

19th July 2023

Our Ref: BIA190723

Development Management
London Borough of Haringey
River Park House
255 High Road
Wood Green
London N22 8HQ

Basement Impact Assessment
Planning Application Ref : HGY/2023/1355
Land at Rear of 88 and 90 Westbury Avenue, London N22 6RT

This **Basement Impact Assessment** is submitted in support of the planning application ref: HGY/2023/1355 for

The Demolition of single storey lockup garage (B8 use) and erection of single storey (plus basement) detached 2 bedroom dwelling

The proposal

Overview

Requests for additional information to supplement an application from an LPA must accord with DMPO 2015, Part 3, Article 11, Para (3)(a)b)(c) and (d) which states that the request must be reasonable having regard, in particular, to the nature and scale of the proposed development; and about a matter which it is reasonable to think will be a material consideration in the determination of the application;

LB Haringey's **Policy DM18** identifies that a Basement Impact Assessment is required as follows

Site Survey

A full set of EXISTING drawings have been submitted as part of this application. These are **drawing Nos: EX 01, 02, 03 and 04**. Having regard to the character of the EXISTING site and character of the surrounding area it is reasonable to contend that the proposals cannot be considered to harm the appearance of the site and the established character of surrounding area

Tree / Arboricultural Report

The proposed development is not in proximity to any protected trees **within the site or adjoining sites**

Landscaping Assessment

The proposed Basement does **not** impact upon an existing garden. As such it is reasonable to contend that the proposals cannot be considered to adversely impact upon local nature

Heritage Statement

The proposed basement development does **not** impact upon a heritage asset (such as a conservation area, locally listed or listed building, registered park or garden). Having regard to the character of the EXISTING site and character of the surrounding area it is reasonable to contend that the proposals cannot be considered to harm the appearance of the site and the established character of surrounding area and the historic environment.

Archaeological Survey

The proposed basement development is **not** within an Archaeological Priority Area or Site of Archaeological Importance.

Flood Risk Assessment and Drainage Strategy

The site is within Flood Zone 1 and has a low probability of flooding from rivers and the sea. The proposed basement development is **not** within a flood risk zone 2 or 3 or in an area where there are localised flooding issues. The site has a low risk (below 300mm) of flooding from surface water.

As such it is reasonable to contend that the proposals will not increase flood risk to the site or nearby properties from any source.

Land Contamination Assessment

The proposed basement development is not on a site where there is a risk of contamination.

Noise Assessment

The proposed development does not include any internal or external plant that requires external ventilation. As such it is reasonable to contend that the proposals will not impact upon the amenity of the adjoining properties by reason of noise.

Building Control (Structural Design / Drainage Design)

The Basement development, if approved will be subsequently be subject to scrutiny from, and approval by Building Control as well as the detailed requirements of The Party Wall Act 1996. This will include the requirement for a full detailed technical Structural and Drainage Design undertaken by Structural Engineers in accordance with Building Regs Part A (Structure), Part C (Site Preparation) and Part H (Drainage).

The proposed planning application drawings demonstrate that the the basement retaining walls around the perimeter of the site will be a minimum of 500mm thick RC concrete.

As such it is reasonable to contend that the proposals will not adversely affect the structural stability of the site, neighbouring buildings or other infrastructure such as adjoining highways.

Informative

If it is considered that further technical information pertaining to the basement development is required, the applicant has indicated that they would acquiesce to the imposition of a pre commencement planning condition if it is considered appropriate **(and meets the requirements and 6 tests of NPPF paras 55 - 58)**

STUDIO 08 : architecture + planning ltd