considered that the ground conditions are reasonably well constrained by the existing data.

Plate 8 - Borehole Location Plan (approximate site boundary marked in red)



The borehole records indicate that the London Clay is generally present at 21mOD to 22mOD, suggesting there is 1-2m of Lynch Hill Gravel beneath the basement slab level. The London Clay Formation is overlain by a variable thickness of Made Ground, locally the Langley Silt and the Lynch Hill Gravel.

Two cross sections, presented on Plate 9 below, based on the borehole information presented within Table 2 are presented as Plate 10 and Plate 11, below. It should be noted that the geological boundaries depicted are inferred based on the borehole information present.

Plate 9. Location of Cross Sections

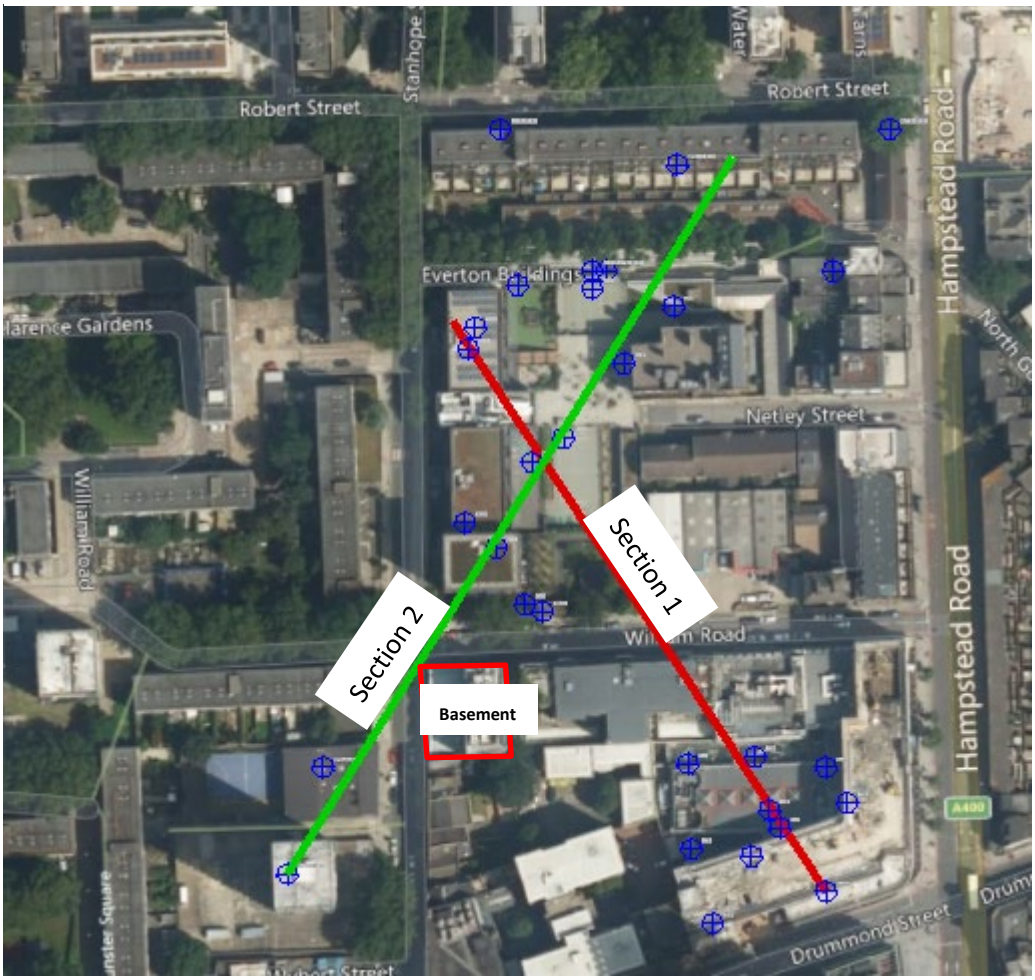
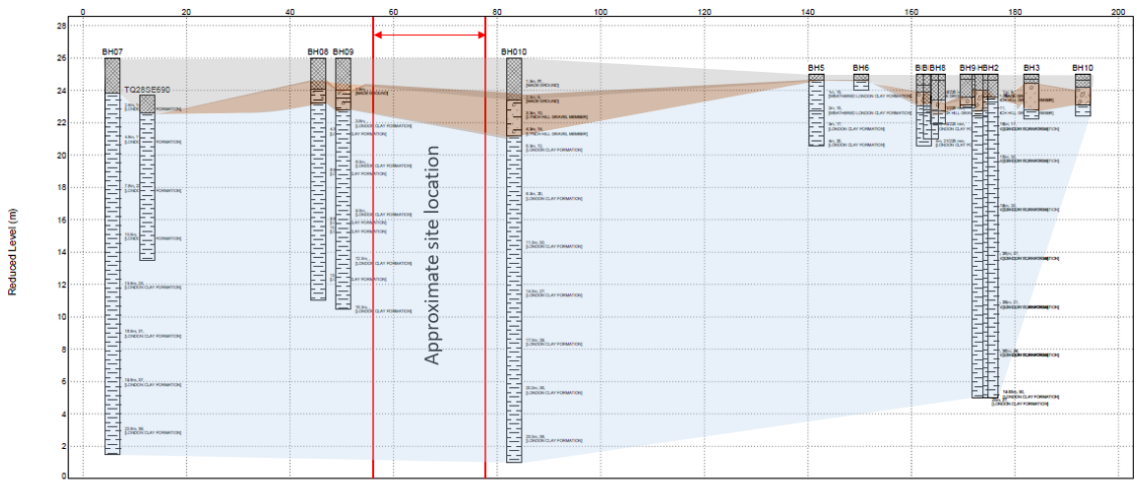
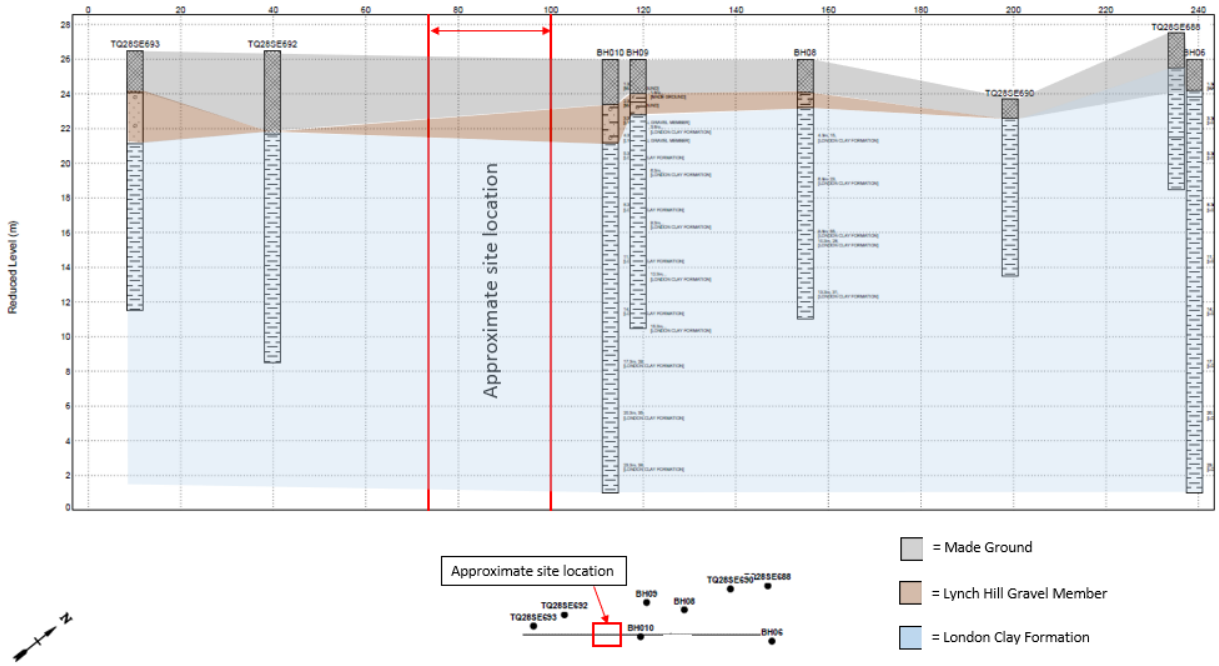


