

39 Fitzjohn's Avenue,  
London NW3 5JY

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 13398-67  
Revision: F1

January 2021

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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 (BIA) submitted as part of the Planning Submission documentation for 39 Fitzjohn's Avenue, NW3 5JT (planning reference 2020/2169/P). The basement is considered to fall within Category B 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 reports have been prepared by RWA London Civil and Structural Engineers, LBH Wembley Engineering and LBH GEO. The BIA reports have been reviewed by a professional with suitable qualifications in accordance with CPG Basements.
- 1.5. The proposed development includes excavation of a lower ground floor and a deeper basement. The lower ground floor will extend outside the existing building footprint to the rear by lowering the existing cellar by 1.33m to approximately match the rear garden level. The deeper basement will be within the rear garden to a new finished floor level 3.45m below the existing rear garden, approximately 4.50m below the existing cellar level. Retaining walls are proposed for the construction of light wells.
- 1.6. The revised BIA reports include screening, scoping, site investigation and impact assessment stages as required by CPG Basements.
- 1.7. A Desk Study and Ground investigation was undertaken and a report has previously been issued presenting factual and interpretative information.
- 1.8. The proposed basement will be founded within London Clay Formation in generally dry conditions.
- 1.9. A Ver. 2.0 SuDs Strategy report referenced in the Further Addendum BIA has been provided and the references in the BIA should be updated to reference the latest report.
- 1.10. The Ground Movement Assessment (GMA) indicates "Very Slight" damage for the neighbouring building to the north, which is in accordance with CPG Basements. Negligible damage is indicated for the infrastructure in the vicinity.
- 1.11. Consultation with Network Rail (NR) has been undertaken and specified actions from NR are included in the Network Rail correspondence dated September 2020.

- 1.12. An outline monitoring plan is presented.
- 1.13. Indicative temporary works proposals, underpinning sequence and retaining wall calculations are provided.
- 1.14. It is accepted that the development will have no significant impact upon the hydrogeological conditions or the slope stability of the site.
- 1.15. It is accepted that the development will have no significant impact on the hydrology of the site.
- 1.16. A non-technical summary has been provided.
- 1.17. Based on the above comments, it can be confirmed that the proposal adheres to the requirements of CPG Basements.

## 2.0 INTRODUCTION

- 2.1. CampbellReith (CRH) was instructed by London Borough of Camden (LBC) on 30 November 2020 to carry out a Category B Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 39 Fitzjohn's Avenue, NW3 5JY (planning reference 2020/2169/P). The BIA provided is a further addendum to a previous submission reference 2018/2415/P and references the originally submitted documentation.
- 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 *"Erection of replacement side, rear and roof extensions, excavation of basement and various other alterations associated with conversion of existing dwelling (Class C3) into 35 flats (2x studio, 9x1bed, 20x2bed and 4x3bed).*
- 2.6. The Audit Instruction also confirmed that 39 Fitzjohn's Avenue does not involve nor is neighbour to, listed buildings.

- 2.7. CampbellReith accessed LBC's Planning Portal in July 2018 and gained access to the following relevant documents submitted as part of the original submission for audit purposes:
- Design and Access Statement dated April 2018;
  - Basement Impact Assessment (BIA) Rev. E dated May 2018 by RWA London;
  - Site Location Plan by GH+MRP dated April 2018;
  - Existing and Proposed Plans, Elevations & Sections by GH+MRP dated April 2018;
  - Planning Statement dated April 2018;
  - Tree Plan and survey April 2018;
  - Consultation responses (3 no.).
- 2.8. CampbellReith issued a BIA audit report (rev. D1) on 07/08/2018 raising a number of queries on the above relevant documents.
- 2.9. The following reports were received in September 2018:
- "Desk Study and Basement Impact Assessment Report for Marsefield Gardens/Fitzjohn's Avenue NW3 5SY", dated 19 September 2017, report reference no. P1135J1199 ver.1.0, issued by Jomas Associates Ltd;
  - "Ground Investigation and Basement Impact Assessment for 39 Fitzjohn's Avenue NW3 5SY", dated 14 November 2017, report reference no. P1135J1199 ver.1.0, issued by Jomas Associates Ltd;
- 2.10. The following revised reports were received from applicant's engineer LBH Wembley Engineering in December 2018 and April 2019, in response to the queries raised in the BIA audit report (rev. D1):
- "Addendum to Basement Impact Assessment in connection with proposed development at No. 39 Fitzjohn's Avenue Camden London NW3 5JY", dated 12 April 2019, report reference no. LBH4498bia ver.1.3, issued by LBH Wembley Engineering;
  - "Outline SuDS Strategy in connection with proposed development at No. 39 Fitzjohn's Avenue Camden London NW3 5JY", dated 20 December 2018, report reference no. LBH4498suds ver.1.1, issued by LBH Wembley Engineering;
  - "Planning Application Basement Impact Assessment, 39 Fitzjohn's Avenue London NW3 5JY", dated 23 November 2018, rev.F, issued by RWA London Civil & Structural Engineers.
- 2.11. The application has undergone a further alteration and CampbellReith accessed LBC's Planning Portal in December 2020 and gained access to the following relevant documents for audit purposes:
- Basement Impact Assessment (BIA) Rev. E dated May 2018 by RWA London;

