

155-157 Regent's Park Road  
London, NW1 8BB

Basement Impact Assessment  
Audit

For  
London Borough of Camden

Project Number: 13398-85  
Revision: F1

June 2021

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### Document History and Status

Revision	Date	Purpose/Status	File Ref	Author	Check	Review
D1	April 2021	Comment	NSemb12985-77-101019-155 Regents Park Road-D1.doc	NS	GK	GK
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### Document Details

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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 155-157 Regent's Park (planning reference 2021/0877/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 Basement Impact Assessment (BIA) has been undertaken by appropriately qualified authors.
- 1.5. The proposals include the construction of a two-storey basement covering the entire footprint of the site.
- 1.6. The BIA confirmed that a site walkover has been undertaken.
- 1.7. Site investigation data is provided. The geotechnical parameters provided for retaining wall design have now been adopted within the design.
- 1.8. Outline permanent and temporary structural works proposals are presented.
- 1.9. A Ground Movement Assessment has been provided and the anticipated category of damage to neighbouring properties is stated to be within Category 1 (Very Slight) of the Burland Scale. The queries reported in the previous audit have been addressed by the applicant.
- 1.10. An Asset Impact Assessment will be undertaken at a later stage to determine anticipated movements occurring at the Chalk Farm Underground Station. Asset protection criteria will be agreed directly with the asset owner.
- 1.11. A movement monitoring proposal has been included in the BIA. This should be adopted during the works and agreed under the Party Wall Act.
- 1.12. There is a tree located nearby the site which may be removed as part of the development. The BIA confirmed the removal of the tree will not adversely impact neighbouring foundations.
- 1.13. It is accepted there will be no impact to the wider hydrogeological environment and that the proposed basement raises no concern in relation to slope stability.

- 1.14. The site is at low risk of flooding. Attenuation SUDS is proposed to limit off-site discharge flows, in accordance with best practice. It is noted that the final drainage design will be subject to Thames Water approval.
- 1.15. There will be no impact to the wider hydrological environment.
- 1.16. Considering the additional information provided, the BIA meets the requirements of CPG Basements.

## 2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 5<sup>th</sup> March 2021 to carry out a Category B Audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 155-157 Regent's Park Road, London NW1 8BB (Reference: 2021/0877/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:
- Guidance for Subterranean Development (GSD). Issue 01. November 2010. Ove Arup & Partners.
  - Camden Planning Guidance: Basements. March 2018.
  - Local Plan 2017: Policy A5 Basements.
- 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 redevelopment to provide a part 4 storey/part 7 storey building, with two basement levels, for a 57 bedroom hotel, with new street level public realm works in front (at junction of Regent's Park Road, Adelaide Road and Haverstock Hill)."*
- 2.6. The audit instruction also confirmed that the proposal does not involve listed buildings.
- 2.7. CampbellReith accessed LBC's Planning Portal on 25 March 2021 and gained access to the following relevant documents for audit purposes:

- Basement Impact Assessment (Version 1.1 – February 2021), and Surface Water Assessment & Outline SuDS Strategy (Version 1.1 – February 2021) by LBHGEO Ltd.
  - Structural Engineering Report (ref.:1872 - rev. B) by Heyne Tillett Stell Ltd.
  - Factual Site Investigation Report (ref.: JN1143 – July 2018) by ST Consult Ltd.
  - Arboricultural Impact Assessment Report (February 2021) by Landmark Trees.
  - Piercy & Company Planning Application drawings including proposed and existing plans and sections, dated January 2021.
- 2.8. CampbellReith issued an initial audit report on 15/04/2021 (NSemb13398-85-150421-155-157 Regents Park Road-D1) with comments on the above BIA documents.
- 2.9. In response to the initial audit report, CampbellReith received the revised Basement Impact Assessment (Rev. 1.2, dated May 2021) and the revised Structural Engineering Report (rev. C, dated May 2021). Further information was issued via email and this is presented in Appendix 3.

### 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	Section 2 and 4 of the BIA.
Are suitable plan/maps included?	Yes	Maps and plans are provided in the 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	Data sources are presented in Section 3 and 4 of the BIA. Justification is provided for 'No' answers.
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	As above.
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	As above.
Is a conceptual model presented?	Yes	See Section 3 and 5 of the BIA.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	Yes	Section 4.2 of the BIA. Scoping is consistent with screening outcome.