Plate 10. Cross Section – Northwest to Southeast



Cross Section Ground Model – NW to SE

Plate 11. Cross Section – Southwest to Northeast



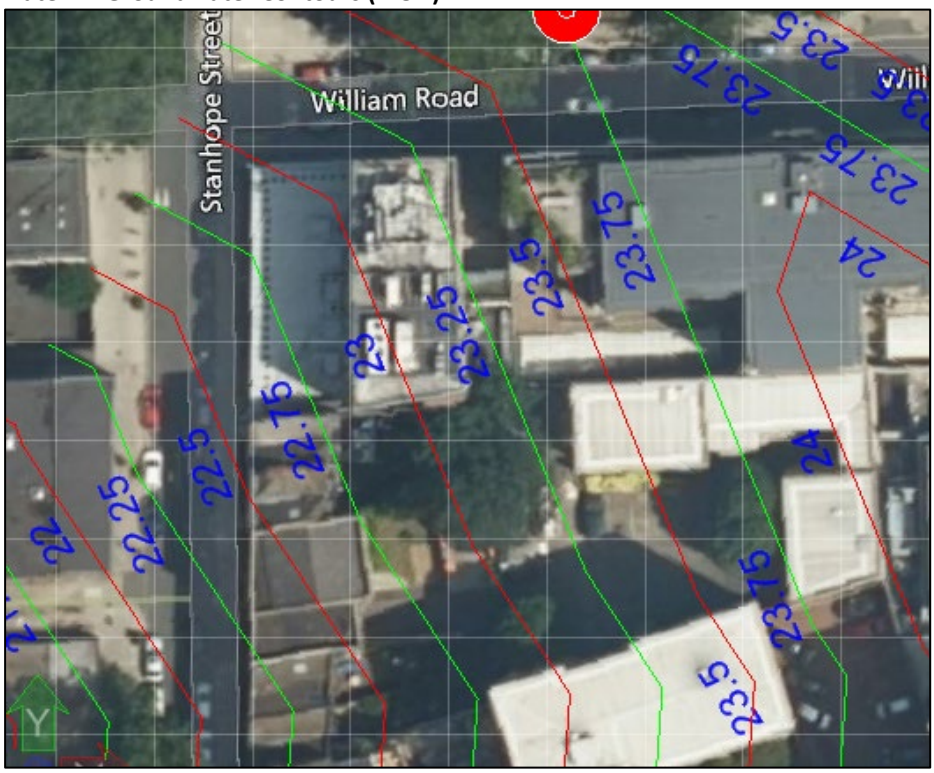
Cross Section Ground Model – SW to NE

3.8 Groundwater

As presented within Table 2, groundwater was recorded in nine boreholes in the surrounding area. Groundwater was generally recorded at a level some 1m to 1.5m above the level of the London Clay, typical of London ground conditions.

Groundwater level contours have been plotted based on the historic boreholes; and are illustrated in Plate 12 below. Predicted water levels are some 1m below existing basement level, this is to be confirmed by investigation once access is available to site.

Plate 12: Groundwater Contours (mOD)



3.9 Hydrogeology and Hydrology

The Environment Agency (EA) has produced an aquifer designation system consistent with the requirements of the Water Framework Directive. The designations have been set for superficial and bedrock geology and are based on the importance of aquifers for portable water supply, and their role in supporting surface water bodies and wetland ecosystems.

- The Langley Silt Member is classified as an Unproductive Aquifer, The Lynch Hill Gravel Member is classified as a Secondary A Aquifer and the London Clay Formation is classified as Unproductive Strata.
- The site is not located in a groundwater Source Protection Zone (SPZ) and there are no recorded ground water abstractions within 500m of the site.
- Shallow groundwater in the Lynch Hill Gravel (Secondary A Aquifer) is thought to flow in a general south-easterly direction towards the River Thames.
- The nearest surface water feature are the ponds in Regent's Park, located 800m to the west of the site.
- With reference to the Environment Agency and BGS records, the site is in an area of very low risk from flooding from rivers and sea, low risk from surface water and moderate risk from groundwater flooding. Furthermore, with reference to *the Camden Geological, Hydrogeological*

and Hydrological Study[7], the site is not situated within a zone considered to be at risk from surface water flooding.

- The site is not within a Critical Drainage Area/Local Flood Risk Zone.
- The site is not located close to one of London's 'lost rivers', the nearest is the *River Fleet,* situated 375m southeast.

[7] Arup. (2010). London Borough of Camden. *Camden Geological, Hydrogeological and Hydrological Study.* Guidance for subterranean development. Issue01. November 2010.

4. STAGE 1 - SCREENING

4.1 Introduction

A screening assessment has been undertaken based on structured guidance presented in Camden Borough Councils CPG4[2]. Responses to the questions posed by the flowcharts are presented below where 'yes' or 'unknown' may simply be answered with no analysis required, these answers have been provided.

4.2 Subterranean (Groundwater) Screening Assessment

This section answers questions posed by Figure 1 in CPG4:

Table 3. Responses to Figure 1, CPG4

Question	Response	Action required
1a. Is the site located directly above an aquifer?	Yes The site is situated around the boundary between the Langley Silt Member (Unproductive Strata) and Lynch Hill Gravel Member (Secondary A Aquifer).	Appropriate Design (See comments below table)
1b. Will the proposed basement extend beneath the water table surface?	No – based on current data Predicted groundwater levels based on historic SI data are approximately 23mOD – some 1m below current basement level. Groundwater is not anticipated to be encountered during the works. Additionally, proposed basement level is not changing from existing basement level, therefore no change will occur.	
2. Is the site within 100m of a watercourse, well or potential spring line?	No. No watercourses, wells or potential spring lines are within 100m of the site.	None
3. Is the site within the catchment of the pond chains on Hampstead Heath?	No. The site is note within the catchment of the pond chains on Hampstead Heath.	None
4. Will the proposed basement development result in a change in the proportion of hard surfaced/paved areas?	No. Site is already covered in hardstanding. Proposed development is to be within footprint of the existing building.	None
5. As part of site drainage, will more surface water than at present be discharged to ground (e.g. via soakaways and/or SUDS)?	No Proposed development is to be within the footprint of the existing building.	None

Question	Response	Action required
6. Is the lowest point of the proposed excavation close to or lower than, the mean water level in any local pond or spring-line?	No. No local ponds or spring lines are present.	None

The proposed development is expected to be underlain by the Lynch Hill Gravel Member, designated a 'Secondary A Aquifer' by the Environment Agency. A review of available data has been conducted to determine groundwater conditions on site and suggests that regional groundwater in the area is some 1m beneath the existing basement level on site. On this basis, and given that the basement will not be deepened, the proposed development does not alter or affect groundwater flow paths.

4.3 Slope/Land Stability Screening Assessment

This section answers questions posed by Figure 2 in CPG4.