- Addendum to Basement Impact Assessment Rev 1.3 dated April 2019 by LBH Wembley Engineering;
- Further Addendum Basement Impact Assessment Rev. 1.0 date 20 March 2020 by LBHGEO;
- LBH Wembley Letter to LB Camden RE. Basement Impact Assessment dated August 2019 by LBH Wembley Engineering;
- Design and Access Statement dated April 2020;
- Site Location Plan by CH+MRP Architects dated April 2020;
- Existing and Proposed Plans, Elevations & Sections by CH+MRP Architects dated April 2020;
- Tree Plan and survey dated June 2020;
- Arboricultural Report by David Clarke dated June 2020;
- Consultation responses (3 no.).

2.12. The following additional document was provided to CampbellReith in February 2021 in response to the initial audit and the queries summarised in Appendix 2:

- Surface Water Drainage Assessment & Outline SuDs Strategy Rev 2 dated 4 February 2021 by LBHGEO.



### 3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	Refer to comment in audit paragraph 4.1.
Is data required by Cl.233 of the GSD presented?	Yes	An outline construction methodology and sequence of works is provided in Section 5 of the Addendum BIA.  Information has been provided on mitigation measures in Section 7 of the Addendum BIA report.
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	Relevant maps to support screening questions have been provided in Section 10 of the Addendum BIA, in the appendices of the revised RWA BIA report and in Section 2 of the Further Addendum BIA.
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	Justification for 'No' answers is provided. A response to question No 4 is presented in the Addendum BIA report.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	Justification for 'No' answers is provided.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	A ver. 1.0 outline SuDS strategy is referenced in the Further Addendum BIA; a ver. 2.0 has subsequently been provided which supersedes the previous assessment.  Justification for 'No' answers is provided.

Item	Yes/No/NA	Comment
Is a conceptual model presented?	Yes	A conceptual model indicating the ground conditions is presented in the Ground Investigation report.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	In Section 7.2 of the Desk Study and in Section 3.2 of the Addendum BIA report.
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	Yes	As above.
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	Yes	As above.
Is factual ground investigation data provided?	Yes	In the Ground Investigation report.
Is monitoring data presented?	Yes	In Section 4.2 of the Ground Investigation report.
Is the ground investigation informed by a desk study?	Yes	
Has a site walkover been undertaken?	Yes	Refer to Section 2.2 of the Desk Study.
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Refer to Section 5.1 of the revised RWA BIA report.
Is a geotechnical interpretation presented?	Yes	In Section 9 of the Ground Investigation report and Section 6.2 of the Addendum BIA report.
Does the geotechnical interpretation include information on retaining wall design?	Yes	As above.
Are reports on other investigations required by screening and scoping presented?	Yes	An updated SuDs Strategy report has been provided.  A Ground Movement Assessment is presented in Section 6 of the Addendum BIA report.

