

# Screening Report prior to Basement Impact Assessment (BIA).

## Section A (Site Summary)

### Background

LK Consult Ltd (LKC) has been commissioned by Mida Architecture Ltd to carry out a Screening Report to advise whether a Full Basement Impact Assessment is required for the Basement Extension at 100 Southampton Row, London, WC1B 4BB, in accordance with best practice and guidelines from the London Borough of Camden ("the Council") in support of National House Building Council (NHBC) Standards. A copy of supplied drawings and supporting web based searches for the proposed basement construction are presented in Appendix A.

<b>Camden Case Reference:</b>	2021/2602/P	<b>Site Address:</b>	100 Southampton Row London WC1B 4BB
<b>Case officer contact details:</b>	Enya Fogarty (Enya.Fogarty@camden.gov.uk)		
<b>Proposal description:</b> Partial change of use from A1 to C3 residential unit at existing lower and ground floor level including a rear courtyard area and lightwell at lower ground level. The proposed works will extend the existing basement into existing outside lowered rear walled garden/patio area. The proposed basement extension will be to create only an improved lightwell for the existing basement. The dig will not impact upon the existing northeast nor southeast boundary wall footings. The dig will interact with the northwest property boundary which is outdoor garden/patio space with a section of approx. 2m required to be incorporated into the lightwell excavation and which shall be subject to temporary works and party wall considerations.			
Do the basement proposals involve a listed building or does the site neighbour any listed buildings?	No		
Is the site in an area of relevant constraints?	Slope stability	No. the level variation between rear and front of property is managed by existing retaining structures.	
	Surface Water flow and flooding	Not within a Flood Zone and low risk of surface water flooding.	
	Subterranean (groundwater) flow	Yes within superficial deposits beneath site. Not within a groundwater flooding risk area.	
Does the application require determination by Development Control Committee in accordance fall the Terms of Reference <sup>1</sup>	No		
Does the scope of the submitted BIA extend beyond the screening stage?	This screening report indicates that a full basement impact assessment is not required.		

### Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out and the information supplied. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third party information has been made by LKC.

<sup>1</sup> Recommendations for approval of certain types of application require determination by Planning Committee (PC).

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## Section B: The Site.

### Site Description

The entire site is occupied by the existing 100-112 Southampton Row buildings which serve as retail units on the ground level with residential units on the levels above and on the lower ground level. Primary access to 100 Southampton Row, the application site is from Southampton Row, with secondary access to the lower ground level from a communal entrance point on Southampton Row.

The site is located on gentle sloping ground falling in elevation from north to south or from rear to front elevation of the property.

The site is not within a flood plain nor is it within an area which is subject to surface water flooding.



Figure 1: Site Location

The general area is under the authority of the London Borough of Camden.

The area is mixed commercial and residential properties, with some blocks of residential flats.

### Soil Conditions

The Geological Survey map of the area indicates that the site is underlain by the Lynch Hill Gravel Member - Sand And Gravel.

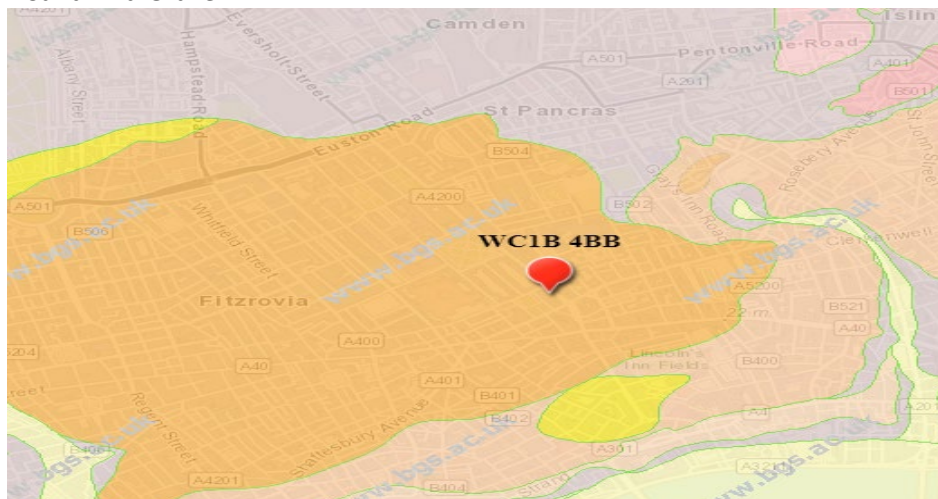


Figure 2: BGS Geology of the Area

# Screening Report prior to Basement Impact Assessment (BIA).

## Superficial Deposits

The superficial deposits beneath the site are the Lynch Hill Gravel Member - Sand And Gravel. These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-grained and form beds and lenses of deposits.

## Bedrock

The bedrock beneath the site consists of London Clay Formation. The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay.

## Hydrogeological Setting

The hydrogeological records indicate that the site is located upon a Secondary A Aquifer, Lynch Hill Gravel Member. The site is not located within a groundwater source protection zone.

## Hydrological Setting

The nearest surface watercourse is the River Thames, located over 500m to the south of the site. The site is not situated within a river floodplain area.

## Permeability Values from literature

Permeability values have been derived from the CIRIA C574 Engineering in sand and gravel range from  $10^{-4}$  m/s to  $10^{-6}$  m/s.

## Groundwater Flood Risk (extract of Appendix D)

The site is not within an area of potential for Groundwater flooding to occur. Groundwater flooding occurs when water levels in the ground rise above or just below the ground surface and within structures/basements and foundations.

## Surface Water Flood Risk

The property is not within an area prone to flooding following extreme rainfall and is assessed as potentially at low risk, for the Surface Water Flood Risk Plan, which shows the topographical low spots which have the potential to flood if the drainage fails.

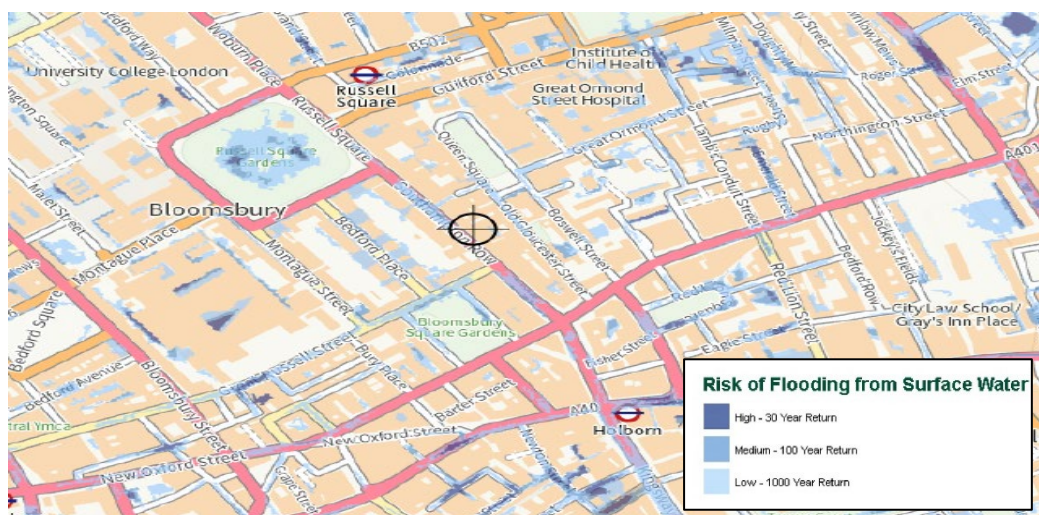


Figure 3: Surface Water Flood Risk Plan.