Table 4. Responses to Figure 2, CPG4

Question	Response	Action required
1. Does the site include slopes, natural or man-made, greater than about 1 in 8?	No. The site does not include slopes, natural or man-made, greater than about 1 in 8.	None
2. Will the proposed re-profiling of the landscaping at site change slopes at the property boundary to greater than about 1 in 8?	No. The proposed changes on site will not include reprofiling slopes.	None
3. Does the development neighbour land including railway cuttings and the like with a slope greater than about 1 in 8?	No. The development does not neighbour land with a slope greater than about 1 in 8.	None
4. Is the site within a wider hillside setting in which the general slope is greater than about 1 in 8?	No. The site is not set within a wider setting with a slope greater than about 1 in 8.	None
5. Is the London Clay the shallowest stratum on site?	No. The Lynch Hill Gravel Member is the shallowest stratum on site.	None
6. Will any trees be felled as part of the proposed development and/or are any works proposed within any tree protection zones where trees are to be retained?	No.	None

Question	Response	Action required
7. Is there a history of shrink/swell subsidence in the local area and/or evidence of such at the site?	No. There is no history of shrink/swell subsidence in the local area or on site.	None
8. Is the site within 100m of a watercourse or a potential spring line?	No. The site is not within 100m of a watercourse or potential spring line.	None
9. Is the site within an area of previously worked ground?	No. The site is not within an area of previously worked ground.	None
10. Is the site within an aquifer?	Yes. Potentially within a Secondary A Aquifer.	None
11. Is the site within 50m of the Hampstead Heath ponds?	No. The site is not within 50m of the Hampstead Heath ponds.	None
11. Is the site within 5m of a highway or pedestrian right of way?	Yes. William Road is immediately north of the site and Stanhope Street is immediately west of the site. However, construction works are unlikely to impact the highway assuming good workmanship and well-constructed scheme are carried out.	None
12. Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?	No. The proposed basement does not significantly increase the differential depth to foundations relative to neighbouring properties.	None
13. Is the site over (or within the exclusion zone of) any tunnels?	No. The site is not over or within and exclusion zone of any tunnels.	None

A review of the local topography suggests that local and wider hillslopes do not exceed a gradient of 1 in 8 and that the area is not located in an area of potential landslide.

No trees are to be felled as part of the proposed works and the basement structure is located outside any tree root protection zones.

The proposed development does not incorporate significantly increasing the existing basement floor depth as it is proposed to retain the existing basement walls and to prop them as part of the construction process. Additionally, the structures immediately adjacent to the site are known to have an existing basement floor level. Therefore, the proposed basement will not significantly increase the

differential depth of foundations to neighbouring properties and will pose a low risk to the neighbouring structures, as no additional soil is being retained as part of the proposed development. In summary, the proposed basement will have negligible impact on the neighbouring structures.

4.4 Surface Flow and Flooding Screening Assessment

This section covers the main surface flow and flooding issues as set out in Figure 3, CPG4.

Table 5. Responses to Figure 3, CPG4

Question	Response	Action required
1. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off), be materially changed from the existing route?	No. Proposed site drainage will not materially change from the existing route.	None
2. Will the proposed development result in a change in the proportion of hard surfaced/paved external areas?	No. The proposed development will not result in a change of hard surface/paved external areas.	None
3. Will the proposed basement result in a change to the profile of the inflows of surface water being received by adjacent properties or downstream watercourses?	No. The proposed basement does will not result in a change to the profile of the inflows of surface water being received by adjacent properties or downstream water courses.	None
4. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?	No. The proposed basement will not result in changed to the quality of surface water.	None
5. Is the site in an area known to be at risk from surface flooding, or is it at risk from flooding because the proposed basement is below the static water level of a nearby surface water feature?	No. The site is not situated within an area known to be at risk from surface flooding.	None

The proposed development will be constructed within the footprint of the existing building and the ratio of hardstanding and soft landscaping will remain the same (i.e. 100% hardstanding across the site). Water will be drained either to local sewers and/or attenuated on site to restrict run-off rates to current planning requirements. Therefore, the impact of the proposed development is negligible.

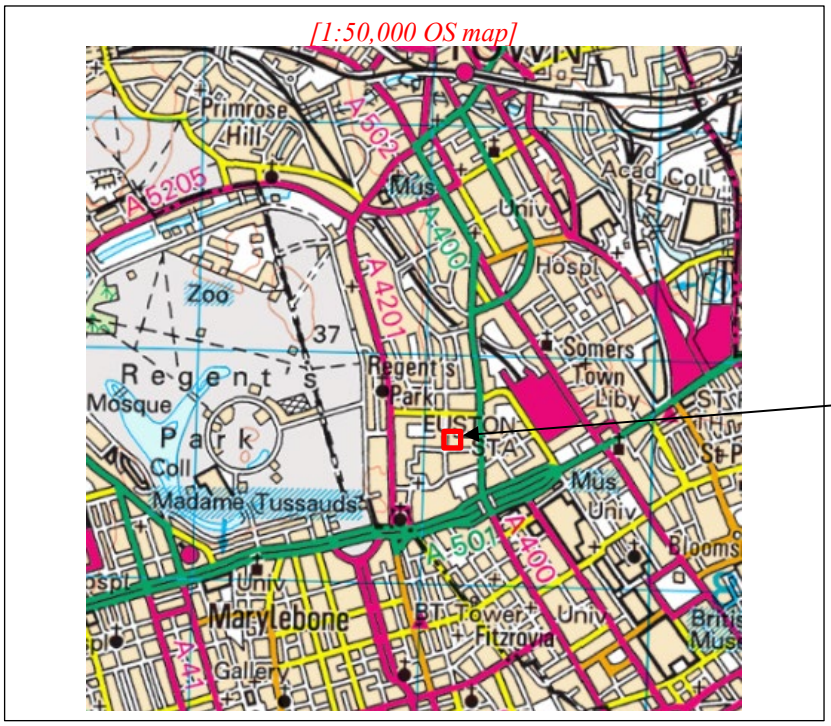
5. CONCLUSIONS

The findings of the screening assessment are summarised below:

Table 6. Summary of Screening

Item	Description
1.	*Groundwater flow* None – The basement will be constructed in the footprint of the existing basement and is not proposed to undergo any significant deepening. Therefore, groundwater flow is not anticipated to be impacted by the proposed development. There will be no change in the hydrogeological regime as the basement footprint/depth is unchanged.
2.	*Slope (land stability)* None - The proposed development does not incorporate significantly increasing the existing basement floor depth as it is proposed to retain the existing basement walls and to prop them as part of the construction process. Additionally, the adjacent building at 60 Stanhope Street to the site is known to have existing basement/lower ground floor levels and 17-33 William Road is situated outside (approximately 5m) of the 45° zone of influence (approximately 3.7m – basement dig depth) from the proposed basement. Therefore, the proposed basement will not significantly increase the differential depth of foundations to neighbouring properties and the proposed basement will have negligible impact on the neighbouring structures. Negligible ground movements are anticipated – subject to an appropriate temporary works strategy – with resulting impacts on neighbours anticipated to be of the order of Burland Scale 0 to 1, 'negligible' to' very slight'.
3.	*Surface flow and flooding* None – The basement will be constructed entirely beneath the existing building footprint. Therefore, run-off/surface attenuation characteristics are not affected.
4.	*Cumulative impacts* The proposed basement is not deeper or larger in area than the existing; and does not alter attenuation characteristics of the site. Therefore, cumulative impacts are considered to be negligible.

