



Geological & Geotechnical Consultants

47 Weston Park, N8 9SY

**Basement Impact Assessment
Screening and Scoping Report
(April 2020)**

Prepared for D Burchell



Geological & Geotechnical Consultants

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D Burchell

47 Weston Park, London, N8 9SY

**Basement Impact Assessment
Screening and Scoping Report**

(April 2020)

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1.0 INTRODUCTION

Key GeoSolutions Ltd (KGS) have been commissioned by Mr D Burchell to undertake an assessment of surface flooding, groundwater flow and land stability in relation to a proposed basement development at 47 Weston Park, London N8 9SY. The property is located within the London Borough of Haringey.

1.1 Proposed Development

The existing property is a three-storey terraced house with a cellar built in the late 19th Century in the London Borough of Haringey. The property currently has a single storey rear extension. The cellar is beneath the living room and hallway and covers an approximate area equivalent to half the area of the footprint of the original house.

It is proposed to extend the existing cellar space to form a basement under the footprint of the original house, along with the construction of two lightwells to the front of the property.

1.2 Scope of Work

The purpose of this assessment is to consider if the proposed basement can be constructed without having a detrimental impact on the surroundings with respect to surface flooding, groundwater flow and land stability, in particular whether the development will affect the stability of neighbouring properties. The assessment conforms to the requirements of guidance set out by the London Borough of Haringey documents (Development Management DPD, July 2017) - Policy DM18: Residential Basement Development and Lightwells. The Camden Planning Guidance Basements (March 2018) has also been used as guidance.

1.3 Qualifications

This assessment has been undertaken by Brian Duthie and Howard Clarke. Brian holds a BEng in Engineering Geology and Geotechnics, is a chartered geologist and UK Registered Ground Engineering Adviser, with over 30 years' experience in geotechnical engineering. Howard holds a BEng in Civil Engineering, is a chartered engineer and Member of the Institution of Civil Engineers and Member of the Institute of Structural Engineers with over 12 years' experience in civil engineering.

1.4 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. 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. The assessment does not constitute a detailed structural design for the basement structure, as would be required to allow construction to take place.

This report has been prepared for the information, benefit and use of Mr D Burchell only and any liability of Key GeoSolutions Ltd to any third party, whether in contract or in tort, is specifically excluded. Any third party finding themselves in possession of this report may not rely upon it without first obtaining the written authority of Key GeoSolutions Ltd.

2.0 SITE DESCRIPTION

The site, 47 Weston Park, is in the London Borough of Haringey, post code N8 9SY and National Grid Reference 530290mE, 188400mN.

The earliest map available for the area dates back to 1850, this shows the area to be agricultural land, although the main road network was in place. By 1863 Crouch End was developing, with housing being constructed on Haringey Park, the site of the property was still in use as agricultural land. By 1895 the houses on Weston Park had been constructed.

The general topography of the immediate area is flat, Weston Park has a slight fall to the east towards the New River, which is located approximately 1km to the east. The location of the site is shown on Figure 1 below.

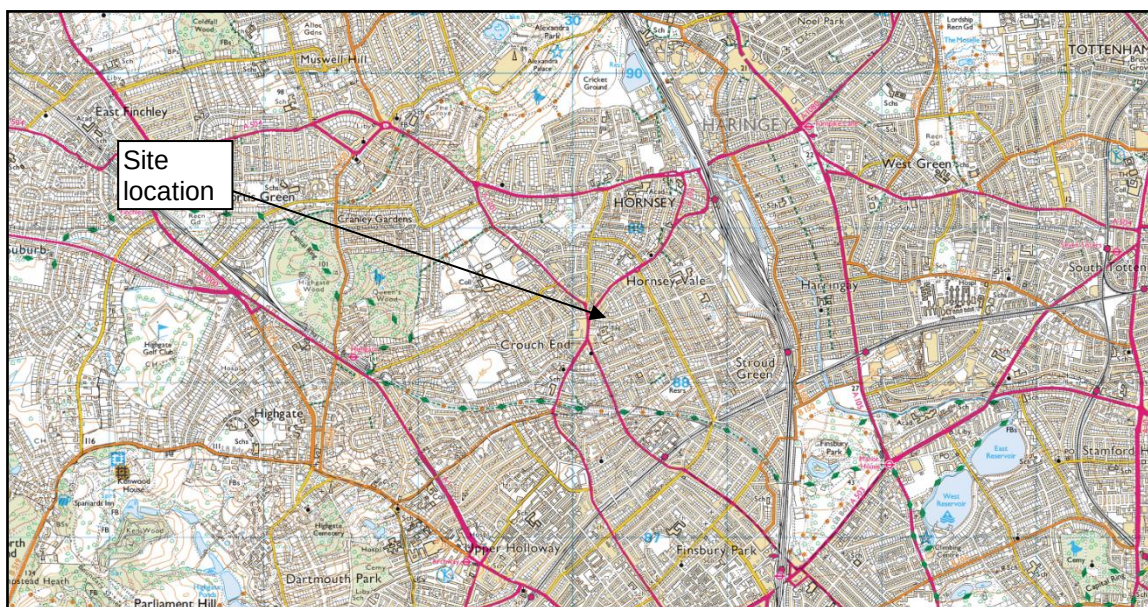


Figure 1 – Site Location

The property is a three-storey terraced house with a cellar built in the late 19th Century in the London Borough of Haringey. The property currently has a single storey rear extension. The cellar is located beneath the living room, which is on the left hand side of the house as viewed from the front, and hallway and covers an approximate area equivalent to half the area of the footprint of the original house. The cellar has a ceiling height of approximately 1.7m, see drawing 1911-01_PL_005. The remainder of the house has a voided floor space with a height of approximately 0.7m, with the floor joists supported on brick piers (see Photograph 1).

3.0 PROJECT SCREENING

Following the guidance given in Camden Planning Guidance – Basements (March 2018) it is required to identify the potential impacts of the proposed scheme. The flowcharts entitled Figure 12 'Subterranean (ground water) flow screening flowchart', Figure 13 'Slope stability screening flowchart' and Figure 14 'Surface flow and flooding screening flowchart' have been used to assist with understanding the potential impacts that a basement may have.