Radon Potential <sup>1</sup>		- 1-3% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions.
Unexploded Ordnance Risk (UXO)	Zetica Risk Map <sup>6</sup>	- Bomb Risk: High. - Strategic Targets: None identified within 100m

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## Section C: BIA Significant Components for Screening Report Review.

### Introduction

The purpose of screening is to assess potential issues of concern which may impact upon the proposed extension to the existing basement. Potential hazards are assessed for each of the identified potential impact factors.

The screening stage is furthermore to assist in defining and whether any further investigation is required to assess the impact of the issues of concern identified. The scope of the investigation must comply with the guidance issued by the London Borough of Camden and be a suitable basis on which to assess the potential impacts.

**Plans and maps to show location of basement relative to surrounding structures, including any land required temporarily during construction.**

Plan 0007 and section 0008 both show that there is only limited impact to the northwest property boundary during the temporary works and is to the open rear garden area. No additional land will be required during the proposed works. All materials will be managed through the existing structure.

Screening Question	Potential Impacts	Discussion
Is the site located directly above an aquifer?	Geological maps and the offsite borehole (within 80m) confirm the site is located on Secondary A Aquifer of the Lynch Hill Gravel Member, overlying the Unproductive Non-Aquifer of London Clay.	The basement does not extend beneath the water table, but will be design to Type C - NHBC water proofing standard.
If so, will the proposed basement extend beneath the water table such that dewatering maybe required during construction	The basement does not extend below the general water table. The water table has not been confirmed on the site and season variation may require some limited pumping from sump pumps.	Anecdotal evidence proved by the current property freehold owner confirmed that the site has not been impacted nor affected by surface or ground water flooding.
Will the proposed basement development result in a change in the proportion of hard surfaced/paved areas?	No. The basement area will not increase the proportion of hard surfaced/paved areas.	A drainage assessment is not recommended for the site.
As part of the site drainage, will more surface water (e.g. rainfall and run-off) than at present be discharged to the ground (e.g. via soakaways and/or SUDS)?	No. The proposed basement will not generate additional surface water originating or generated at the site.	
Will the proposed basement development result in a change in the proportion of hard surfaced/ paved areas?	No. The basement area will not increase the proportion of hard surfaced/paved areas.	
Does the existing site include slopes, natural or manmade, greater than 7° (degrees)?	No. However the site level steps down from back to front of the site.	-
Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°	No.	The redevelopment will need to allow for party wall interaction and retaining of the



# Screening Report prior to Basement Impact Assessment (BIA).

Screening Question	Potential Impacts	Discussion
Is the site within a wider hillside setting in which the general slope is greater than eater than 7°	No.	northwest party wall during temporary works. The basement will also need to allow for the anticipated earth pressures.
Is the London Clay Formation the shallowest strata at the site	No.	The site is underlain by sand and gravel.
Is the site within 100 m of a watercourse or potential spring line	No.	-
Is the site within 5m of a highway or pedestrian right of way	No.	The site is to the south of and beyond the existing basement and not near a highway or pedestrian right of way.
Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties	No. The basement construction will not be deeper than the immediate neighbouring properties, where basements already currently exist.	The redevelopment will need to allow for party wall interaction and will also need to allow for the anticipated earth pressures.
Proposals for monitoring during construction.	Monitoring of vibration, dusts and movement of boundary walls.	structural surveys of the neighbouring properties will be undertaken prior to and upon completion of the works.
Construction Sequence Methodology (CSM) referring to site investigation and containing basement, floor and roof plans, sections (all views), sequence of construction and temporary works.	The construction will commence with on site confirmation of the foundation depths and design of the close proximity boundary walls. The excavation will proceed with temporary support for all excavation surfaces, whilst maintaining on site monitoring.  Followed by the construction of the retaining walls and basement floor slabs.	All walls and slabs will be constructed to Basement Type C to exclude any water entry.

Table I.I - Potential Impacts

## Screening Report prior to Basement Impact Assessment (BIA).

<b>LK Consult</b>			
<b>Document Verification</b>			
<b>Site Address</b>	100 Southampton Row, London, WC1B 4BB		
<b>Job Number</b>	LKC 22 5170	<b>Document Ref.</b>	CL-602-LKC 22 5170 R0
<b>Date Issued</b>	04/03/2022		
<b>Prepared By</b>	Ian A Deans		

Revision Record			
Revision No.	Date	Nature of Revision	Approved By
R0	March 2022	Draft for Client review	IAD

# **Screening Report prior to Basement Impact Assessment (BIA).**

## **Appendix A.**

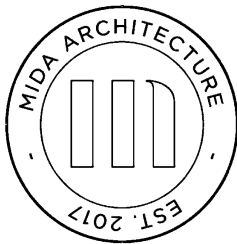
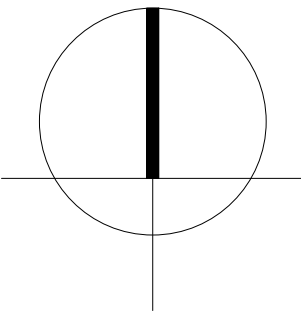
REVISION DETAILS		DATE	DRW	CHK
A	ISSUED FOR PLANNING	24.05.21	MIDA	MIDA

DRAWING NO.