FIGURES



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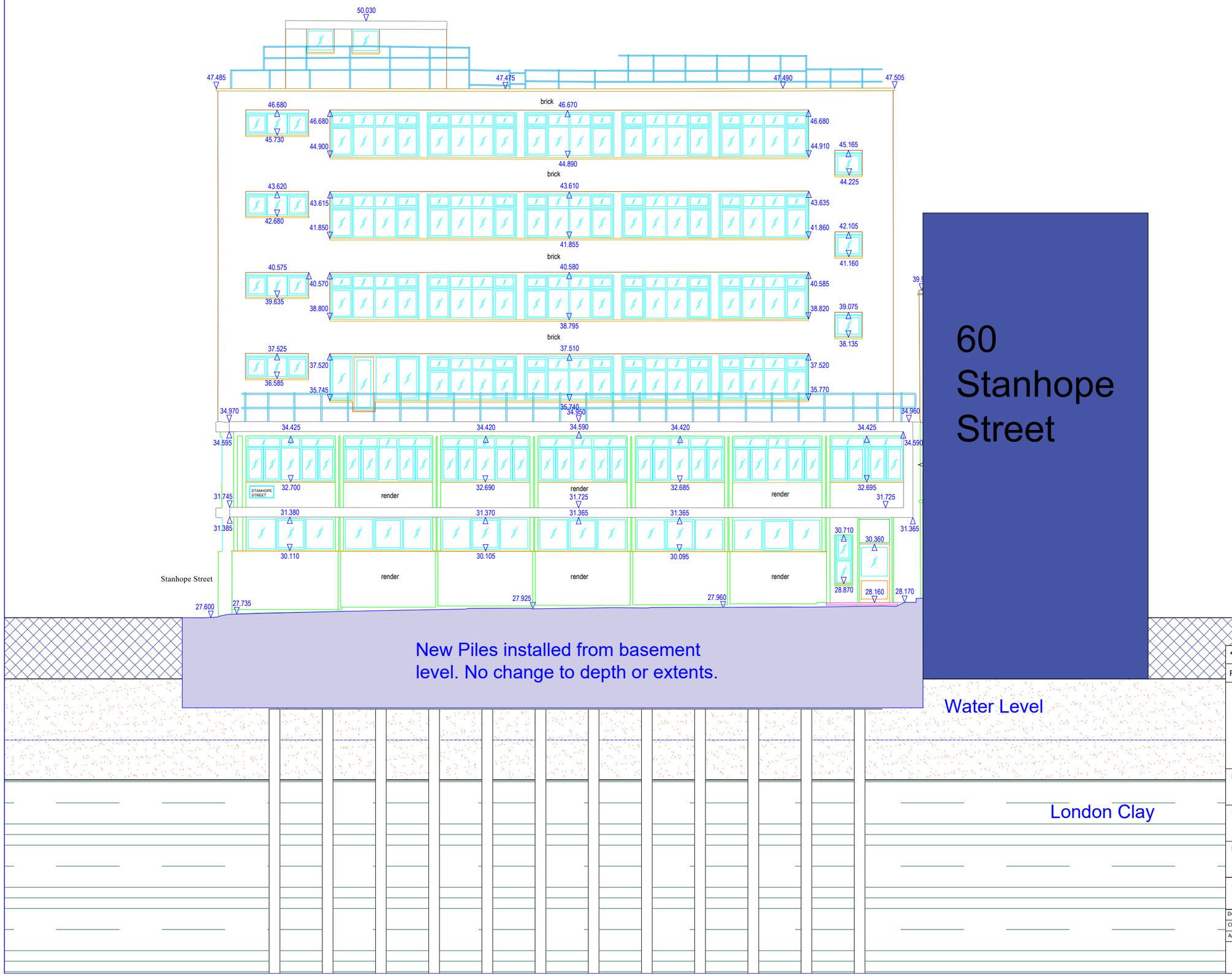
Site Location

Client	Project	Job No
Euston One Limited	**Euston One, 17 to 37 William Road, London**	**CG/38530**
CGL	Title **Site Location Plan**	**Figure 1**

Client	Project	Job No
Euston One Limited	**Euston One, 17-37 William Road, London**	**CG/38530**
CGL	Title **Site Layout Plan**	**Figure 2**



*	*	*
Rev	Date	Comments

CGL

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Woolsack Way
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Project
Euston One, 17 to 37 William Road, London

Client
Euston One Limited

Drawing title
Figure 3 - Conceptual Site Model - Stanhope Street

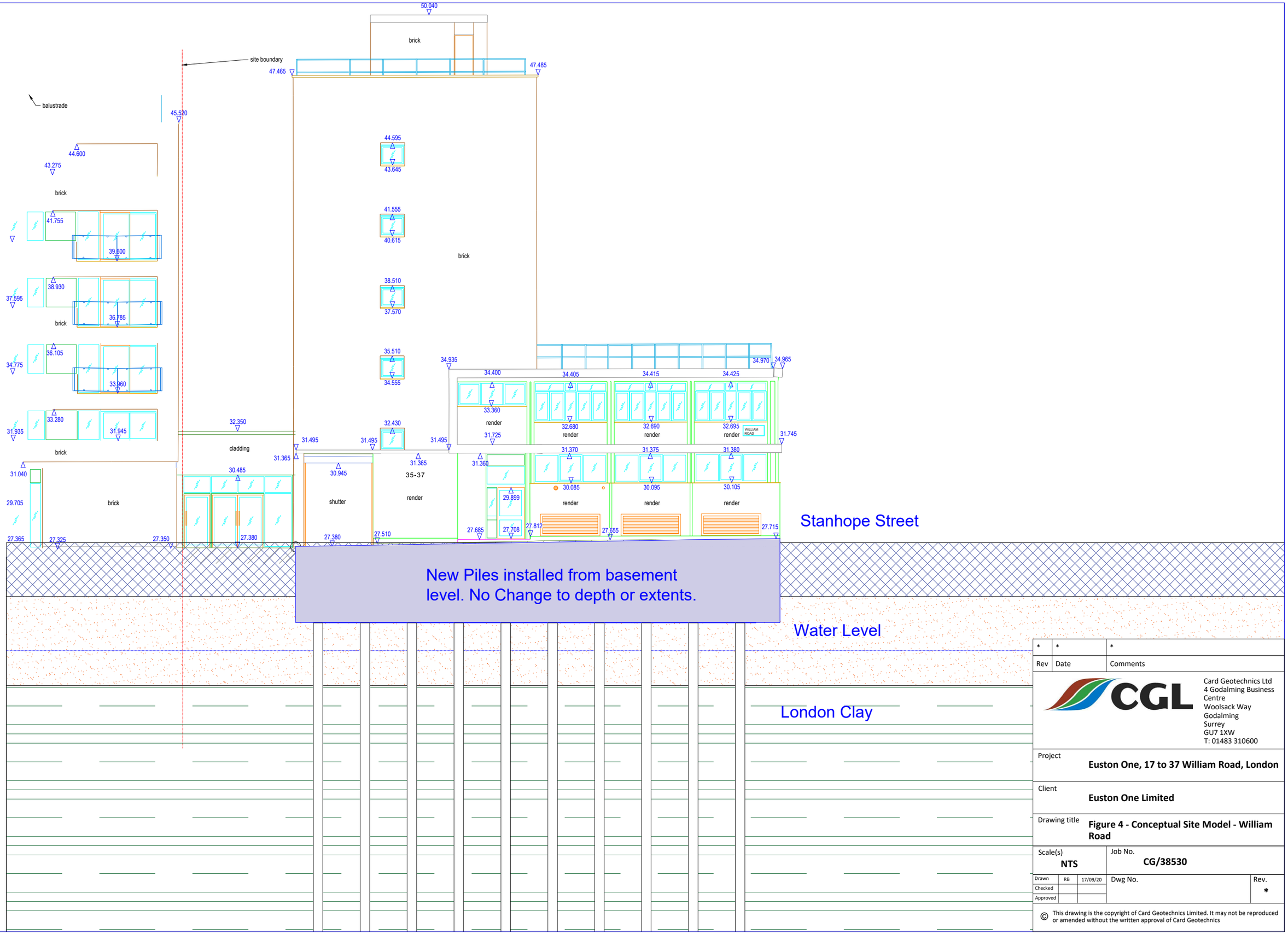
Scale(s)
NTS

Job No.
CG/38530

Drawn	RB	17/09/20
Checked		
Approved		

Dwg No.