GROUND WATER FLOW			
Impact question	Answer	Justification	Reference
1) Is the site located directly above an aquifer?	No	Site is underlain by London Clay	British Geological Survey
2) Will the proposed basement extend beneath the water table surface?	No	Publically available boreholes in the surrounding area indicate the water level in the London Clay to be at a depth below the depth of the proposed basement. It is possible if made ground is present that localised perched water will be encountered on the surface of the London Clay.	Geoindex
3) Is the site within 100m of a watercourse, well (used/disused) or potential spring line?	No	Nearest water abstraction is approximately 1.1km to the north-east of the site, with abstraction being from the chalk at depth. Nearest watercourse is the channel of the New River, which is approximately 1km to the east.	OS Mapping Haringey's Hidden Streams Revealed
4) Is the site within the catchment of the pond chains on Hampstead Heath?	No	Ordnance Survey Map	OS Mapping
5) Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	No	The construction of the two light wells at the front of the property will result in an increase in the hard surfacing by approximately 4m ² .	Drawings of proposed basement
6) 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	There are no proposed changes to the site drainage.	Drawings of proposed basement
7) Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line	No	Ordnance Survey Map	OS Mapping

SLOPE STABILITY			
Impact question	Answer	Justification	Reference
1) Does the existing site include slopes, natural or manmade, greater than 7°?	No	Ordnance Survey Map	OS Mapping
2) Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 7°?	No	No re-profiling of the site is proposed	Drawings of proposed development
3) Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°?	No	Google Maps and Ordnance Survey Map	Google Maps OS Mapping
4) Is the site within a wider hillside setting in which the general slope is greater than 7°?	No	The general topography of the area is flat, Weston Park falls very slightly to the east at a gradient of c. 1 in 40.	OS Mapping
5) Is the London Clay the shallowest strata at the site?	Yes	There are no superficial deposits shown overlying the London Clay, given that prior to the property being constructed the site was agricultural land it is unlikely that there will be any significant depth of made ground.	British Geological Survey and trial pit
6) Will any trees be felled as part of the proposed development and / or any works proposed within any tree protection zones where trees are to be retained?	No	No proposed tree-felling. All works to be within footprint of existing building apart from the lightwells at the front of the property.	Drawings of proposed development
7) Is there any history of seasonal shrink-swell subsidence in the local area, and / or evidence of such effects at the site?	No	Inspection of property and neighbouring properties has not identified any recent or significant cracking. It is reported by the homeowner that No. 45 had some cracking investigated by their insurer, this was attributed to a leaking drain.	Site inspection
8) Is the site within an area of previously worked ground?	No		British Geological Survey
9) Is the site within 50m of Hampstead Heath ponds?	No		OS Mapping
10) Is the site within 5m of a highway or pedestrian right of way?	Yes	Proposed lightwells at front of property will be approximately 2.8m from the edge of the public footpath.	Drawings of proposed development

11) Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?	Yes	The neighbouring properties have similar cellars beneath the house, the depths of the cellars are currently 1.7m. The cellar covers an area of approximately half of the original footprint of the house. The remainder of the house has a voided floor space with a height of c. 0.7m. The proposed works will involve deepening the cellar by approximately 1.8m in the area of the cellar and 2.8m elsewhere.	Drawings of proposed development
12) Is the site over (or within the exclusion zone of) any tunnels e.g. railway lines?	No		Transport for London, 2014

SURFACE FLOW

Impact question	Answer	Justification	Reference
1) Is the site within the catchment of the pond chains on Hampstead Heath?	No		OS Mapping
2) As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?	No		Drawings of proposed development
3) Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas?	No	Small increase, c. 4m ² due to the lightwell construction.	Drawings of proposed development
4) Will the proposed basement development result in changes to the profile of the inflows (instantaneous and long-term) of surface water being received by adjacent properties or downstream watercourses?	No		Drawings of proposed development
5) Will the proposed basement development result in changes to the quality of surface water being received by adjacent properties or downstream watercourse?	No		Drawings of proposed development
6) Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby water feature?	No	Property is in Flood Zone 1, with low risk of flooding.	Gov.uk website

4.0 SCOPING

Where the screening checklist has returned a 'yes' response to any question that matter is carried forward to the scoping stage. The scoping produces a statement which defines the matters of concern identified in the screening stage.

4.1 Is the London Clay the shallowest strata at the site?

The site is shown by the BGS 1:50,000 Sheet 256 to be underlain by the London Clay Formation. Given that the prior to construction of the house the site was in agricultural use it is expected that there will be little or no made ground present overlying the London Clay. It is recommended that a site specific ground investigation be undertaken prior to commencement of any works. The detailed structural design of the basement should take into consideration the site specific ground conditions.

4.2 Is the site within 5m of a highway or pedestrian right of way?

The proposed lightwells at the front of the property will be c. 2.8m from the edge of the public footpath, with the public highway beyond. Given the lightwell depth is c. 2.8m below the street level suitable temporary support will need to be provided in order to limit the impact on the highway or public footpath.

4.3 Will the proposed basement significantly increase the differential depth of foundations relative to neighbouring properties?

The neighbouring properties have similar cellars beneath the house, the depths of the cellars are currently 1.7m. The cellar covers an area of approximately half of the original footprint of the house. The remainder of the house has a voided floor space with a height of c. 0.7m. The works will involve deepening the cellar by approximately 1.8m in the area of the cellar and 2.8m elsewhere to allow construction of the floor of the proposed basement. Assuming that the foundations of the houses are a minimum of 0.5m beneath the ground this would suggest that differential depth will be between 1.3 and 2.3m. Hence, the existing foundations of the property and of the party walls with No.s 45 and 49 will have to be underpinned in order to construct the basement.

5.0 DAMAGE CATEGORY ASSESSMENT

Assuming that recognised best practice construction techniques are employed for the construction of the basement, i.e. underpinning of the existing foundations and suitable temporary support for the construction of the lightwells there should be no reason why it should not be possible to construct the proposed basement without it having a detrimental effect on the neighbouring properties or the public footpath / highway.

It is recommended that a site specific intrusive investigation be carried out prior to any construction works being undertaken in order to determine the ground and groundwater conditions and the type and depth of the foundations of the neighbouring properties. The information from the investigation can be used to inform the structural design of the proposed basement extension, the structural design should include design of any temporary works required.