Item	Yes/No/NA	Comment
		<p>The need for Consultation with Network Rail is discussed in Section 7.3.4 of the Addendum BIA report.</p> <p>Network Rail's response is provided and the required documentation for submissions to Network Rail's Asset Protection Team are detailed therein.</p> <p>Indicative details of the proposed temporary works and the construction methodology are presented in the revised RWA BIA report and in the Addendum BIA report.</p>
Are the baseline conditions described, based on the GSD?	Yes	<p>A Desk Study and Ground Investigation report was provided as part of the original application.</p> <p>A GMA has been provided.</p>
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	Yes	An impact assessment is presented in Section 7 of the Addendum BIA report.
Are estimates of ground movement and structural impact presented?	Yes	Estimates of ground movements are provided in Section 6 of the Addendum BIA together with a discussion of the anticipated impact on the surrounding structures.
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Indicative underpinning sequence and temporary works proposals have been provided. Mitigation options are discussed in the updated SuDS Strategy report.
Has the need for monitoring during construction been considered?	Yes	Refer to Section 7 of the Addendum BIA report.

Item	Yes/No/NA	Comment
Have the residual (after mitigation) impacts been clearly identified?	Yes	
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	Refer to the GMA in the Addendum BIA report.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	Refer to the updated SuDs Strategy report.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	Refer to Addendum BIA report.
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	Refer to Section 6.6.1 of the Addendum BIA report.
Are non-technical summaries provided?	Yes	An updated non-technical summary is presented in the Further Addendum BIA report.

## 4.0 DISCUSSION

- 4.1. The Basement Impact Assessment (BIA) Rev E has been carried out by RWA Civil & Structural Engineering Consultants. An Addendum BIA report has been prepared and issued by LBH Wembley Engineering. Both Reports were accessible via the Camden Planning Portal at time of writing this Audit. The Addendum BIA report in Section 1.1 refers to a Rev F BIA carried out by RWA Civil & Structural Engineering Consultants which was not available on the planning portal but was provided as part of the original BIA audit. According to the LBH Wembley report, both the original BIA and the Addendum BIA reports have been reviewed by a professional with suitable qualifications (CEng, MICE, CGeol) according to Section 4.7 of Camden Planning Guidance Basements (CPG).
- 4.2. A Further Addendum BIA report has been prepared and issued by LBHGEO by the same professionals that wrote the LBH Wembley Engineering BIA that, alongside the previously submitted documentation, forms the basis of this BIA Audit.
- 4.3. The revised RWA BIA report (rev. F) includes screening, scoping, site investigation and impact assessment stages as required by CPG. Screening questions missed from the revised BIA have been included and discussed in the Addendum BIA report.
- 4.4. The Further Addendum BIA in Section 2 highlights the revisions to the scheme and notes that the changes serve to reduce the potential basement impacts by reducing the total footprint of the proposed excavation, all be it with some alterations to the front and side light wells. The further addendum BIA considers the originally submitted screening and scoping assessments to still be suitable.
- 4.5. The LBC instruction to proceed with the audit identified that the basement proposal neither involved a listed building nor was adjacent to any listed buildings. The Design & Access Statement identified that 39 Fitzjohn's Avenue is located in the Fitzjohns & Netherhall Conservation Area.
- 4.6. 39 Fitzjohn's Avenue includes a semi-detached two storey Victorian house with a partial lower ground floor. The adjoining building to the north, referred to as the North Wing, is a later extension which does not currently have a basement. The Further Addendum BIA notes the North Wing building is excluded from the application as it will be retained as a single dwelling house. The adjoining link corridor between the two buildings will be demolished.
- 4.7. The site is indicated to be sloping down from east to west with the rear garden at a lower level than the street level at the front of the property.

4.8. The proposed works involve rebuilding and extending the Victorian property whilst retaining the existing façade. The proposed basement will include a lower ground floor and a deeper basement. The lower ground floor will extend outside of the existing building footprint to the rear by lowering the existing cellar by 1.33m to approximately match the rear garden level. The lower ground floor will include lightwells to the front and sides of the building. A ramped access is proposed at the northern side. The deeper basement will be within the rear garden to a new finished floor level 3.45m below the existing rear garden, approximately 4.50m below the existing cellar. The excavation will extend into the garden to create a large basement level patio with stepped planting to the rear. Two lightwells are also proposed to the sides of the deeper basement. The lower ground floor and basement are proposed to be constructed by underpinning locally the existing cellar and forming a new retaining wall towards the light wells. Structural drawings showing the proposed basement are presented in the revised RWA BIA report, and as modified in the Further Addendum BIA report and CH MRP drawings.

4.9. The Further Addendum BIA identifies the following alterations to the previous scheme:

- Reduced depth of proposed excavations and the overall reduced footprint of the deeper basement;
- Increase to the size of the three previously proposed light wells and the introduction of a new deep light well to the southern side of the basement;
- The extent of excavation into the garden has also been reduced as well as the reduction in the size of a light well at the southern side of the building.