Item	Yes/No/NA	Comment
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	ST Consult Factual Site Investigation Report.
Is monitoring data presented?	No	Groundwater monitoring was not undertaken as part of the site investigation.
Is the ground investigation informed by a desk study?	Yes	Section 3 of the BIA.
Has a site walkover been undertaken?	Yes	20th June 2018
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	Section 2.3 of the BIA.
Is a geotechnical interpretation presented?	Yes	Section 5 and 6 of the BIA.
Does the geotechnical interpretation include information on retaining wall design?	Yes	Yes, however this has not been adopted within the Engineer's design, which should be clarified.
Are reports on other investigations required by screening and scoping presented?	Yes	Structural Engineering Report and Outline Drainage Proposal.
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	Yes	As above.
Is an Impact Assessment provided?	Yes	Section 8 of the BIA.
Are estimates of ground movement and structural impact presented?	Yes	Section 7 of the BIA. Updated assessment presented.

Item	Yes/No/NA	Comment
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	Yes	Clarifications regarding the impact due to the removal of a nearby tree has been presented.
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	Yes	Further clarification in regard to ground movements and associated mitigation measures have been presented.
Has the need for monitoring during construction been considered?	Yes	An outline structural monitoring plan is presented in Section 9 of the BIA.
Have the residual (after mitigation) impacts been clearly identified?	Yes	The BIA states there will be no unacceptable residual impacts. Queries raised in Section 4 have been clarified.
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	All the queries from the previous audit have been adequately addressed.
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	See SUDS assessment.
Has the scheme avoided cumulative impacts upon structural stability or the water environment in the local area?	Yes	
Does report state that damage to surrounding buildings will be no worse than Burland Category 1?	Yes	
Are non-technical summaries provided?	Yes	

## 4.0 DISCUSSION

- 4.1. The Basement Impact Assessment (BIA) has been undertaken by LBHGEO Ltd and the individuals concerned in its production hold suitable qualifications.
- 4.2. The site currently contains a four-storey building, with a partial single level basement with reinforced concrete retaining walls to the perimeter. The building fronts Haverstock Hill and is set back from the main road by an area of public realm. The site comprises a mix of uses including retail, offices and residential units. The BIA confirms neighbouring properties No. 151-153 Regent's Park Road do not have a basement, whereas properties No. 1-13 Adelaide Road are indicated to have single storey basements to a depth of c. 3.50m below ground level (bgl).
- 4.3. The BIA confirmed that a site walkover was undertaken in 2019.
- 4.4. The development will comprise the demolition of the existing building and construction of a part-seven, part-four storey hotel. A two-storey basement covering the entire footprint of the building, containing a combination of plant and hotel rooms, is also proposed.
- 4.5. A site investigation, comprising a borehole and a foundation inspection pit, was undertaken in July 2018 that indicates Made Ground to a maximum depth of approximately 1.20m (bgl). The London Clay Formation was encountered beneath the Made Ground and proven to the base of the borehole at 30.00m bgl. The foundation inspection pit was undertaken adjacent to the northern wall of the existing basement, indicating a 300mm concrete foundation bearing onto grey/orange sand and gravel, likely to represent engineered fill.
- 4.6. Groundwater was struck during the site investigation at 4.00m bgl in the borehole, and within the granular engineered fill below the existing basement slab during excavation of the hand trial pit. Further groundwater monitoring has not been undertaken. It is accepted that the London Clay does not support groundwater flow and that there will be no impact to the wider hydrogeological environment. Further groundwater monitoring is recommended to inform the temporary works strategy, especially in regards to local dewatering requirements of perched water (e.g. within granular fill) or seepage from claystone / sand partings.
- 4.7. Geotechnical parameters to inform settlement, retaining wall calculations and foundation design have been presented in the BIA.
- 4.8. A proposed structural arrangement and construction sequence is presented in the Structural Engineering Report. The proposals include the installation of a contiguous piled retaining wall to 15.00m bgl along the site boundary and the installation of bearing piles from ground level. A top-down basement construction is proposed, with casting of the new ground floor slab before

the excavation to formation level. A double level of temporary propping is proposed to control ground movements.