The works will fall under The Party Wall etc. Act 1996 and Party wall agreements will need to be in place with the neighbouring properties, these will take into account the current condition of the neighbouring properties. Provisions should be made to allow for monitoring of movement and damage caused by the construction process, with the monitoring being installed prior to commencement of construction. The monitoring should comprise the following;

- Visual inspection of the party wall and any pre-existing cracking
- Attachment of tell tales to accurately record movement of any pre-existing cracks
- Installation of levelling targets to monitor settlement of the party walls and the public highway, to be monitored by standard optical equipment.

The levelling targets on the party walls should be no greater than 2m apart and located as close to the top of the existing foundations as possible. The maximum allowable movement should be no more than 3mm between adjacent levelling targets. The limits on maximum movement and proposed actions are given in the table overleaf;

Movement	Category	Action
0 - 5 mm	Green	No action required
5 – 10 mm	Amber	Crack monitoring: Carry out local structural review; Preparation for the implementation of remedial measures should be required
>10 mm	Red	Crack monitoring: Implement structural support as required; Cease works with exception of necessary works for the safety and stability of the structure and personnel; Review monitoring data and implement revised method of works

Monitoring should be undertaken at weekly intervals during excavation works and if no significant movement is identified monitoring can be reduced to fortnightly.

If it is assumed that a suitable structural design, including temporary works, is produced and a suitably experienced contractor is appointed, then past experience of basement construction in London has shown that ground movements caused by the proposed construction technique to this depth in London Clay should not exceed 5mm in either horizontal or vertical directions. When relating this to the damage categories given in CIRIA C580 Table 2.5 (after Burland, 1995) it would be expected that possible damage to the adjacent properties would fall into Category 1 (very slight).

6.0 CONSTRUCTION METHOD STATEMENT

6.1 Construction Programme

A construction programme will be made available by the main contractor to Planning and Building Control.

6.2 Construction Sequence

It is proposed that the property will remain occupied whilst the basement extension works are taking place. In order to achieve this it will be necessary to install a steel structure beneath the existing timber ground floor. The steel structure will be required to act in two ways, firstly it will replace the brick piers that currently support the suspended floor and secondly it will have to act to prop the top of the basement walls.

Once the steel structure has been installed the construction of the basement walls can commence. The basement walls below the walls of the existing property will be formed by a series of 1m wide underpins, with the traditional 1, 3, 5, 2, 4 and 6 sequence of underpins being adopted to ensure that no more than 20% of the existing building wall is unsupported at any time.

Below is a suggested sequence of works to complete the underpinning of the existing party walls and the front and rear walls of the property, along with the installation of the new basement construction.

1. Excavate for underpin number 1,
2. Install timber shuttering to all sides to maintain a safe working zone and ensure stability of adjacent ground,
3. Excavate under section of party wall providing a sacrificial trench prop in the centre of the 1m width of exposed foundation,
4. Shutter to the rear face of the excavation to prevent collapse of material at rear and prevent underpin from extending beyond the rear line of the party wall,
5. Install underpin in two lifts with base extending beyond the underside of the new basement slab,
6. Ensure underpinning is fully packed to underside of existing party wall foundation with dry pack mortar soon after concrete has gone off,
7. Once underpinning has reached sufficient strength install temporary props for lateral restraint between underpin and formation level,
8. Repeat for underpins 3, 5, 2, 4 and 6 in the sequence,

9. Replace underpinning lateral restraint props with waling beams and props across the full width of the basement to provide a clear area for the installation of the basement slab,
10. Fix the basement slab reinforcement and cast the basement slab with suitable starter bars extending up to form the perimeter walls,
11. Remove the bottom line of waling beams and props once the basement slab has gained sufficient strength as the underpinning is now propped by the permanent works at its base,
12. Repeat steps 10 and 11 for all wall sections,

A full structural design for the permanent and temporary works will need to be provided before any works commence on site.

6.3 Waterproofing

To provide a robust waterproofing strategy industry best practice recommends the use of both a passive and active strategy working in conjunction to achieve a Grade 3 basement for habitable use as defined by BS 8102:2009 - Code of practice for protection of below ground structures against water from the ground. The permanent concrete walls of the basement should be designed to provide a passive counter measure to the ingress of water by designing the internal reinforcement to limit flexural crack widths with a suitable admixture to prevent early age cracking. The active counter measure, shall be to provide a Type C (drained) protection (as defined by BS 8102) against water ingress, this will be specified by the specialist sub-contractor, however it is likely to consist of a proprietary waterproofing system, such as Delta System 500, used as part of a drained cavity solution fixed to the internal faces of the concrete walls and floor of the basement; this will be connected to a pumped sump and in to the existing sewer as required.

6.4 Construction Management

6.4.1 Site Security and Access

All boundaries to the site will be protected with timber hoarding to ensure containment of the construction activities throughout the duration of the project. The hoarding will display the details of the main companies involved in the scheme and the emergency contact details. Any plant and vehicular movements through the construction phase will be scheduled to minimise the street congestion and the effects on immediate neighbours, so far as reasonably practical. Jet washing facilities will be provided for cleaning of vehicle tyres and the road or pavement at the end of each day as necessary.

The parking of contractor's vehicles will be off site and on the local highways.

6.4.2 Site Personnel

The site workforce will be familiar with this type of work and supervised by competent personnel at all stages of the work.

6.4.3 Recycling and Disposal of Waste

A waste management plan will be prepared to address the re-use and recycling of the material arising from demolition, excavation and construction stages.

6.4.4 Contractor's Compound

The front and rear gardens will be used as the contractor's compound. As far as reasonably possible the levels of noise and dust pollution will be kept to normal standards.

7.0 CONCLUSIONS

A screening and scoping exercise has been undertaken of the potential impacts of the proposed basement development at 47 Weston Park with respect to surface flooding, groundwater flow and land stability. This exercise does not constitute a detailed structural design for the basement.

The property lies within Flood Zone 1, hence there is a low probability of surface water flooding. Groundwater is believed to be of the order of 15m below ground level.

The site does not lie in an area of steep topography and the area is not one associated with slope stability issues.