Rev.
*



*	*	*
Rev	Date	Comments

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Project: **Euston One, 17 to 37 William Road, London**

Client: **Euston One Limited**

Drawing title: **Figure 4 - Conceptual Site Model - William Road**

Scale(s): **NTS**

Job No.: **CG/38530**

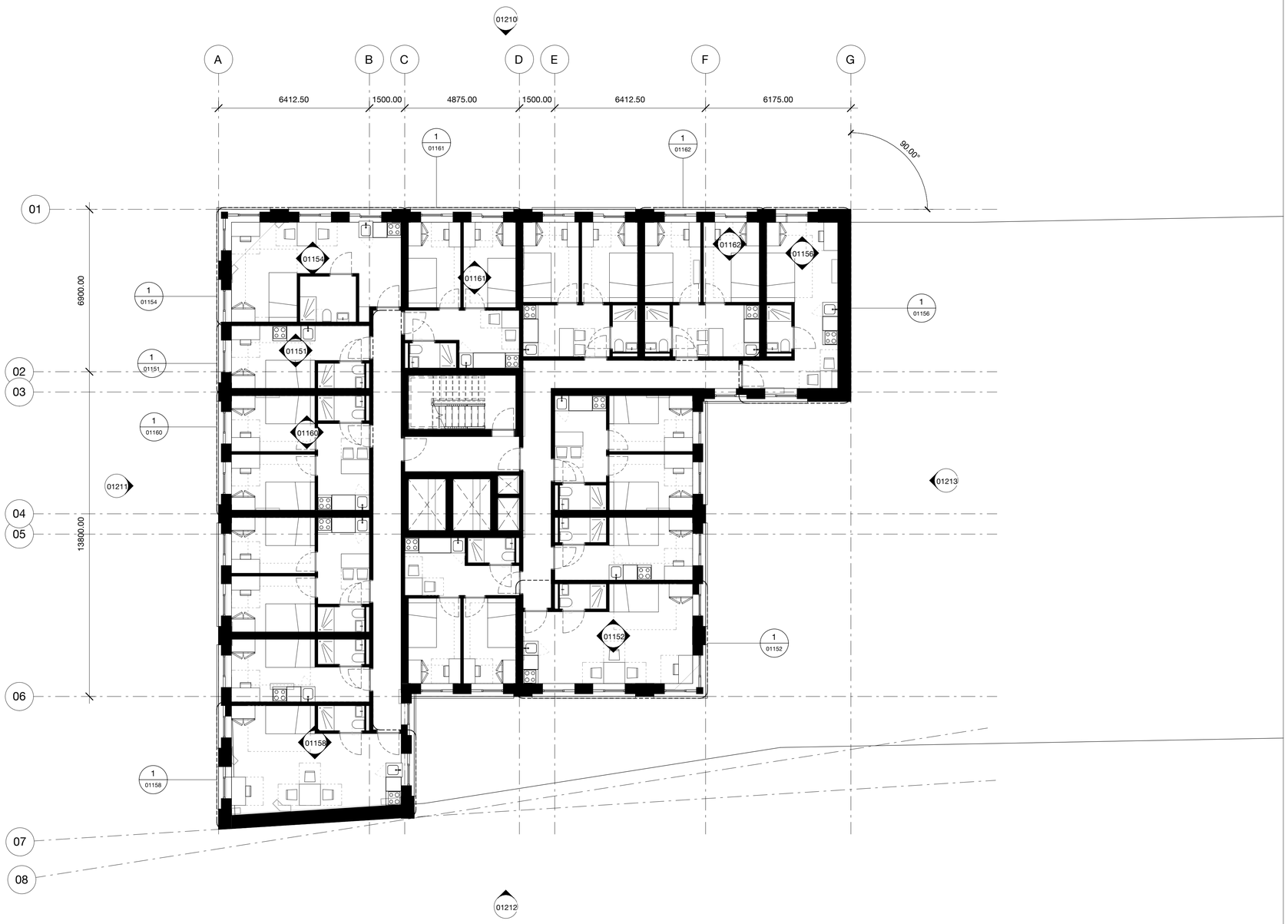
Drawn	RB	17/09/20
Checked		
Approved		

Dwg No.

Rev. *

APPENDIX A

Proposed Development Scheme



NOTES:

revision date amendment

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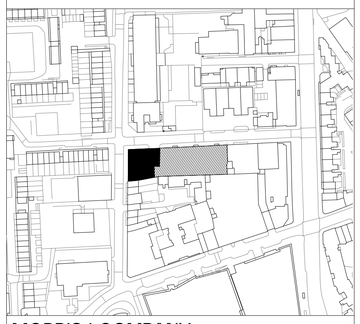

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DRAFT

job title
WILLIAM ROAD

drawing title / location
LEVEL 01-03 FLOOR PLAN

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date	17/08/20						
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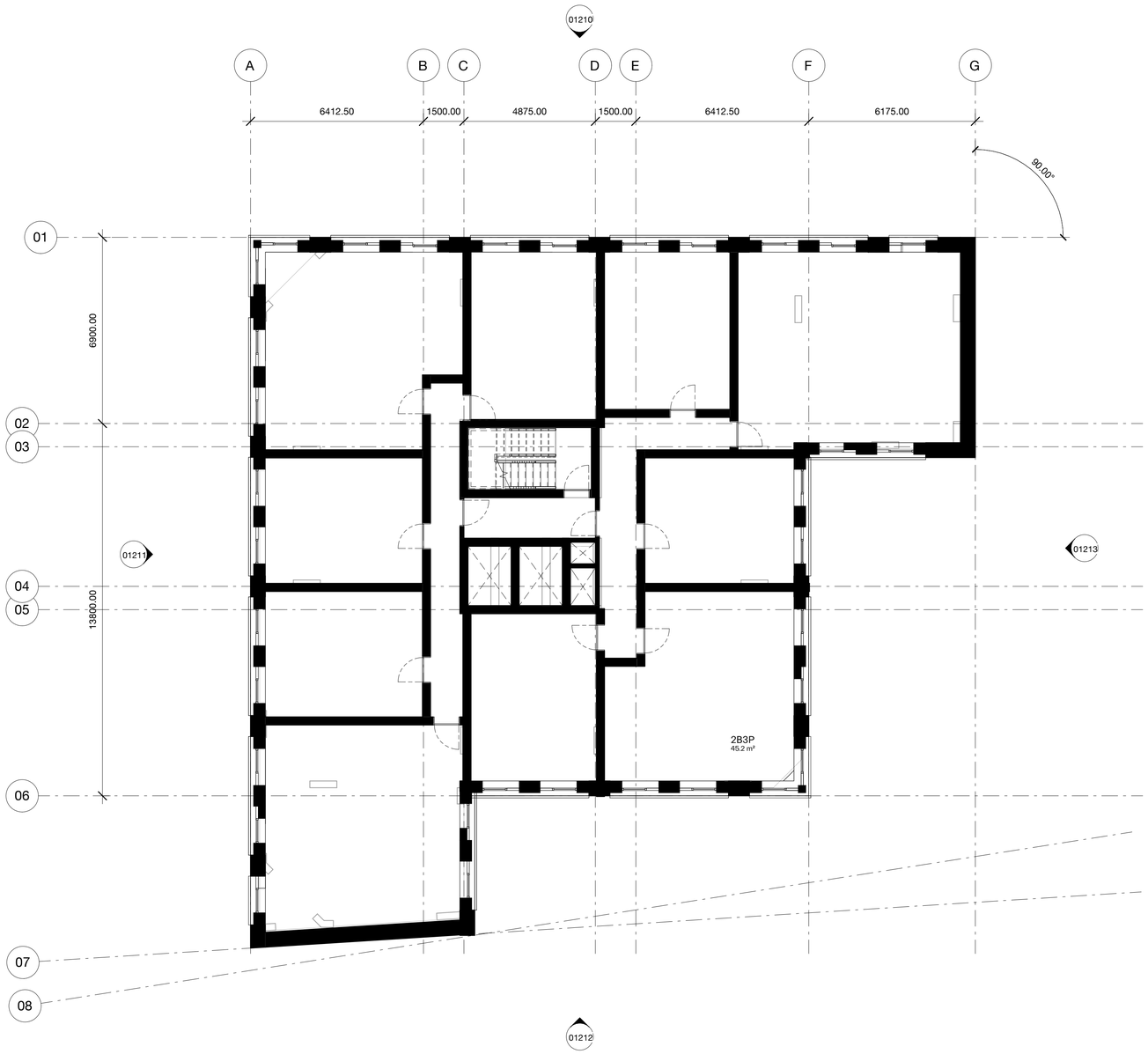