- 4.9. The geotechnical parameters provided for retaining wall design within the BIA have now been adopted within the updated structural design.
- 4.10. The second level basement slab has been designed as a suspended slab which will span between pile caps with incorporated heave protection measures and will provide, together with the first level basement slab, a permanent prop to the walls. The current retaining wall designs indicate anticipated lateral deflections up to approximately 10mm.
- 4.11. A 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 have been undertaken behind the proposed retaining walls, and stated to have been undertaken following certain case studies extracted from CIRIA C760 guidance.
- 4.12. The CIRIA C760 curves for ground movements due to excavation have been revised to align to case studies where, similar to the proposed development, a top-down construction method has been adopted. In addition, the scale of movements affecting properties with existing basements (Sections AA' and BB') have been proportionally reduced from the predicted surface level movements. Calculation for Sections CC' and DD' (considered to be the most critical due to the associated properties not having a basement) have been presented.
- 4.13. The estimated ground movements are comparable to the ones determined within the structural outline retaining wall design. The GMA indicates that potential damage occurring to neighbouring properties will be within Category 1 (Very Slight) of the Burland Scale. The BIA indicates that underground tunnels associated with the nearby Chalk Farm Underground Station are present c. 8m laterally to the northeast of the site. An Asset Impact Assessment will be undertaken at a later stage. Asset protection criteria will be agreed directly with the asset owner.
- 4.14. Following a review of the GMA, the updated BIA confirms that the movements at ground level will cause negligible impact to the highway and it is confirmed that asset protection assessment have been agreed with the underlying asset owners, as applicable.
- 4.15. An outline structural monitoring proposal has been included in Section 9 of the BIA report, with red trigger levels suggested to be at 5mm in both the horizontal and the vertical direction. The final proposal will need to be agreed during the Party Wall Act negotiations.
- 4.16. The Arboricultural Report states that the cherry tree located in front of the site may be removed as part of the proposed development. The BIA states the proposed basement is sufficiently

deep to obviate the effect of any tree removal and that the removal of the tree will not adversely impact neighbouring foundations.

- 4.17. A Surface Water Assessment and Outline SUDs Strategy has been undertaken as part of the BIA, indicating the site to be at very low to low risk of flooding. Attenuation SUDS is proposed to limit off-site discharge flows, in accordance with best practice. It is noted that the final drainage design will be subject to Thames Water approval.
- 4.18. It is accepted the proposed basement does not impact slope stability.

## 5.0 CONCLUSIONS

- 5.1. The Basement Impact Assessment (BIA) has been undertaken by appropriately qualified authors.
- 5.2. The proposals include the construction of a two-storey basement covering the entire footprint of the site.
- 5.3. The BIA confirmed a site walkover has been undertaken.
- 5.4. The geotechnical parameters provided for retaining wall design have now been adopted within the updated design.
- 5.5. A Ground Movement Assessment (GMA) has been provided. Further clarification has been provided following the previous audit and the queries have been addressed.
- 5.6. In regard to Chalk Farm Underground Station, asset protection criteria will be agreed directly with the asset owner.
- 5.7. A movement monitoring proposal has been included in the BIA. This should be confirmed as part of the Party wall Act negotiations.
- 5.8. The BIA has confirmed that the removal of the tree will not adversely impact neighbouring foundations.
- 5.9. It is accepted there will be no impact to the wider hydrogeological environment and that the proposed basement raises no concern in relation to slope stability.
- 5.10. The site is at low risk of flooding. Attenuation SUDS is proposed. The final drainage design will be subject to Thames Water approval. There will be no impact to the wider hydrological environment.
- 5.11. Considering the additional information provided, the BIA meets the requirements of CPG Basements.

## Appendix 1: Residents' Consultation Comment

None

Appendix 2: Audit Query Tracker



Query No	Subject	Query	Status/Response	Date closed out
1	BIA Format	The BIA should clearly state whether a site walkover has been undertaken.	Closed – See 4.3.	June 2021
2	Stability	The cherry tree located in front of the site may be removed as part of the proposed development. The BIA should clearly state if the removal of the tree would adversely impact neighbouring foundations.	Closed – See 4.15.	June 2021
3	Stability	The provided retaining wall design parameters should be presented consistently throughout the submissions and be adopted within the preliminary design calculations presented.	Closed – See 4.9.	June 2021
4	Stability	The GMA should be reviewed and clarified.	Closed – see 4.11 - 4.15	June 2021
5	Ground Model	As discussed in the BIA, further groundwater monitoring is recommended to inform the temporary works strategy, especially in regards to local dewatering requirements of perched water (e.g. within granular fill) or seepage from claystone / sand partings.	Note Only	-
6	Ground Movement Assessment	An Asset Impact Assessment will be undertaken at a later stage to determine anticipated movements occurring at the Chalk Farm Underground Station. Asset protection criteria will be agreed directly with the asset owner.	Note Only	-
7	Drainage Assessment	The final drainage design will be subject to Thames Water approval.	Note Only	-

## Appendix 3: Supplementary Supporting Documents

Email exchange between CampbellReith and LBHGEO on the GMA



RE: FW: 13398-85 155-157 Regents Park Road BIA Audit

Seamus Lefroy-Brooks to: NicolaSimonini@campbellreith.com

16/06/2021 18:47

Cc: "Adam.Greenhalgh@camden.gov.uk",  
"camdenaudit@campbellreith.com",  
"GrahamKite@campbellreith.com", "Mike Worthington

Hi Nicola

I hope you are well.