The proposed basement will increase the differential depth of foundations relative to neighbouring properties to between 1.3 and 2.3m and be approximately 2.8m below the level of the public footpath / highway. The underside of the proposed basement floor will be approximately 3.0m below the level of the ground floor in the existing property. Assuming that recognised best practice construction techniques are employed for the construction of the basement, i.e. underpinning of the existing foundations of the property and the party walls there should be no reason why it should not be possible to construct the proposed basement without it having a detrimental effect on the property and the neighbouring properties.

It is recommended that a site specific intrusive investigation be undertaken prior to any construction works being undertaken in order to determine the ground and groundwater conditions and the type and depth of the foundations of the neighbouring properties. Provisions should be made to allow for monitoring of movement and damage caused by the construction process, with the monitoring being installed prior to commencement of construction.

It should be possible to ensure that the degree of damage to the neighbouring properties would fall into Category 1, with the degree of severity being negligible to very slight, as defined CIRIA C580 Table 2.5 (after Burland, 1995), which in relation to damage to the buildings would equate to fine cracks which are easily treated in normal decoration.

8.0 REFERENCES

- 8.1 Haringey Policy DM18: Residential Basement Development and Lightwells (July 2017)
- 8.2 Camden Planning Guidance – Basements, March 2018
- 8.3 Camden geological, hydrogeological and hydrological study, Guidance for subterranean development, Ove Arup & Partners, November 2010
- 8.4 CIRIA C760 Guidance on embedded retaining wall design, 2017
- 8.5 Assessment of risk of damage to buildings due to tunnelling and excavation, Burland J B, 1995
- 8.6 Ground movements resulting from urban tunnelling: predictions and effects, Rankin W J, 1988