A plan highlighting the changes to the proposed basement area is included in Section 2.2 of the Further Addendum BIA.

4.10. Further to a relevant comment in the original CRH D1 BIA audit report, the Ground Investigation report (GI) dated 14 November 2017, report reference no. P1135J1199 ver.1.0, issued by Jomas Associates Ltd, was provided. The GI report presents factual ground investigation data, laboratory test results, and sufficient geotechnical interpretation. Design parameters and geotechnical engineering recommendations are presented in Section 9 of that report.

4.11. Based on the available ground investigation information the BIA confirms the basement will be founded within the London Clay Formation. No groundwater was encountered in any of the monitoring wells during drilling. All wells were reported to be dry during return monitoring visits with the exception of borehole WS5, where water was recorded during one visit at a depth of 3.85m bgl. According to the GI report, it is considered likely that this water level represents surface water ingress rather than the natural ground water level. Hence, it is indicated that the basement will be constructed in generally dry conditions.

- 4.12. An outline SuDS Strategy report reference LBH4498suds, Ver. 1.1 was provided as part of the original CRH BIA audit. The Addendum BIA report refers to a Ver. 1.0 report. An outline SuDS Strategy report reference LBH4498suds Ver. 2.0 was provided in response to the original BIA audit undertaken by CRH and this should be uploaded to the planning portal. The references in the BIA should be updated to match the Ver. 2.0 SuDS report, relevant to the current scheme. Similarly Section 3.1.1 of the Addendum BIA refers to a tennis court to be removed which is no longer part of the current proposal, and the BIA should be updated.
- 4.13. The SuDS Strategy report indicates the proposed development will result in an increase to the impermeable surface area. The SuDS Strategy report identifies a number of options to mitigate the risk of flooding which includes swales, sumps, pervious paving, porous substrate and attenuation storage to mitigate any potential hydrological impacts. Initial SuDS calculations are appended in the report.
- 4.14. The Further Addendum BIA advises the depth of both excavations and the underpinning of the existing façade will be reduced in comparison to the original GMA that is discussed below. The magnitude of heave movement may be expected to be less. While some new light wells are proposed, these will not decrease the distance from the proposed excavation faces to the assessed neighbouring structures at No.39a Fitzjohn's Avenue. The proposed underpinning is still expected to require two stages so the damage category assessment will not change. Similarly the Further Addendum BIA anticipates a reduction in the predicted movement associated with the Belsize Tunnels and the surrounding structures, infrastructure and environment. The BIA advises the predicted alterations are not assessed to increase or otherwise exacerbate the predicted impacts. As such, the assessment described below is still valid.
- 4.15. The Ground Movement Assessment (GMA) presented in the Addendum BIA report provides a calculation for a basement excavation of 3.5m at the front of the building and 7m at the rear of the building. The GMA indicates that the building damage to the neighbouring Northern Wing Extension will be within Burland Category 1 "Very Slight", which is in accordance with the criteria of CPG Basements. The impact on the adjacent Network Rail Belsize Tunnels is anticipated to be less than 1% diametrical distortion of the tunnels, however, a detailed asset impact assessment and consultation with the Network Rail should be undertaken. Negligible movement (<5mm settlement) is anticipated on the pavement to Nutley Terrace which lies approximately 1m from the southern boundary of the proposed basement, assuming reasonable standards of workmanship during construction.
- 4.16. An outline monitoring plan is presented in the Addendum BIA report with trigger values and contingent actions if required.