0005

Issued 21.05.21

Revision A



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PROJECT  
100-112 SOUTHAMPTON ROW, LONDON, WC1B 4BP

TITLE  
PROPOSED SITE PLAN

STATUS  
PLANNING

DATE	REVISION	SCALE
21.05.21	A	1 : 500 @A1



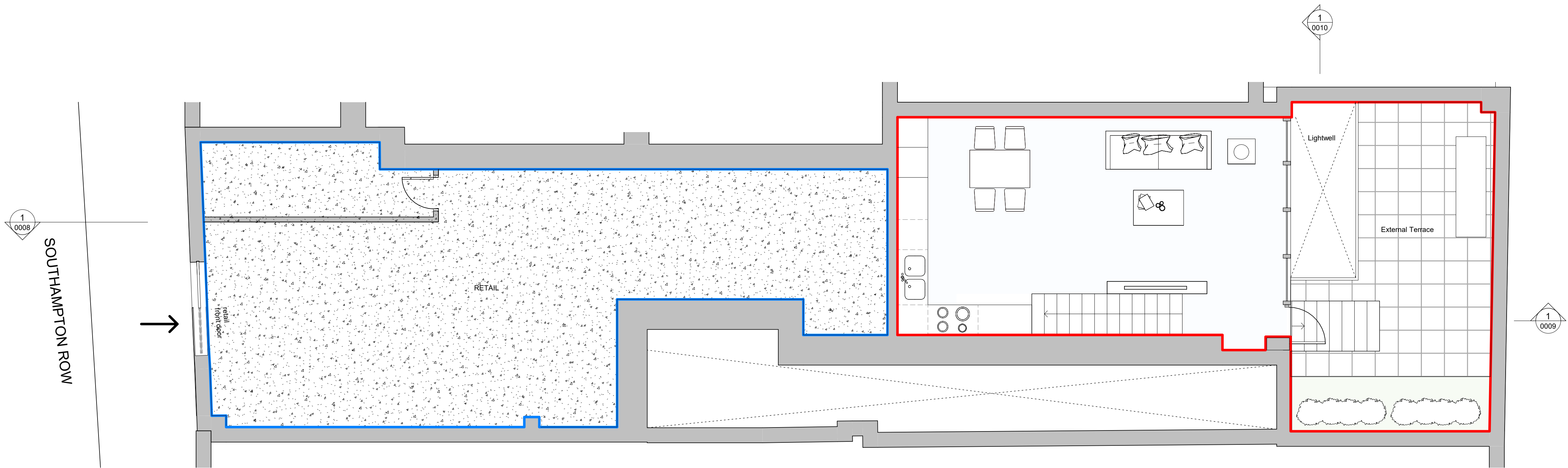
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A	ISSUED FOR PLANNING	24.05.21	MIDA	MIDA

DRAWING NO.

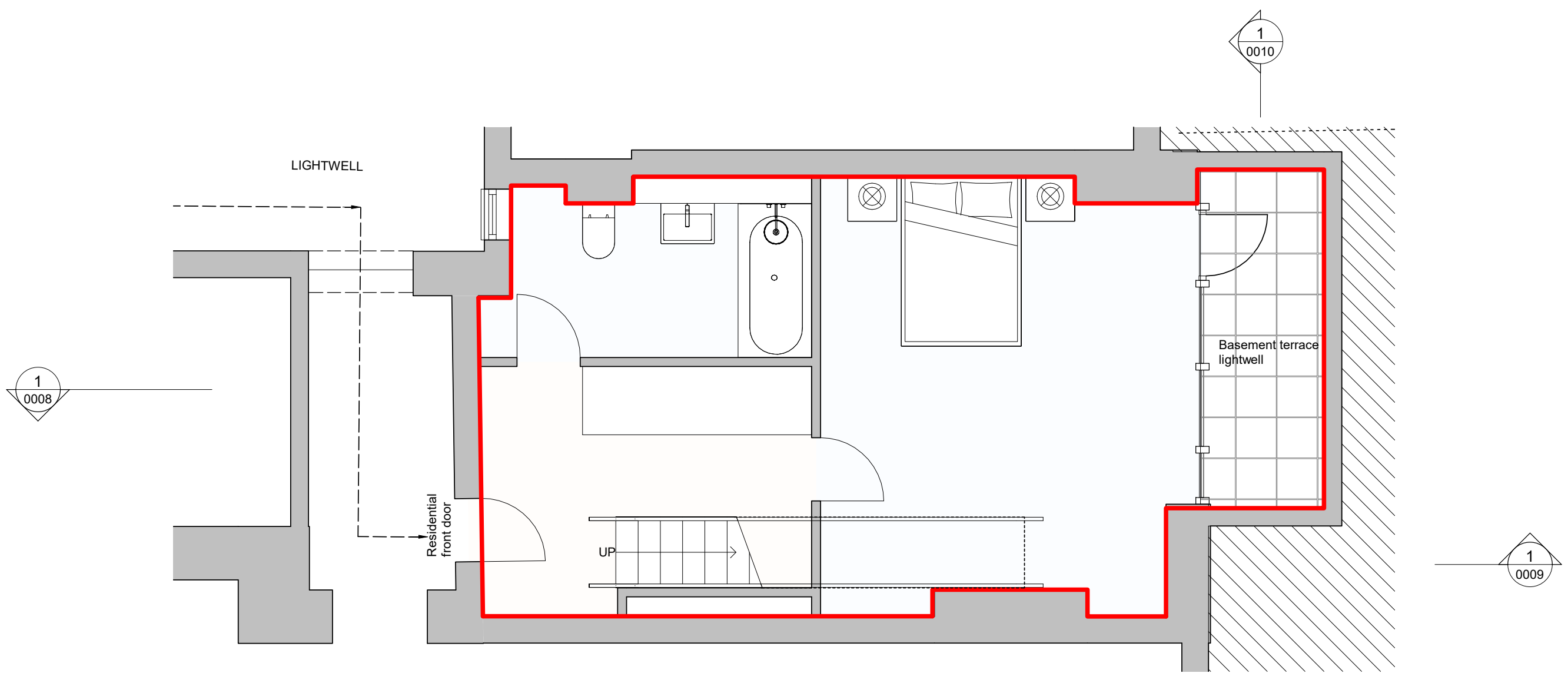
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Issued 21.05.21

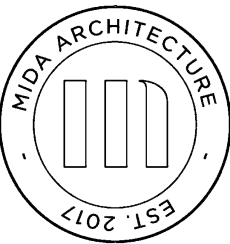
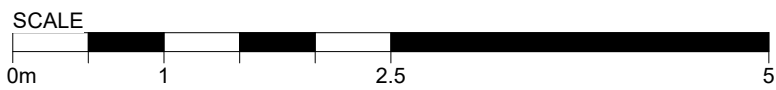
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01 PROPOSED GROUND FLOOR PLAN 1:50



02 PROPOSED BASEMENT FLOOR PLAN 1:50



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PROJECT

100-112 SOUTHAMPTON ROW, LONDON, WC1B 4BP

TITLE

PROPOSED PLANS

STATUS

PLANNING

DATE

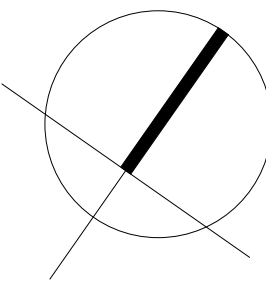
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REVISION