PHOTOGRAPHS



Photograph 1 – Front view of property



Photograph 2 – Rear view of property



Photograph 3 – Existing cellar

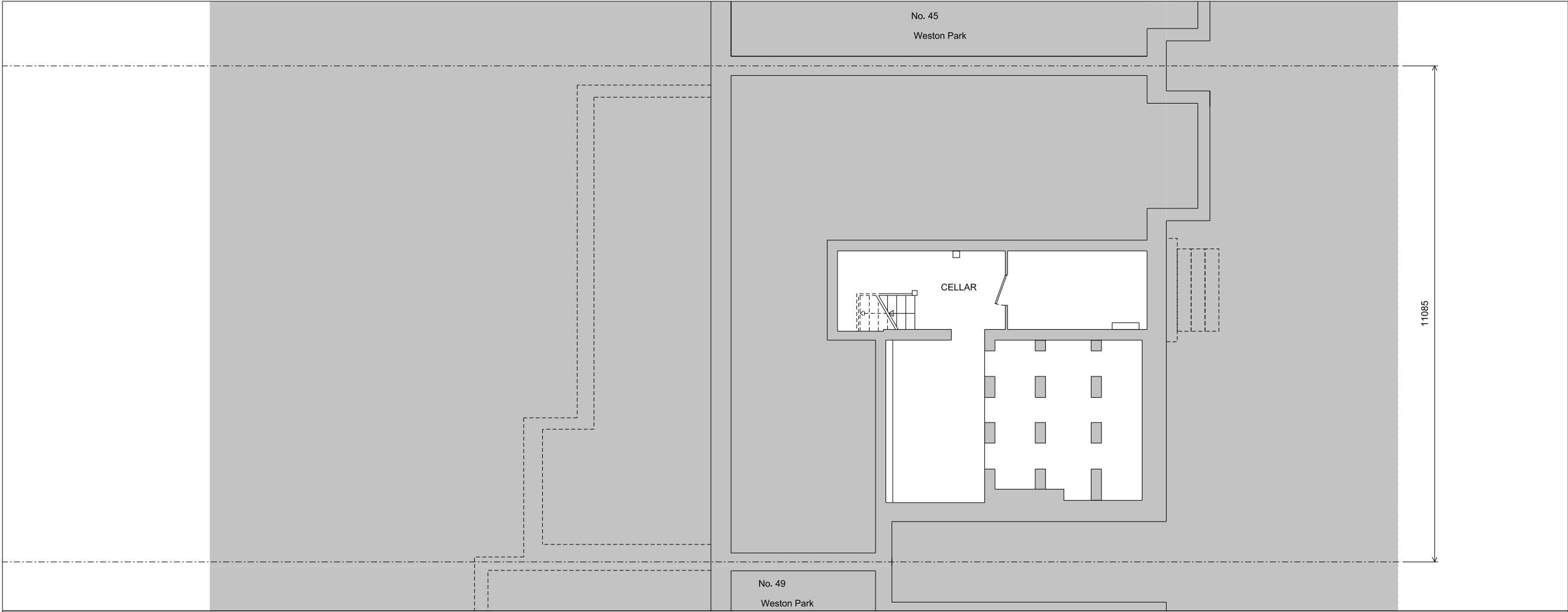


Photograph 4 – Void below floor where there is no cellar

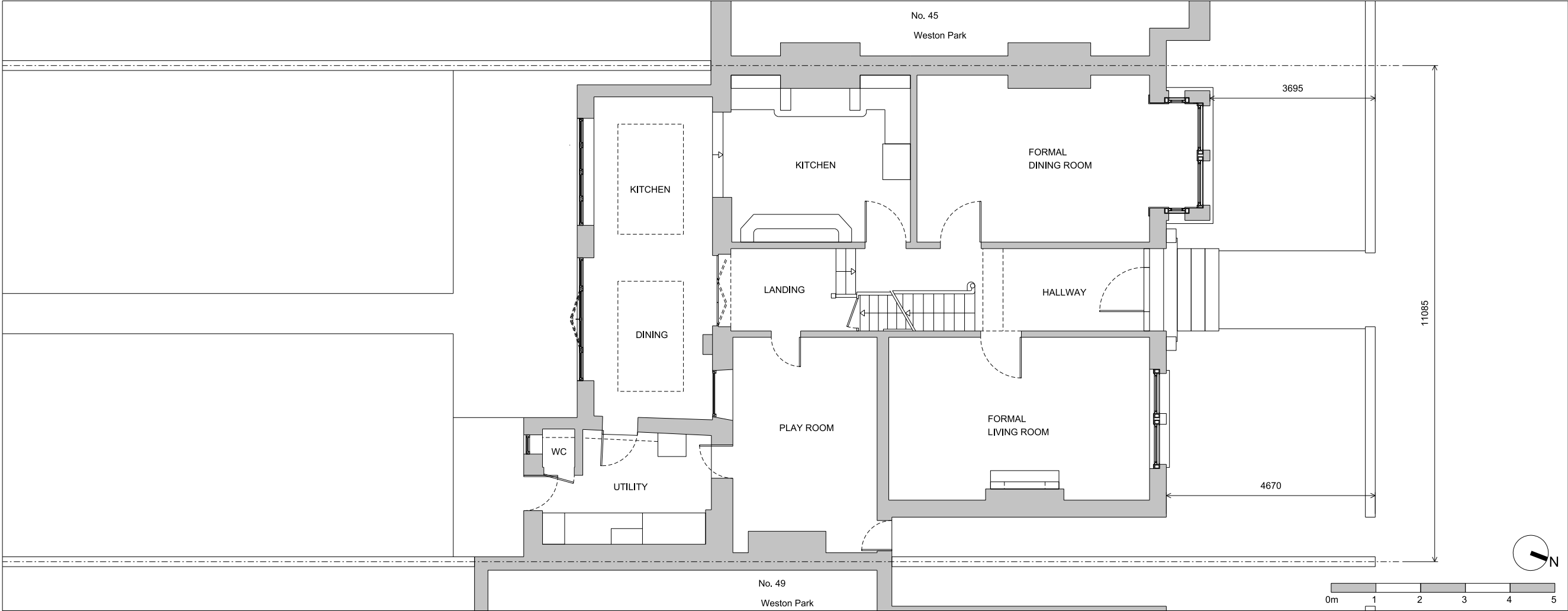
DRAWINGS



Rev:	Notes: Unless stated otherwise, all dimensions are in millimetres. All dimensions to be checked and confirmed on site by contractor and as such are to be his responsibility. Any errors, omissions or discrepancies on this drawing are to be reported to the architect.	JOE WRIGHT ARCHITECTS t: www.joewrightarchitects.co.uk e: info@joewrightarchitects.co.uk	Project: 47 Weston Park, N8 9SY	Scale: 1:1250 & 1:500 @ A3	Date: 19.02.20
			Basement extension		
			Drawing Existing Drawing	Drwg No: 1911-01_PL_000	Rev: -
			Title: Site and Block Plans		



CELLAR PLAN



GROUND FLOOR PLAN

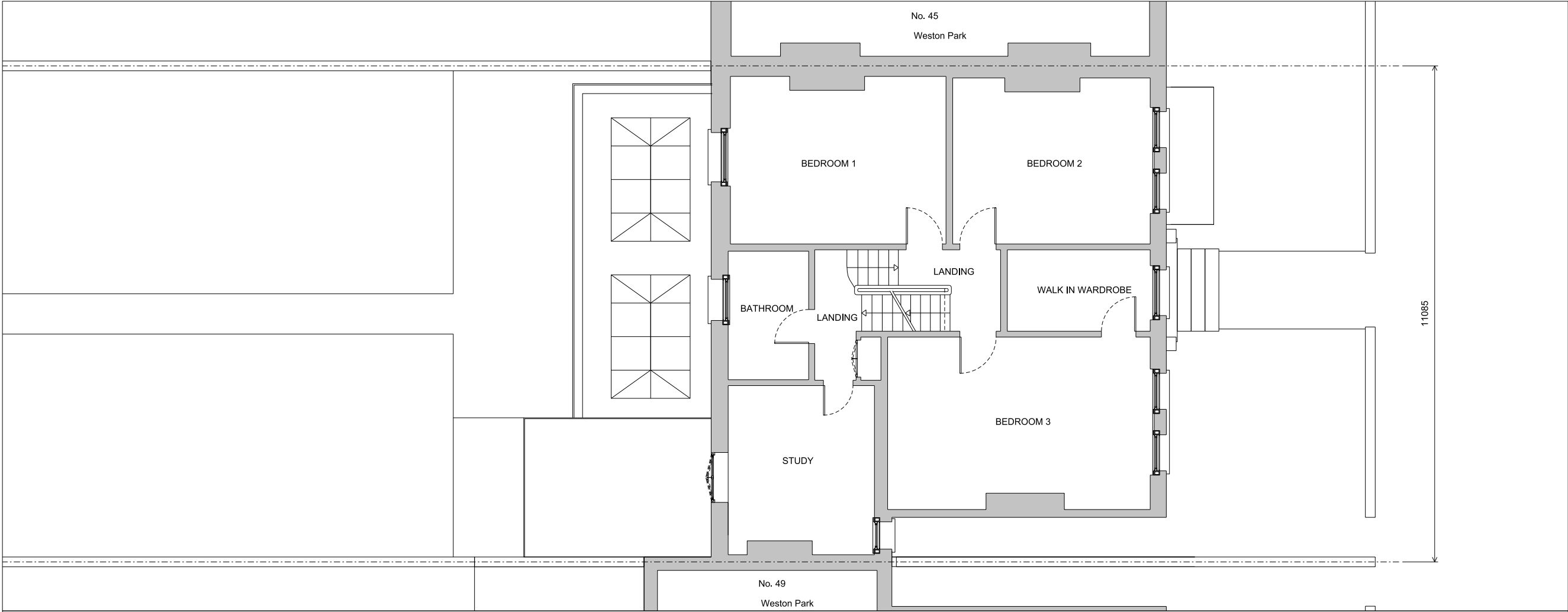
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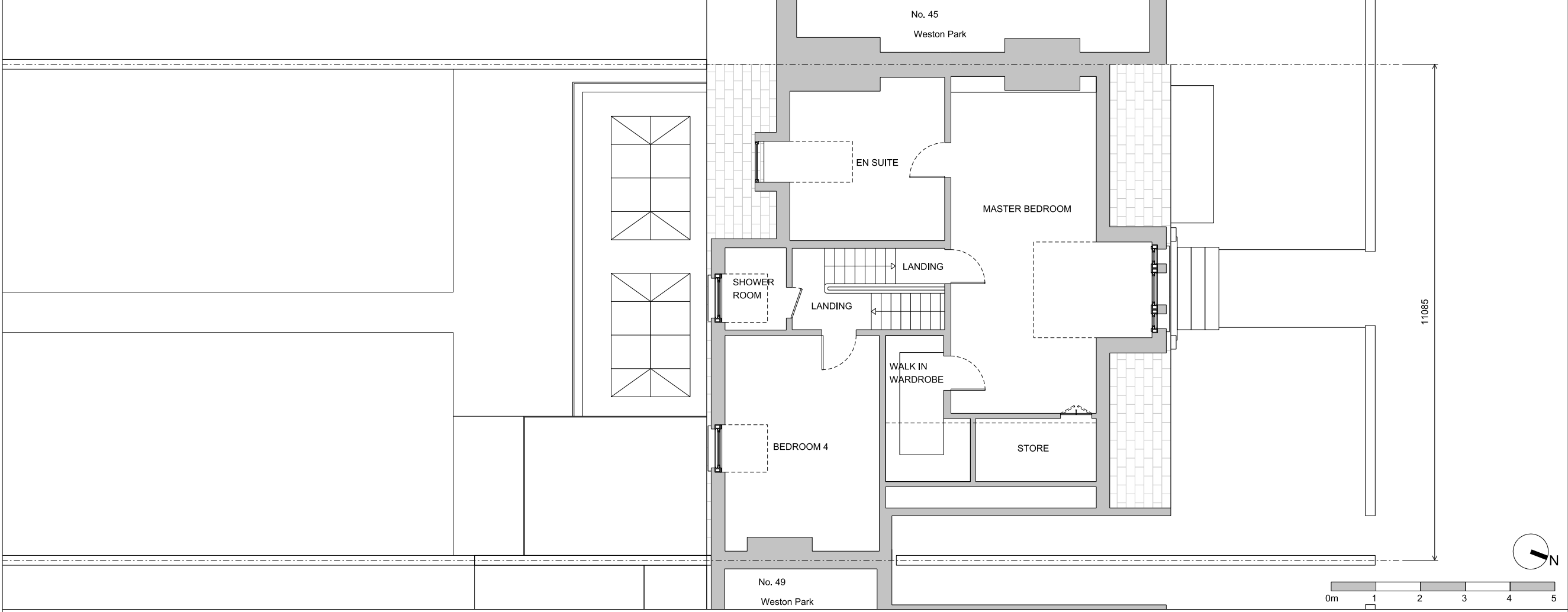
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Project: 47 Weston Park, N8 9SY	
Basement extension	
Drawing Title: Existing Drawings Plans	
Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_001	Rev: -



