
From: LizBrown@campbellreith.com
Sent: 27 September 2022 09:15
To: Nora-Andreea Constantinescu
Cc: camdenaudit@campbellreith.com; GrahamKite@campbellreith.com; 'JacquiParker@campbellreith.com'
Subject: RE: 13693-27: 31 Elsworthy Road F2

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Nora

Please accept our apologies for the delay in replying.

We have now reviewed the additional information and concerns raised in Form SD's letter of 8 August 2022, reference 223595-FSD-XX-XX-CO-S-0102. The letter advises that No 29 Elsworthy Road has a basement which was not identified in the BIA and raises concerns that the proposed basement will affect groundwater flows resulting in adverse impacts to No 29.

Having revisited the BIA, we would offer the following comments:

The BIA identified that the site is underlain by Made Ground overlying London Clay. Neither are identified as aquifers because of their low permeability and inability to support groundwater flows.

This is corroborated by the ground investigation information which reports that groundwater was encountered in only one of the four exploratory holes during the fieldworks. Subsequent monitoring of standpipes installed in three of the exploratory holes recorded variable groundwater at depths between approximately 2.00 and 3.60m. The 'perched water' that the investigation revealed fills available permeable soil volumes (more granular pockets and lenses within the Made Ground) and is constrained by impermeable soil volumes (the majority clayey part of the Made Ground and the London Clay) therefore it does not 'flow'. The variability in the standpipe readings provide further evidence there is not a consistent water body in the ground at 31 Elsworthy Road. As such, groundwater is not susceptible to becoming dammed or diverted by the proposed basement and we consider the BIA conclusion that the basement will not adversely affect the hydrogeological (groundwater) and built environments to still be valid. With respect to stability, ground movements around an excavation tend to reduce with depth. Therefore deeper foundations, such as for a basement, are less susceptible to movement and resultant building damage than shallow ones. We therefore consider the BIA conclusion that building damage to neighbouring properties can be limited to Burland Category 1 also remains valid.

I hope that provides the reassurance required, but please don't hesitate to contact me if you have any further questions.

Regards, Liz

Elizabeth Brown
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