NOTES:

revision date amendment

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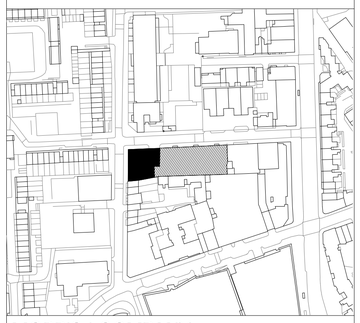

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DRAFT

job title
WILLIAM ROAD

drawing title / location
LEVEL 02-03 FLOOR PLAN (SS)

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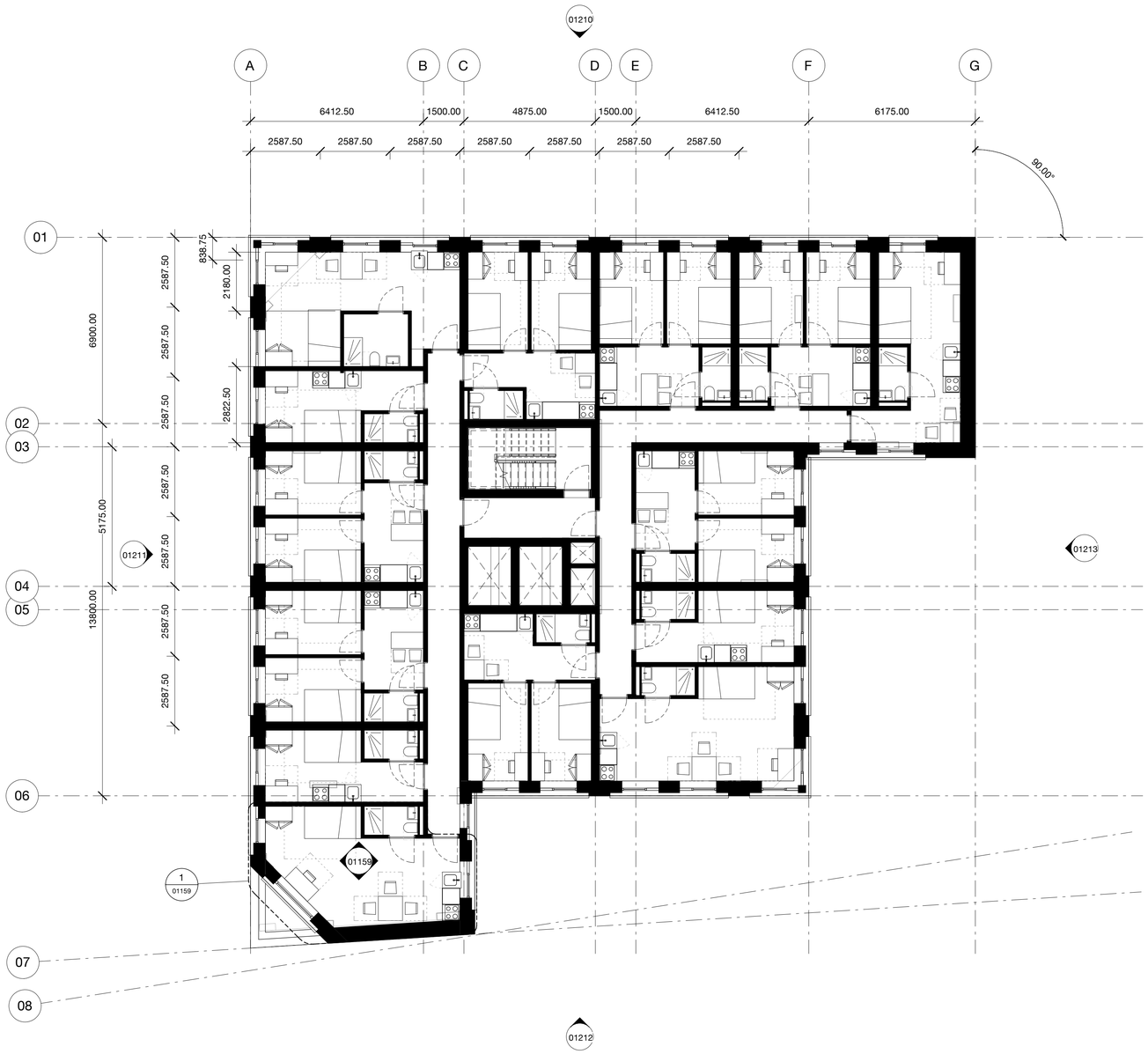

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revision date amendment

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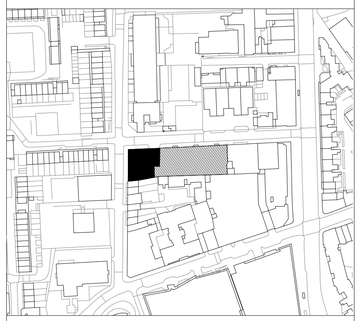

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job title
WILLIAM ROAD

drawing title / location
LEVEL 04-05 FLOOR PLAN

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date	17/08/20							
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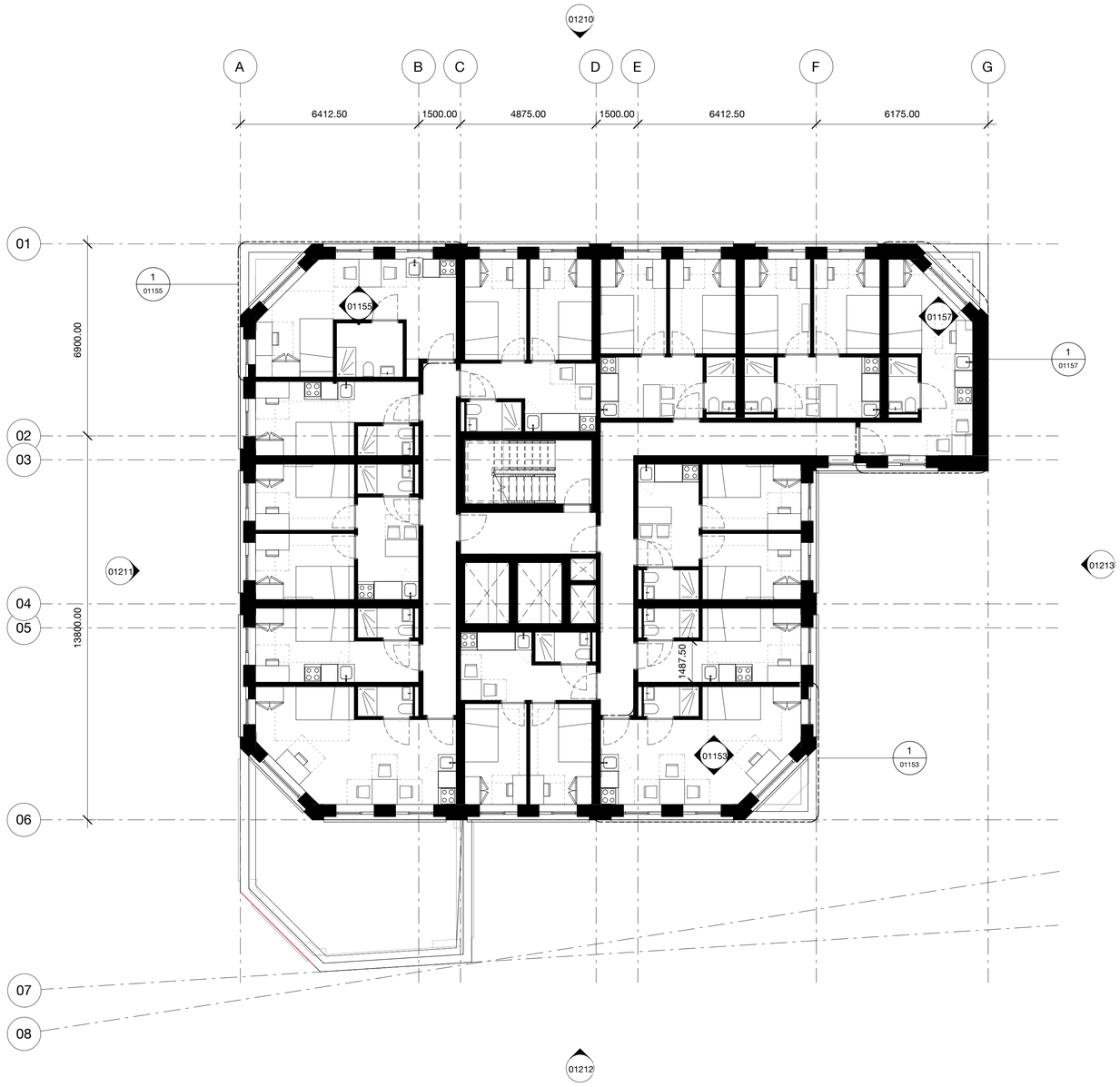