FIRST FLOOR PLAN



SECOND FLOOR PLAN

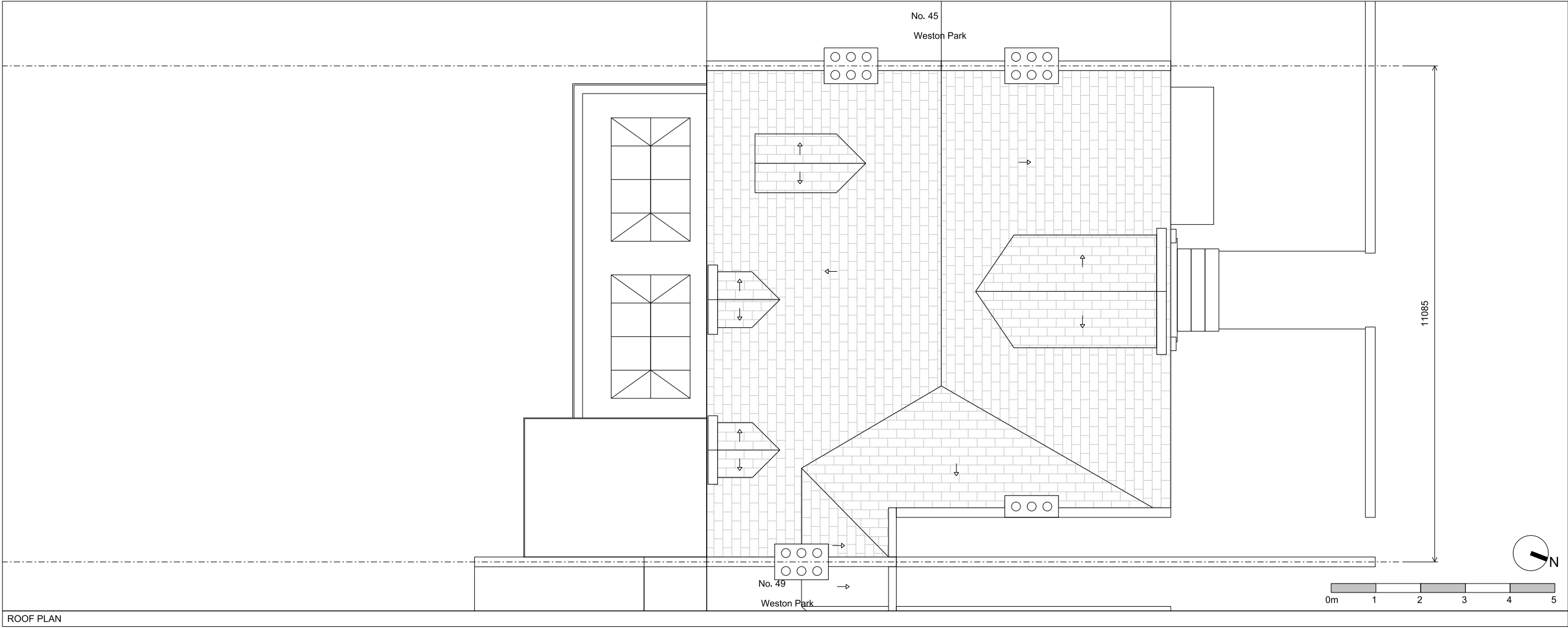
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Project: 47 Weston Park, N8 9SY	
Basement extension	
Drawing Title: Existing Drawings Plans	
Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_002	Rev: -