We have taken a look at this and HTS have confirmed a pile length of 15m for the wall, which is indeed slightly longer than had been analysed.

C760 uses a depth rather than a diameter normalisation for assessing installation movements and this is acknowledged as being problematic for longer piles " *it is considered unreasonable to assume that the influence zone and the associated displacements continue to increase linearly with wall depth* ".

I understand that the installation case data used for CPWs in C760 relates to much larger diameter piles ( >1m dia) and that even these found installation movements generally less than 5mm.

In any event if it were considered appropriate to apply the C760 installation figures for 15m piles this would give 6mm and 6mm for the maximum vertical and horizontal installation movements .

The analysis of the two critical Section C-C' and D-D' would then become:

#### **Section CC'**

Horizontal movement      maximum 11.6mm (6mm installation + 5.6mm excavation),  
differential 12mm

Vertical movement          maximum 8mm (6mm installation + 2.5mm excavation (peaks not  
aligned)), max differential 1mm

**Damage Category - 1 (Very Slight)** (e lim = 0.075%)

#### **Section DD'**

Horizontal movement      maximum 11.6mm (6mm installation + 5.6mm excavation),  
differential 10.9mm

Vertical movement            maximum 8mm (6mm installation + 2.5mm excavation (peaks not aligned)), max differential 1mm

**Damage Category - 0 (Negligible)** (e lim = 0.050%)

i.e. both the critical sections are ok after applying installation movements for 15m piles.

To be honest movements due to pile installation are not usually noticed for small diameter piles in London Clay.

I hope this is sufficient clarification on this.

Best Regards

Seamus Lefroy-Brooks

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max. email attachment size <10MB

# LBHGEO

**From:** [NicolaSimonini@campbellreith.com](mailto:NicolaSimonini@campbellreith.com) <[NicolaSimonini@campbellreith.com](mailto:NicolaSimonini@campbellreith.com)>

**Sent:** 14 June 2021 15:02

**To:** Adam Greenhalgh <[Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)>

**Cc:** [camdenaudit@campbellreith.com](mailto:camdenaudit@campbellreith.com); [GrahamKite@campbellreith.com](mailto:GrahamKite@campbellreith.com)

**Subject:** Re: FW: 13398-85 155-157 Regents Park Road BIA Audit

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Hi Adam,

I have a comment regarding the Ground Movement Assessment presented within the BIA. The most critical sections of the analysis appear to be Section C-C' and D-D'. The GMA anticipates max 6mm of settlement and up to 8mm horizontal movement for section C-C' and max 5mm settlement and up to 8mm horizontal movement.

However, by doing a quick calculation of the ground movements following CIRIA C760 approach, I have noticed that ground movements due to piles installation are 8mm in both the vertical and horizontal direction (assuming a 20m long pile, as recommended in the structural report). To those, ground movements due to excavation should be added which will result in ground movements of a greater magnitude than those anticipated in the GMA. Could you please ask LHBGEO to clarify on this?

Kind regards

**Nicola Simonini**  
Project Engineer

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Date: 17/05/2021 17:39  
Subject: FW: 13398-85 155-157 Regents Park Road BIA Audit

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Hi Eleanor/Nicola

Please find attached 2<sup>nd</sup> BIA in response to your 1<sup>st</sup> audit for planning application 2021/0877/P – 155-157 Regent's Park Road.

Look forward to receiving a 2<sup>nd</sup> audit from you in due course.

Kind regards

Adam Greenhalgh  
Planning Officer

Telephone:



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:** Mike Worthington <[mike.worthington@dp9.co.uk](mailto:mike.worthington@dp9.co.uk)>

**Sent:** 17 May 2021 11:00

**To:** Adam Greenhalgh <[Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)>; David Morris <[david.morris@dp9.co.uk](mailto:david.morris@dp9.co.uk)>

**Cc:** Alex Bushell <[Alex.Bushell@camden.gov.uk](mailto:Alex.Bushell@camden.gov.uk)>

**Subject:** RE: 13398-85 155-157 Regents Park Road BIA Audit

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Hi Adam,

Attached updated BIA and response tracker at the back. Is there anything else you need assisting with in writing your report? Are we able to target the June committee?

Many thanks,

**Mike Worthington**

Associate

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