A

SCALE

1 : 50 @A1



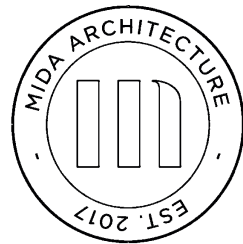
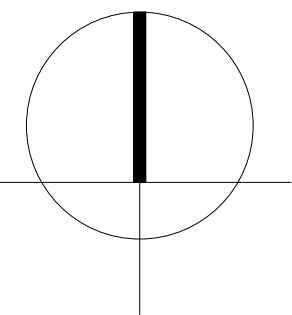
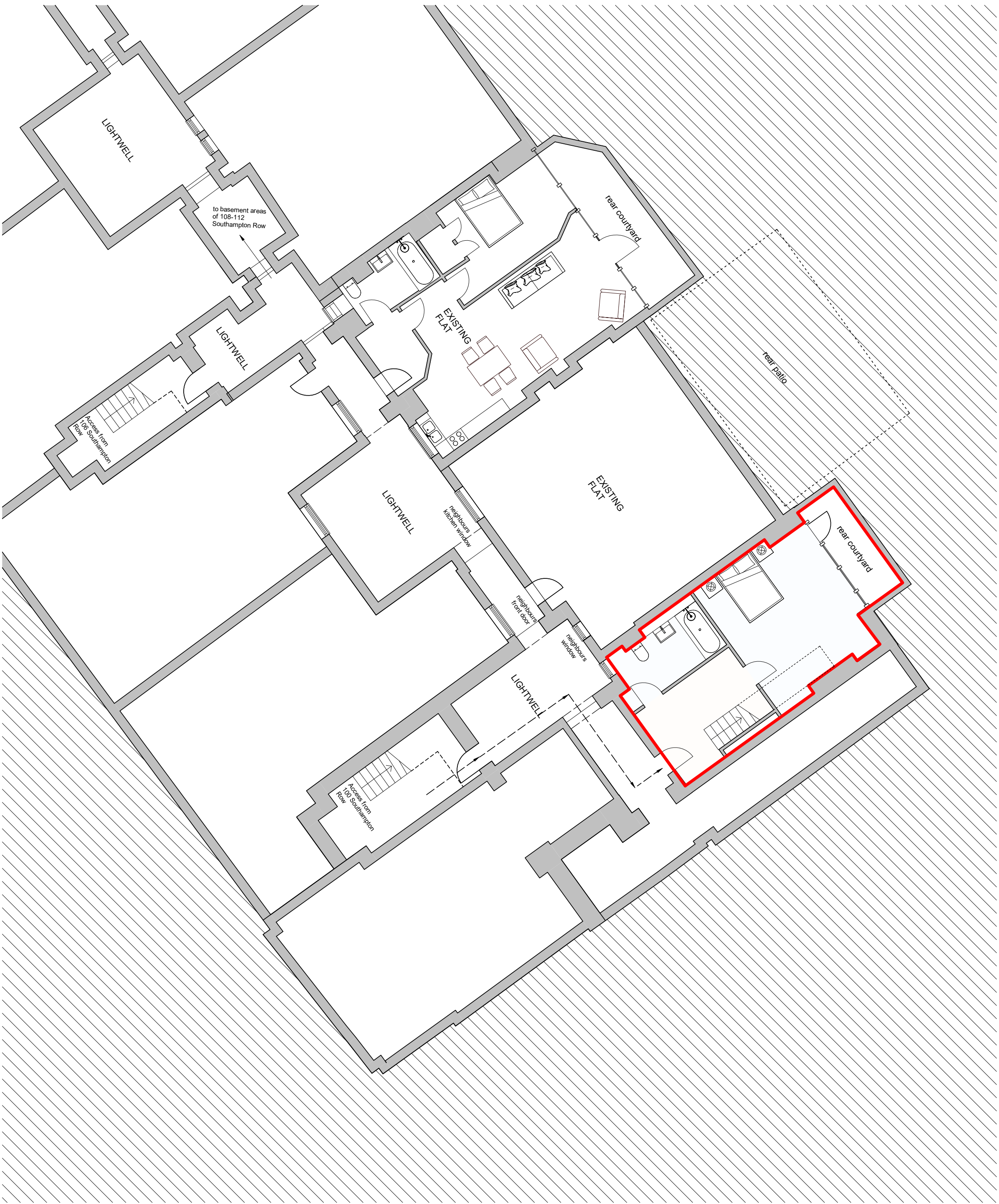
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A	ISSUED FOR PLANNING	24.05.21	MIDA	MIDA

DRAWING NO.

0007

Issued 31.03.21

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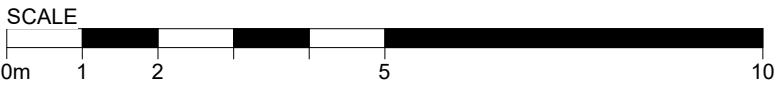
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PROJECT  
100-112 SOUTHAMPTON ROW, LONDON, WC1B 4BP

TITLE  
PROPOSED BASEMENT PLAN

STATUS  
PLANNING

DATE	REVISION	SCALE
31.03.21	A	1 : 100 @A1



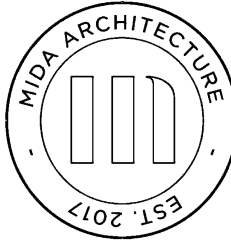
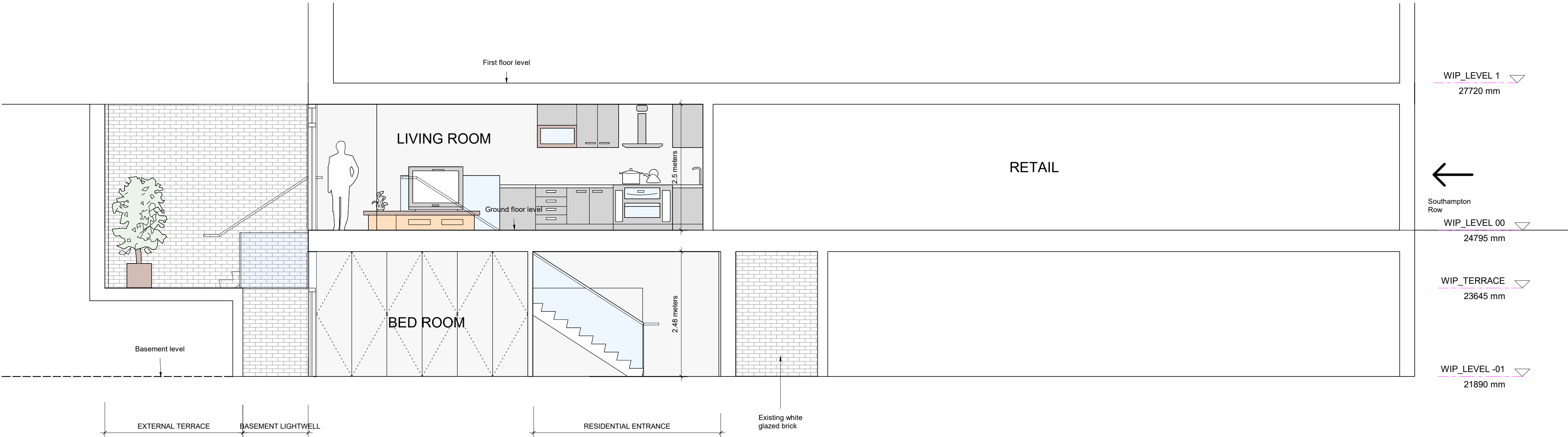
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PROJECT  
100-112 SOUTHAMPTON ROW, LONDON, WC1B 4BP