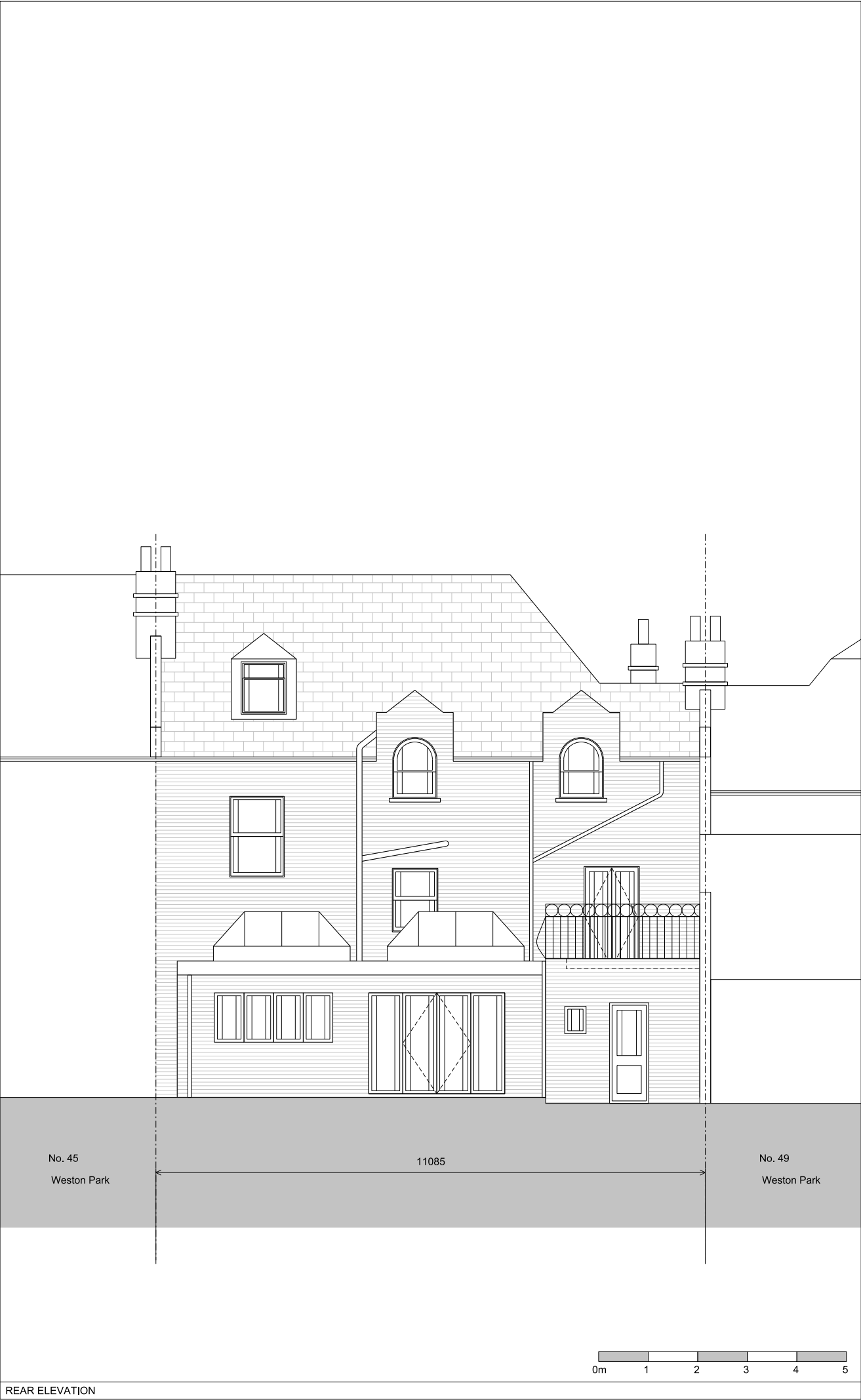
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Project: 47 Weston Park, N8 9SY Basement extension	
Drawing Title: Existing Drawings Plans	
Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_003	Rev: -



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Weston Park

KEY PLAN

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Rev:

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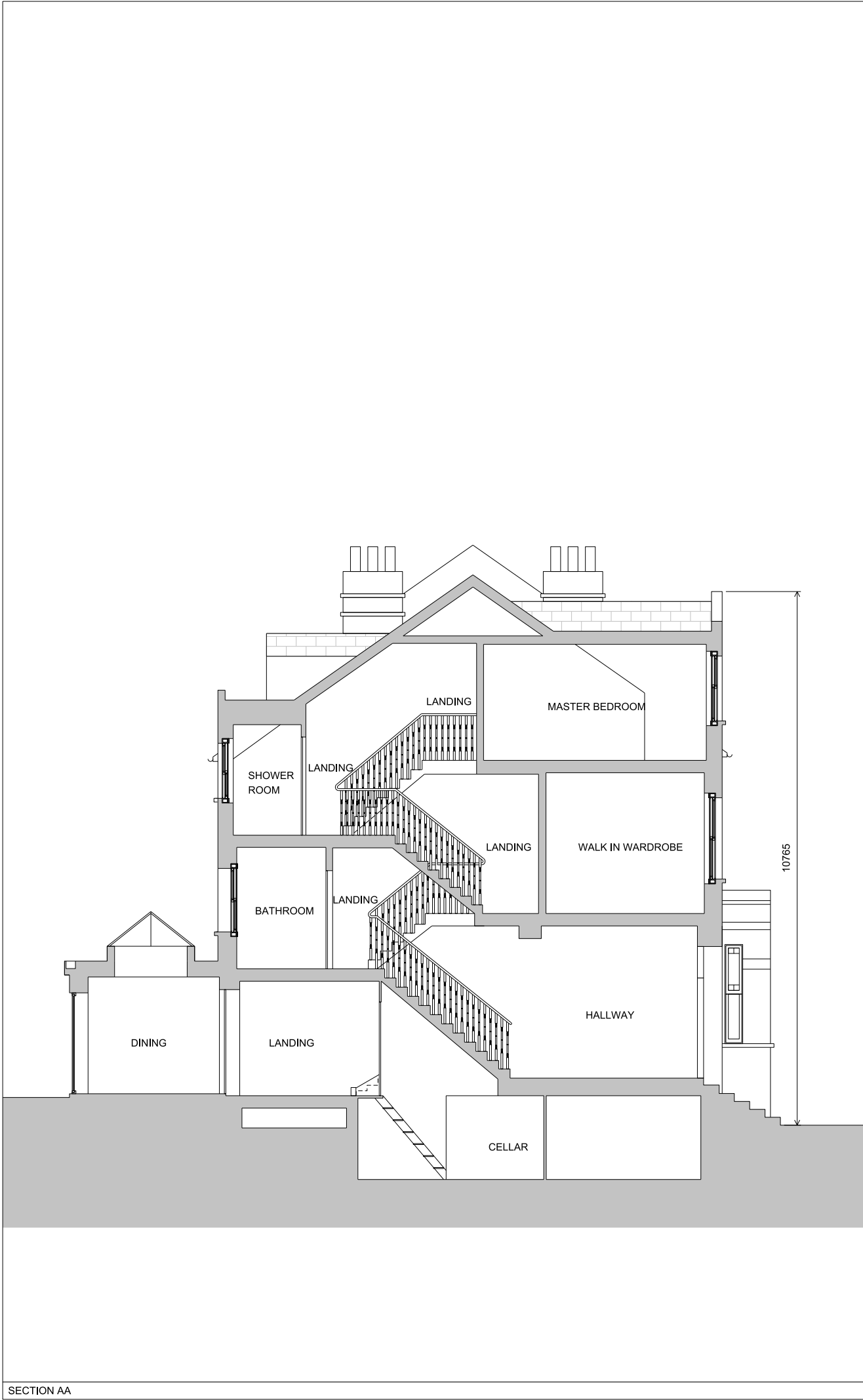
Project: 47 Weston Park, N8 9SY