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revision date amendment

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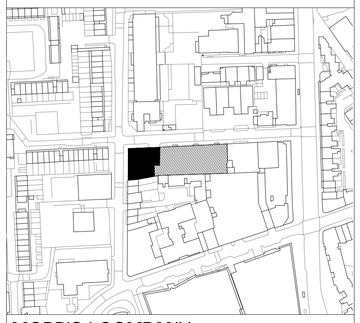

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job title
WILLIAM ROAD

drawing title / location
LEVEL 06-07 FLOOR PLAN

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date	17/08/20							
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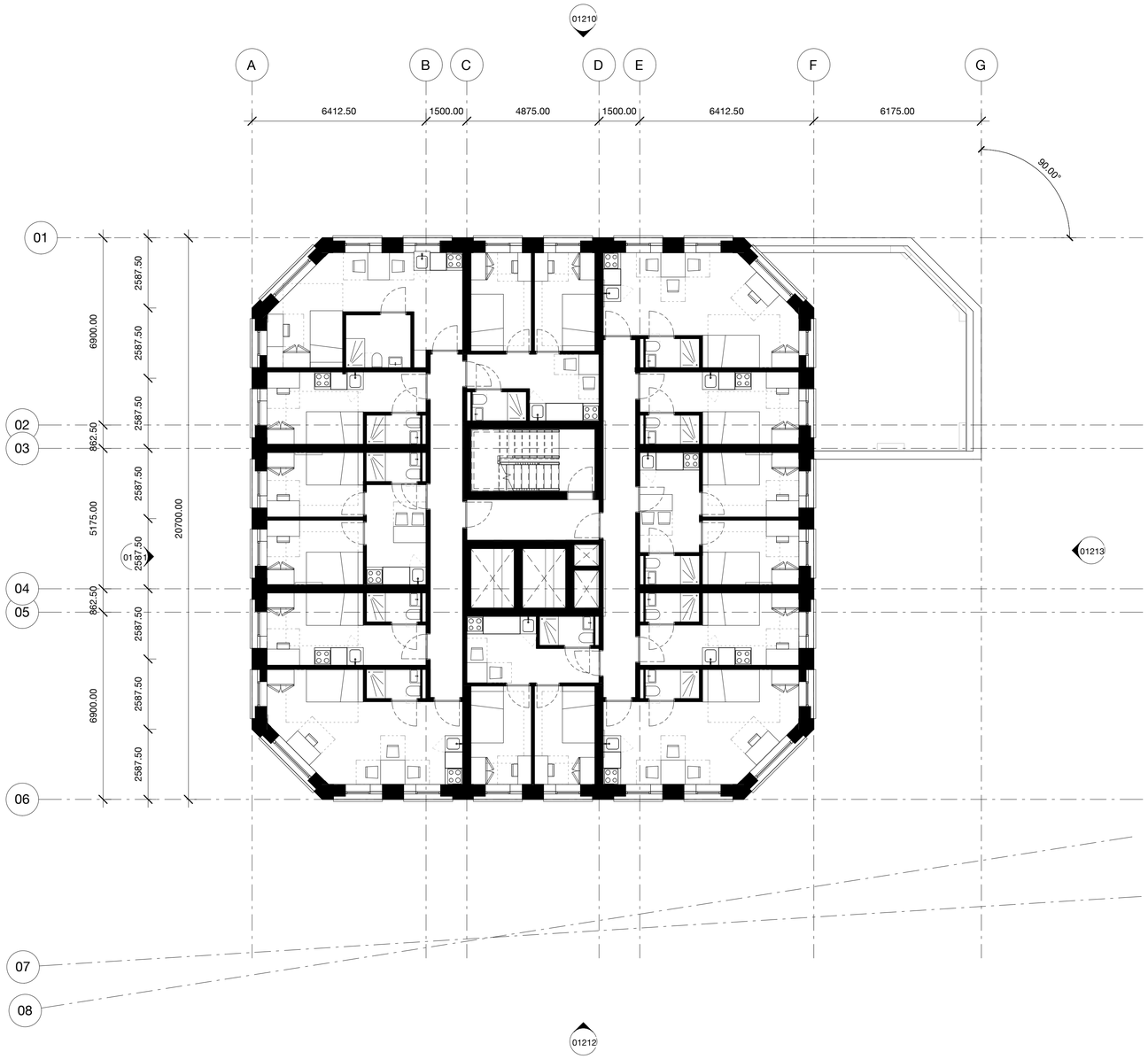

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revision date amendment

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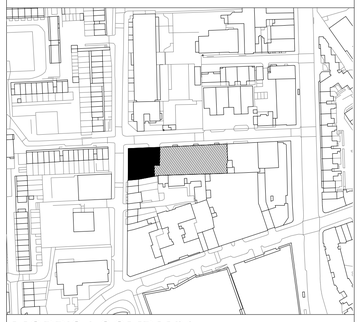