TITLE  
PROPOSED SECTION 01

STATUS  
PLANNING

DATE  
21.05.21

REVISION  
A

SCALE  
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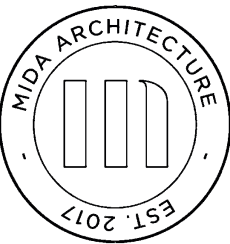
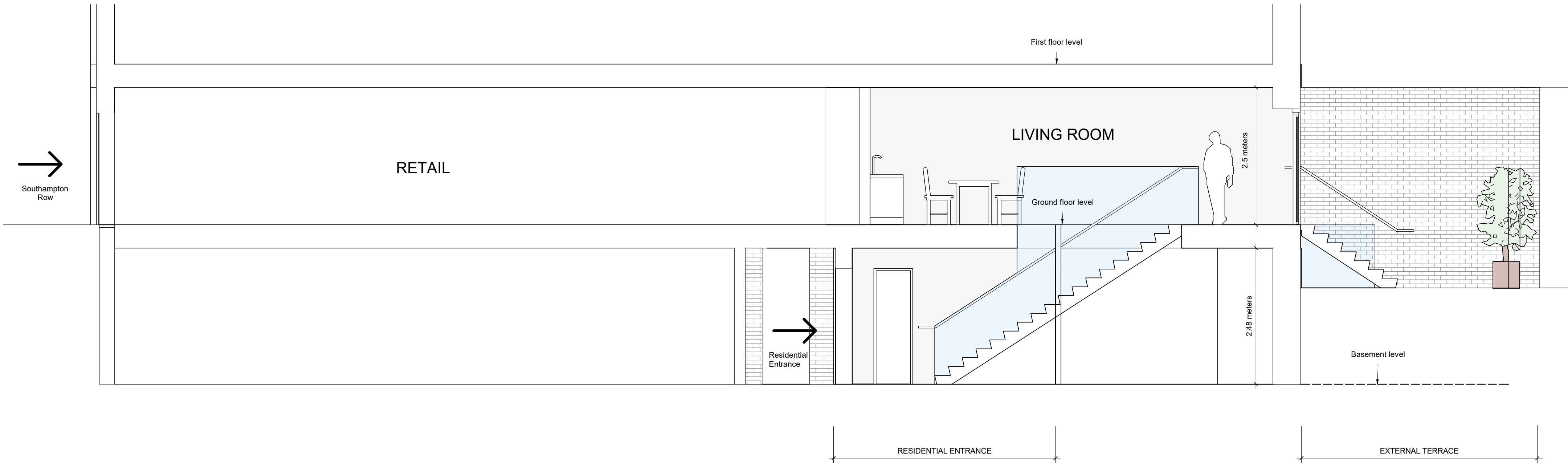
REVISION DETAILS		DATE	DRW	CHK
A	ISSUED FOR PLANNING	24.05.21	MIDA	MIDA

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0009

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PROJECT  
100-112 SOUTHAMPTON ROW, LONDON, WC1B 4BP

TITLE  
PROPOSED SECTION 02

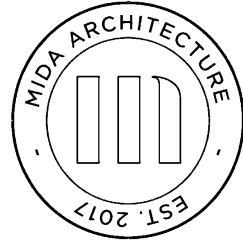
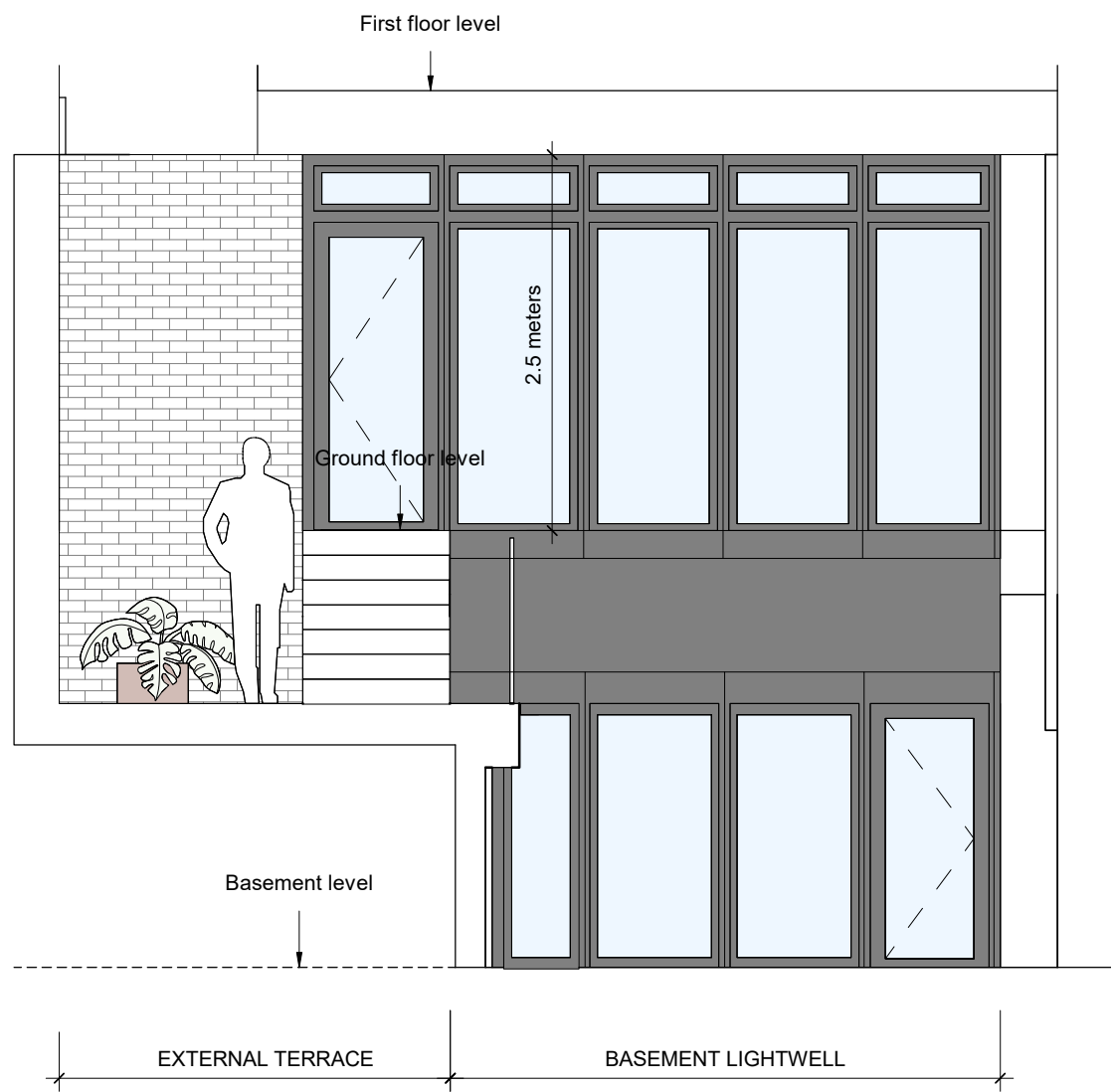
STATUS  
PLANNING

