

5A Parkhill Road, London NW3 2YH

Basement Impact Assessment
Audit

For

London Borough of Camden

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1.0 NON-TECHNICAL SUMMARY

- 1.1. CampbellReith was instructed by London Borough of Camden, (LBC) to carry out an audit on the Basement Impact Assessment submitted as part of the Planning Submission documentation for 5A Parkhill Road, London NW3 2YH (planning reference 2021/1575/P). The basement is considered to fall within Category A as defined by the Terms of Reference.
- 1.2. The Audit reviewed the Basement Impact Assessment (BIA) for potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with LBC's policies and technical procedures.
- 1.3. CampbellReith was able to access LBC's Planning Portal and gain access to the latest revision of submitted documentation and reviewed it against an agreed audit check list.
- 1.4. The land stability screening assessment has been prepared by Rebus Engineering and the hydrogeology and hydrology screening assessments have been prepared by Geotechnical Consulting Group (GCG). Whilst the qualifications of the author of the land stability screening are not stated, it is accepted that the outcomes of the screening exercise are correct.
- 1.5. It is accepted that the proposed development will not significantly impact the hydrology or hydrogeology of the surrounding area.
- 1.6. The proposed development will not include any excavations below the base of the existing building foundation. On this basis it is accepted that the proposed development will not impact the stability of the surrounding area.
- 1.7. If excavation below the level of the existing foundations becomes necessary, additional assessment and revision of the BIA will be required.
- 1.8. It is accepted the scoping and assessment stages of the BIA are not required for this scheme and that the BIA complies with the requirements of the CPG: Basements.

2.0 INTRODUCTION

- 2.1. CampbellReith was instructed by London Borough of Camden (LBC) on 19 August 2021 to carry out a Category A audit on the Basement Impact Assessment (BIA) submitted as part of the Planning Submission documentation for 5A Parkhill Road, London NW3 2YH.
- 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 (CPG): Basements. January 2021.
 - 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 *"Amalgamation of 2 units into 1 unit, enlargement of side extension, lowering of ground level, and landscaping / boundary works"*.
- 2.6. The Audit Instruction confirmed 5A Parkhill Road neither involved, nor was a neighbour to, listed buildings.
- 2.7. CampbellReith accessed LBC's Planning Portal on 27 August and 7 October 2021 and gained access to the following relevant documents for audit purposes:
- Structural Engineering Report (SER) by Rebus Engineering Services, ref. 10106, dated 11 August 2021.

- Slope Stability Screening Questions Flow-Chart by Rebus Engineering Services, undated.
- Hydrological and Hydrogeological Assessment by Geotechnical Consulting Group (GCG), rev 0, dated 29 September 2021.
- SuDS Drainage Strategy Report by Floodline Consulting, ref. FCL/489/01, dated 06 August 2021.
- Planning Application Drawings by Vita Architecture consisting of Location Plan, Existing and Proposed Plans and Sections, all dated 30 March 2021.
- Design and Access Statement by Vita Architecture, dated 30 May 2021.

3.0 BASEMENT IMPACT ASSESSMENT AUDIT CHECK LIST

Item	Yes/No/NA	Comment
Are BIA Author(s) credentials satisfactory?	Yes	Not specified for land stability screening; however, screening outcomes are considered appropriate.
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	
Are suitable plan/maps included?	Yes	
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	
Hydrogeology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Hydrology Screening: Have appropriate data sources been consulted? Is justification provided for 'No' answers?	Yes	
Is a conceptual model presented?	Yes	In the context of the development, sufficient detail is provided.
Land Stability Scoping Provided? Is scoping consistent with screening outcome?	No	Not required

Item	Yes/No/NA	Comment
Hydrogeology Scoping Provided? Is scoping consistent with screening outcome?	No	Not required
Hydrology Scoping Provided? Is scoping consistent with screening outcome?	No	Not required
Is factual ground investigation data provided?	No	
Is monitoring data presented?	N/A	
Is the ground investigation informed by a desk study?	N/A	
Has a site walkover been undertaken?	N/A	
Is the presence/absence of adjacent or nearby basements confirmed?	Yes	
Is a geotechnical interpretation presented?	No	Not required
Does the geotechnical interpretation include information on retaining wall design?	N/A	
Are reports on other investigations required by screening and scoping presented?	N/A	
Are the baseline conditions described, based on the GSD?	Yes	
Do the base line conditions consider adjacent or nearby basements?	Yes	
Is an Impact Assessment provided?	N/A	
Are estimates of ground movement and structural impact presented?	No	Not required