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job title
WILLIAM ROAD

drawing title / location
LEVEL 08-13 FLOOR PLAN

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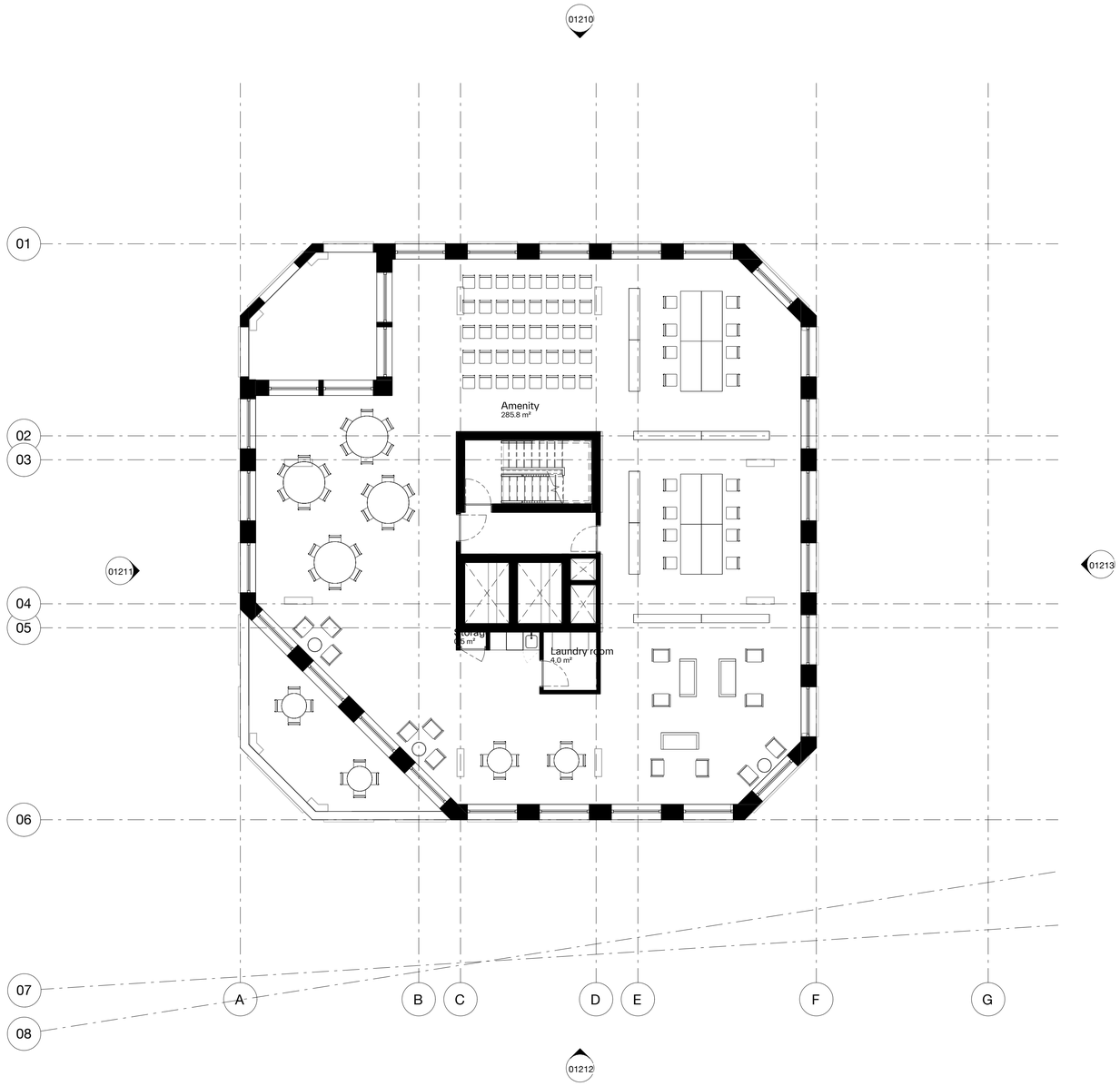

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revision	date	amendment

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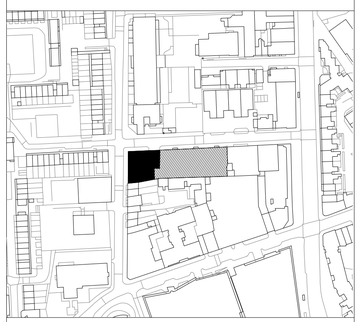

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job title
WILLIAM ROAD

drawing title / location
LEVEL 14 FLOOR PLAN

status	FOR INFORMATION							
date	17/08/20							
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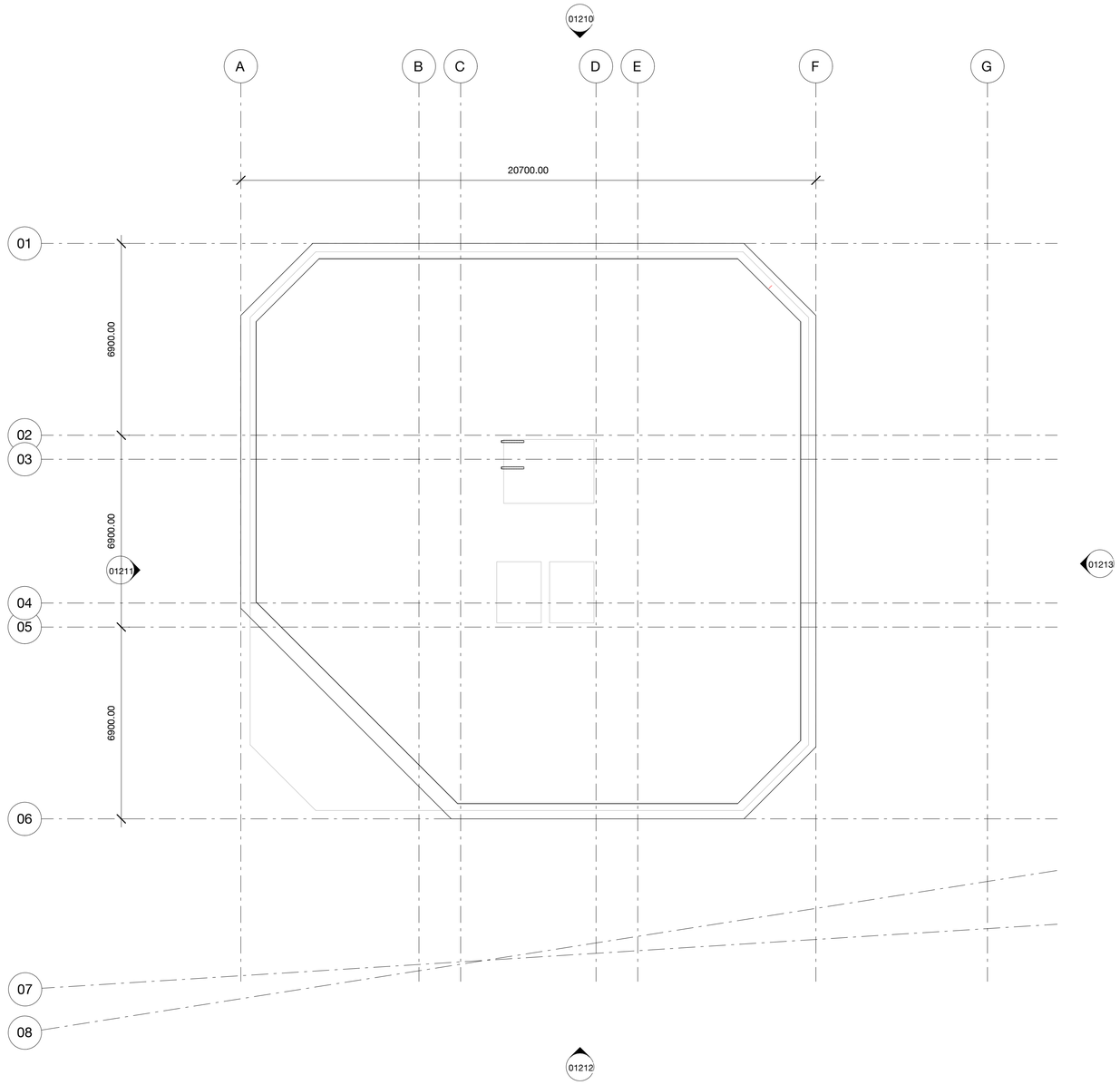

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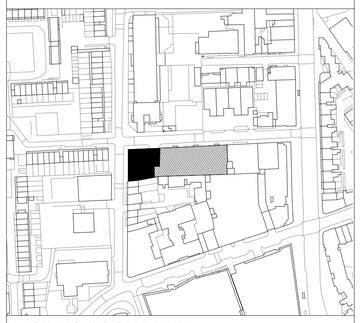

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job title	WILLIAM ROAD
drawing title / location	ROOF LEVEL PLAN
status	FOR INFORMATION
date	17/08/20
scale	1 : 100 @ A1 / 1:200 @ A3

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