DATE 05/05/21	REVISION A	SCALE 1 : 50 @A1
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0010

Issued 21.05.21

Revision A







British  
Geological  
Survey

Version 2.0.6.4

BGS ID: 1063518 : BGS Reference: TQ38SW209  
British National Grid (27700) : 530460,181730

[Report an issue with this borehole](#)

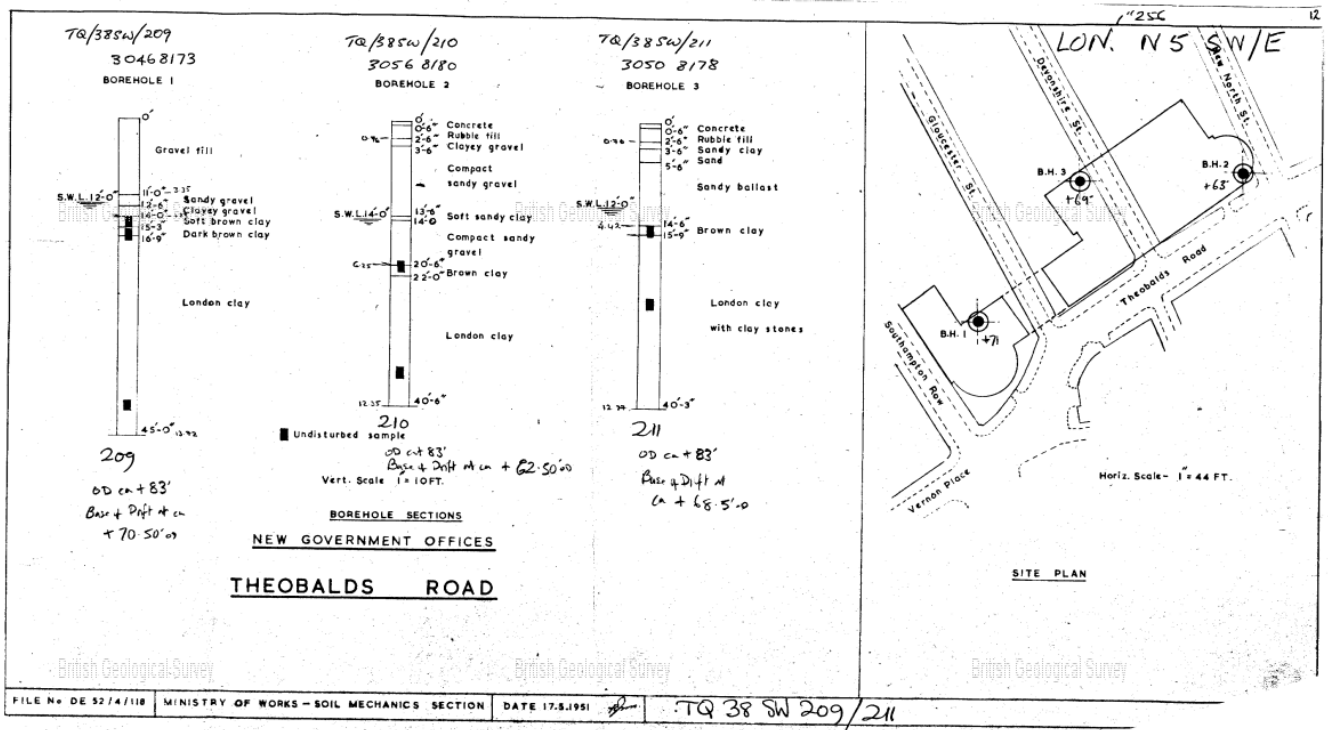
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Page 1 of 1 ▾

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British  
Geological  
Survey

Version 2.0.6.4

BGS ID: 1067069 : BGS Reference: TQ38SW2895  
British National Grid (27700) : 530360,181750

[Report an issue with this borehole](#)

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Page 1 of 4 v

Next &gt;

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TQ 38 SW / 2895 / 2896/28  
3036 8175  
Note: This is a virtual identification to log

**C. ISLER & Co., Ltd.**  
ARTESIAN & CONSULTING WELL ENGINEERS  
BEAN LANE, SOUTHWARK, S.E.1.  
Telegraphic Address: "ISLER, LONDON."  
Telephone No.: Hop 4460 (3 Lines)

DATE COMPLETED 1922  
O.D. 119.22

**CHART**  
of Borehole at  
Messrs Liverpool Victoria Friendly Society  
Southampton Row London.

Bored by Bo. Wine  
Water Levels: Standing 244 Ft. Pumping 350 Ft.  
Supply 29 Galls. per Hour. Analysis if made above Surface 12 Ft. below 8 Ft.  
Lined with 29 Ft. of 12 Tubes below Surface 132 " 8 " "

Boring Stage	above Ground or Street Level	below	Thickness	Total	Ft level
Stratum			in		Rods in Rods out
Ballast			10		
Brown clay			1	11	
Blue clay			44	55	
Bottled clay			23	78	
Black clay			5	83	
Bottled clay			15	98	
Bottled sand			5	103	
Green sand & pebbles			3	106	
Dead grey sand			21	127	
Green coated flints			6	133	
Chalk & flints			322	455	
<b>Total</b>				<b>450 ft.</b>	

33154



British  
Geological  
Survey

Version 2.0.6.4

BGS ID: 1067069 : BGS Reference: TQ38SW2895

British National Grid (27700) : 530360,181750

[Report an issue with this borehole](#)

<< < Prev Page 4 of 4 v Next > >>

256/586

TQ 38/263 A-D

256/586 A

Drift

London Clay

Woolwich + Reading Beds (Reading Type)

Thanet Sand

Upper Chalk

? Middle Chalk

ft. ins.