Item	Yes/No/NA	Comment
Is the Impact Assessment appropriate to the matters identified by screening and scoping?	N/A	Not required
Has the need for mitigation been considered and are appropriate mitigation methods incorporated in the scheme?	N/A	
Has the need for monitoring during construction been considered?	N/A	
Have the residual (after mitigation) impacts been clearly identified?	Yes	No residual impacts
Has the scheme demonstrated that the structural stability of the building and neighbouring properties and infrastructure will be maintained?	Yes	
Has the scheme avoided adversely affecting drainage and run-off or causing other damage to the water environment?	Yes	
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?	No	Screening exercise shows no impact
Are non-technical summaries provided?	No	

4.0 DISCUSSION

- 4.1. The Structural Engineer Report (SER) and Land Stability Screening assessments have been carried out by Rebus Engineering. The qualifications of the individuals involved in their production are not provided; however, the outcomes of the Screening assessment are considered appropriate. The hydrology and hydrogeology screening assessments have been undertaken by individuals who hold suitable qualifications.
- 4.2. 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 the property is located in the Parkhill and upper Park Conservation Area.
- 4.3. The proposed development includes lowering the existing Lower Ground Floor level by up to 1.50m and extending the existing lower ground floor level at the front of the property. New landscaping and retaining walls are proposed to the front and rear gardens at lower ground floor level.
- 4.4. The basement development has been designed such that no underpinning will be required to form the new basement. The excavation will not extend below the base of the existing foundations of the building. If excavation below the level of the existing foundations is required, additional assessment and revision of the BIA should be presented.
- 4.5. The front extension is proposed to bring the front of the property in line with the front face of the neighbouring building. It is proposed to remove a ramp that currently leads from lower ground floor level to ground level, and replace it with a patio area at lower ground floor level, and a cantilever retaining wall supporting the front garden. The retaining wall is indicated on the development drawings to be over 5m from the nearest highway.
- 4.6. The new landscaping and retaining wall in the rear garden are in a similar location to the existing landscaping and retaining features. Excavations are indicated to not extend below the base of the existing foundations of the building.
- 4.7. The screening exercise indicates there are no land stability impacts to surrounding structures or highways. Should proposals change and excavations be required to exceed the current foundation depths, with associated underpinning and retaining structures constructed, then the BIA should be updated.
- 4.8. Although site specific investigation data is not provided, the ground conditions underlying the site are indicated to comprise London Clay, which is designated as Unproductive Strata. The Screening Assessment by GCG indicates that perched water may be present within topsoil or

Made Ground soils located above the London Clay, but that this flow is likely to be limited and unlikely to have any adverse impact on the local hydrogeology or on the existing structures around the site.

- 4.9. The proposed development is indicated to slightly reduce the proportion of hardstanding at the site, and permeable paving is proposed within the paved rear garden areas. The SuDS Drainage Strategy Report (DSR) indicates that the use of infiltration drainage discharging into the London Clay is unlikely to be suitable. A hydrobrake chamber is proposed as part of the new drainage scheme, to limit the surface water discharge rate to the local sewer network. It is accepted that the proposed development will not have a significant impact on the hydrology of the area.

5.0 CONCLUSIONS

- 5.1. The BIA screening exercise has shown that there are no impacts to slopes or surrounding structures and highways.
- 5.2. The screening has confirmed that there are no impacts to subterranean groundwater flows in the local and wider area.
- 5.3. The screening has confirmed that the site will not have a significant impact on the hydrology of the surrounding area.
- 5.4. If excavation below the level of the existing foundations becomes necessary, additional assessment and revision of the BIA will be required.
- 5.5. It is accepted that the scoping and assessment stages of the BIA are not required for this scheme and that the BIA complies with the requirements of the CPG: Basements.

Appendix 1: Residents' Consultation Comments

None

Appendix 2: Audit Query Tracker

None

Appendix 3: Supplementary Supporting Documents

None

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