- 4.17. Consultation has been undertaken with a representative from Network Rail (NR). NR require a Ground Movement Assessment and a full detailed Construction Method Statement to be agreed and approved by Network Rail's Asset Protection Team prior to any work undertaken on site. The details of which are included in the Network Rail email correspondence dated September 2020.
- 4.18. A number of trees are indicated to be in close proximity to the updated development proposals. A tree survey and a protection plan have been issued with a construction method comprising tree protection fencing and ground protection measures during construction for the protection of the trees located on site.
- 4.19. Further details of indicative temporary propping proposals including underpinning sequencing and propping layouts are discussed in the revised BIA and the Addendum BIA reports. Indicative retaining wall calculations are also provided in the revised BIA report.
- 4.20. A ground bearing floor slab is proposed for the basement that should cater for the heave forces arising from the excavation.
- 4.21. Due to the presence of London Clay Formation, which is considered impermeable and the indication of generally dry conditions across the site, it is accepted that the development will have no impact upon the hydrogeological conditions.
- 4.22. It is accepted that there will be no slope stability concerns regarding the proposed development.
- 4.23. It is noted that the referenced 'Desk Study and Basement Impact Assessment', 'Ground Investigation and Basement Impact Assessment', 'Outline SuDS Strategy' and the Revision F BIA by RWA London Civil & Structural Engineers has not been uploaded to the Camden planning portal as part of the latest application and this should be undertaken for completeness.
- 4.24. A non-technical summary has been included in the Further Addendum BIA report.



## 5.0 CONCLUSIONS

- 5.1. The BIA reports have been reviewed by a professional with suitable qualifications in accordance with CPG Basements.
- 5.2. The revised BIA reports include screening, scoping, site investigation and impact assessment stages as required by CPG Basements.
- 5.3. The latest proposal includes excavation of a lower ground floor and a deeper basement. The lower ground floor will extend outside of the existing building footprint to the rear by lowering the existing cellar by 1.33m to approximately match the rear garden level. The deeper basement will be within the rear garden to a new finished floor level 3.45m below the existing rear garden, approximately 4.50m below the existing cellar. Retaining walls are proposed for the construction of light wells.
- 5.4. The previously submitted GI report presents factual and interpretative information.
- 5.5. The proposed basement will be founded within London Clay Formation in generally dry conditions.
- 5.6. A Ver. 2.0 SuDS Strategy report has been provided which identifies a number of options to mitigate the risk of flooding, relevant to the latest development proposals. The references in the Addendum BIA should be updated to reflect the latest SuDs Strategy report.
- 5.7. The Ground Movement Assessment (GMA) indicates Burland Category 1 "Very Slight" damage for the neighbouring building to the north, which is in accordance with CPG Basements. Negligible damage is indicated for the infrastructure in the vicinity.
- 5.8. Consultation with Network Rail has been undertaken and the correspondence dated September 2020 identifies the requirements with regard to the existing railway tunnels in the proximity which are to be undertaken and approved prior to any construction work commencing on site.
- 5.9. An outline monitoring plan is presented.
- 5.10. Temporary fencing and ground protection measures are proposed for the protection of nearby trees during construction.
- 5.11. Indicative temporary works proposals, underpinning sequence and retaining wall calculations are provided.
- 5.12. It is accepted that the development will not impact on the wider hydrology of the area and is not in an area subject to flooding.

- 5.13. It is accepted that the development will have no impact upon the hydrogeological conditions or the slope stability of the site.
- 5.14. The referenced Desk Study, Ground Investigation and Basement Impact Assessment, SUDS Strategy and the Revision F BIA by RWA London Civil & Structural Engineers should be uploaded to the Camden planning portal.
- 5.15. A non-technical summary has been provided.
- 5.16. It can be confirmed that the proposal adheres to the requirements of CPG Basements.

## Appendix 1: Residents' Consultation Comments

Residents' Consultation Comments

Surname	Address	Date	Issue raised	Response
Re: Thames Water	Not available	16/7/2018	Waste and drainage water discharge.	SuDS Strategy report presents options to be adopted for the proposed scheme.  (For a previous scheme)
Williams  On behalf of Netherhall Neighbourhood Association	Not available	20/7/2018	Loss of trees and damage to existing trees.	A tree survey report has been provided.  Temporary fencing is proposed for the protection of nearby trees during construction.  (For a previous scheme)
				Auditor's comment: There is no consultation comment pertinent to the proposed basement for the current scheme.

## Appendix 2: Audit Query Tracker

Audit Query Tracker

Query No	Subject	Query	Status	Date closed out
1	SuDS Report	Appropriate SuDS strategy report relevant to the latest development proposal should be provided.	Closed	16/02/2021
2	Desk Study, GI Report, SuDs Report, BIA Rev F	Though the Desk Study and Ground Investigation report have been previously received and accepted as part of the earlier development proposal, these reports along with the latest SuDS report and BIA Rev F report should uploaded to the planning portal.	Note	N/A

## Appendix 3: Supplementary Supporting Documents

None

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