6 6

48 6

51 0

21 0

} 323 0

256/586 B

Drift

London Clay

Woolwich + Reading Beds (? Reading Type)

Thanet Sand

Upper Chalk

? Middle Chalk

10 0

45 0

51 0

21 6

} 322 6

256/586 C

Made ground

London Clay

Woolwich + Reading Beds (Reading Type)

Thanet Sand

Upper Chalk

Middle Chalk

31 6

41 6

74 0

16 6

} 428 6

256/586 D

Basement + Sump-hole

London Clay

Woolwich + Reading Beds

? Thanet Sand

Upper Chalk

Middle Chalk

25 0

81 0

} 47 0

} 459 0

Switkowski 1976

**FLAT 10, ORMONDE MANSIONS 106A, SOUTHAMPTON ROW,  
LONDON, WC1B 4BP**

<b>Rivers and sea risk</b>	<b>Very low risk</b> Very low risk means that each year this area has a chance of flooding of less than 0.1%.
<b>Surface water risk</b>	<b>Low risk</b> Low risk means that each year this area has a chance of flooding of between 0.1% and 1%.  Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is <b>Camden</b> .
<b>Reservoir risk</b>	There is no risk of reservoir flooding
<b>Groundwater risk</b>	No risk of groundwater flooding

[Back](#)

# Learn more about this area's flood risk

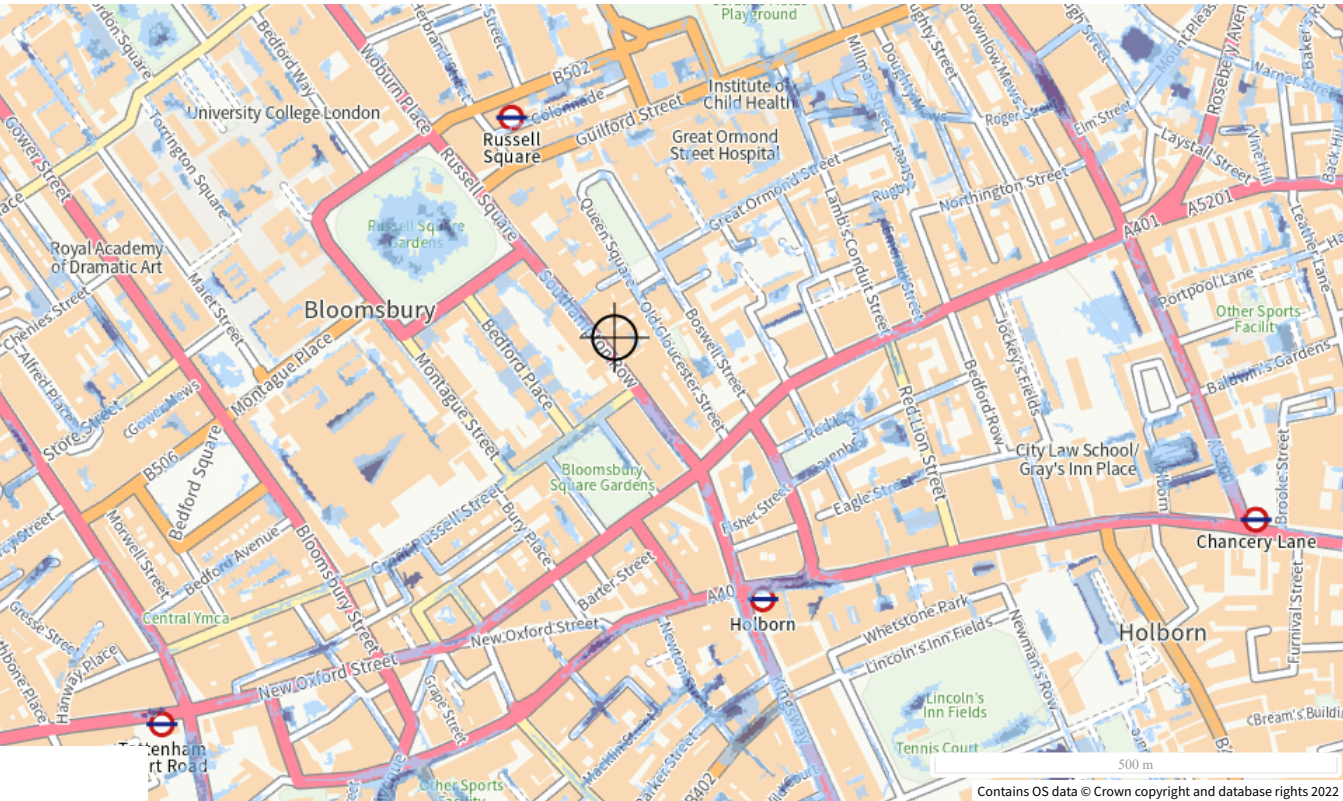
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from surface water

[High](#) [Medium](#) [Low](#) ☒ [Very low](#)    Location you selected

[View the flood risk information for the location you originally searched for \(/risk\).](#)

[View the flood risk information for another location \(/postcode\).](#)

This information meets the requirements of the EU Floods Directive 2007/60/EC



# Flood map for planning

Your reference  
**southampton r**

Location (easting/northing)  
**530355/181845**

Created  
**4 Mar 2022 12:52**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

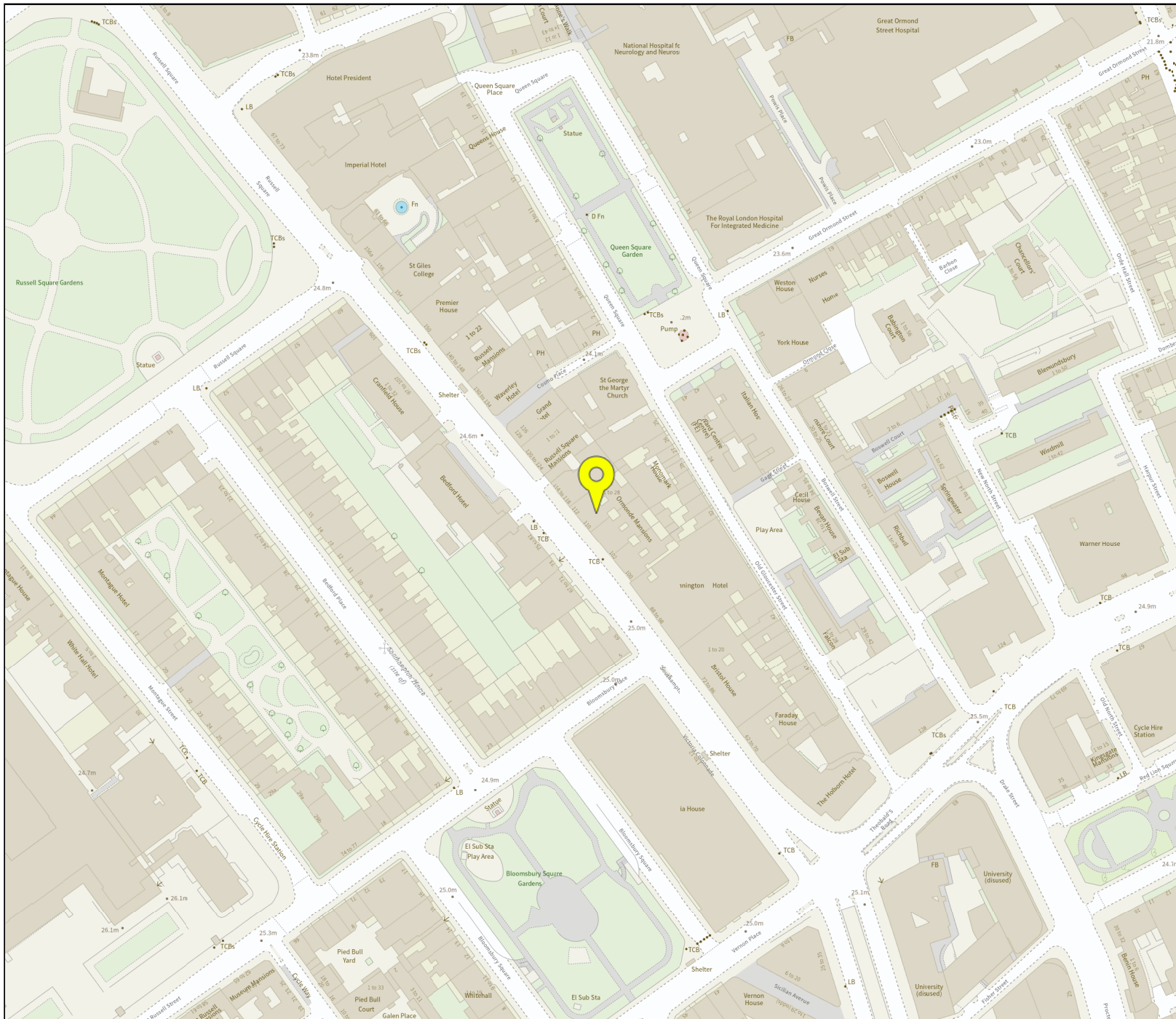
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>











## Flood map for planning

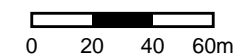
Your reference  
**southampton r**

Location (easting/northing)  
**530355/181845**

Scale  
**1:2500**


Created  
**4 Mar 2022 12:52**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



**BETA** This is a new service – your [feedback](#) will help us to improve it.

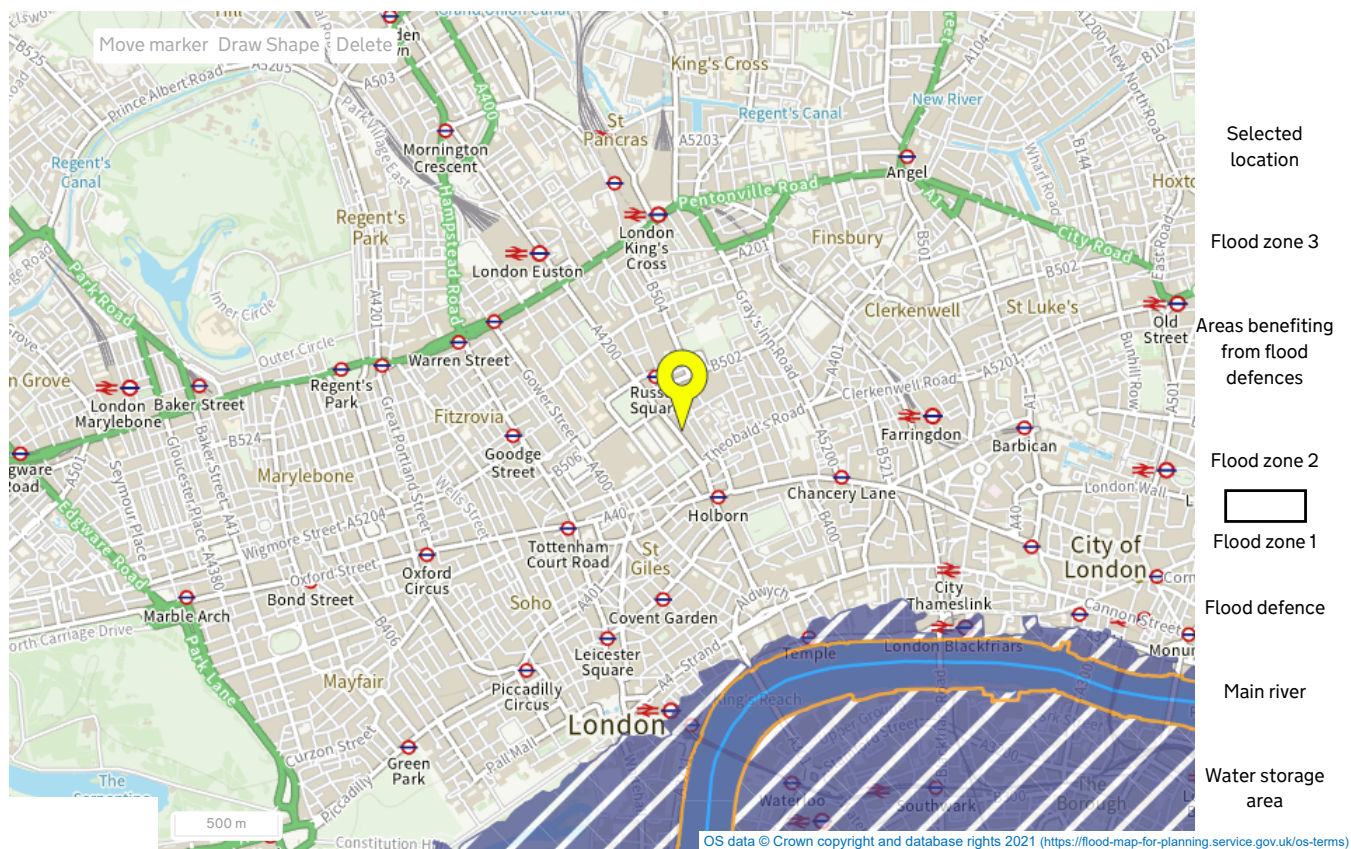
# Likelihood of flooding in this area

You can move the marker  on the map to identify a specific location.

Alternatively draw a shape to identify an approximate site boundary.

► [How to draw a shape](#)

[Download printable map \(PDF\)](#)



☒ Show flood zones

[View flood zone summary map and more guidance \(/summary?easting=530355&northing=181845\)](#)

You can use this information as part of a [flood risk assessment for a planning application](#) (<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment>)