Basement extension

Drawing Title: Existing Drawings Elevations

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SECTION AA



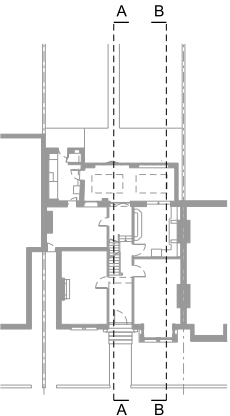
SECTION BB

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Weston Park

KEY PLAN



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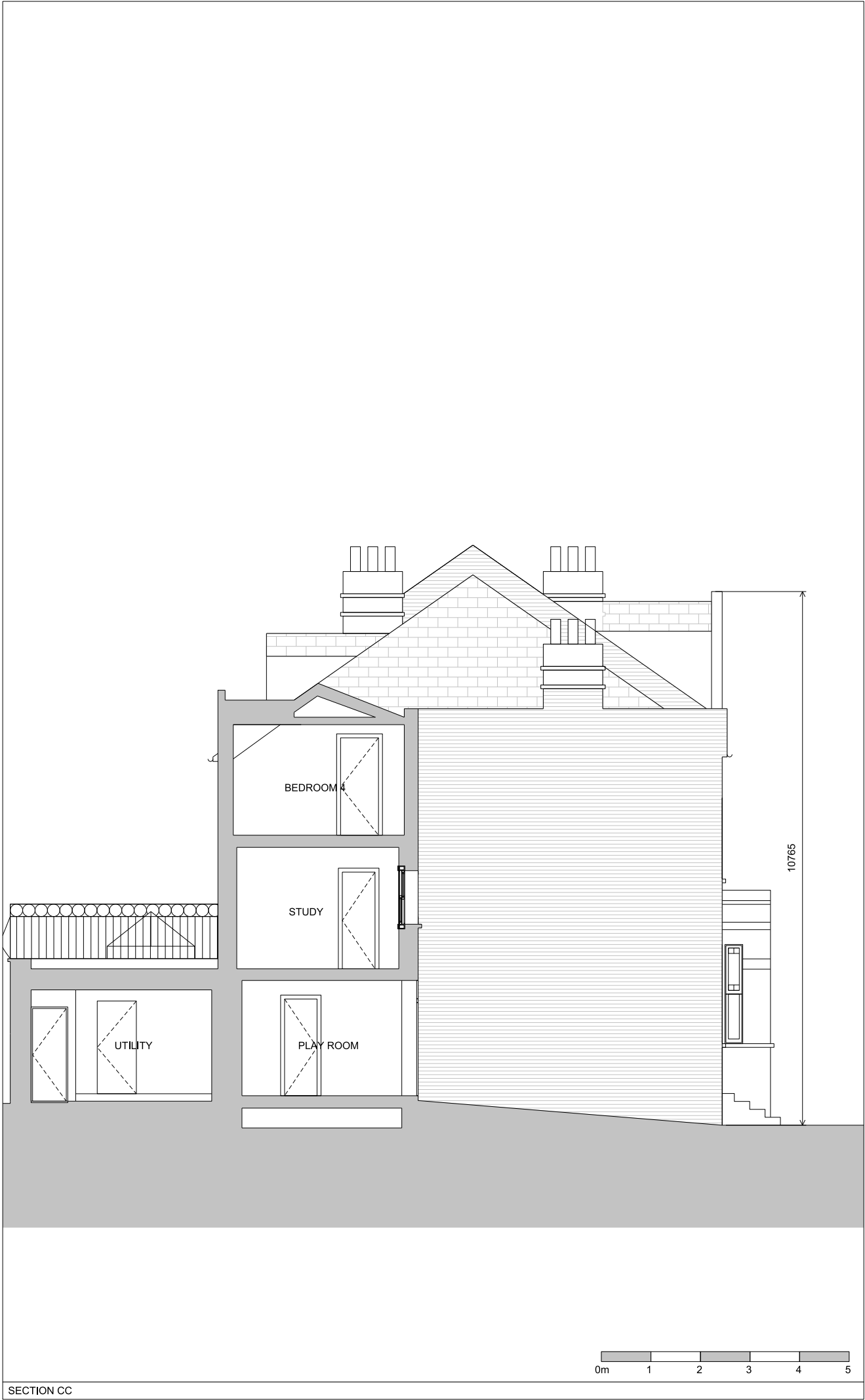
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Basement extension

Drawing Title: Existing Drawings

Sections

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Drwg No: 1911-01_PL_005	Rev: -

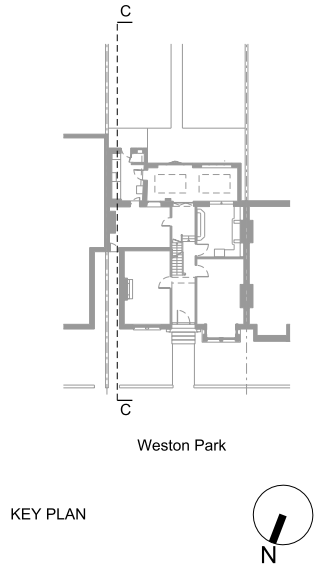


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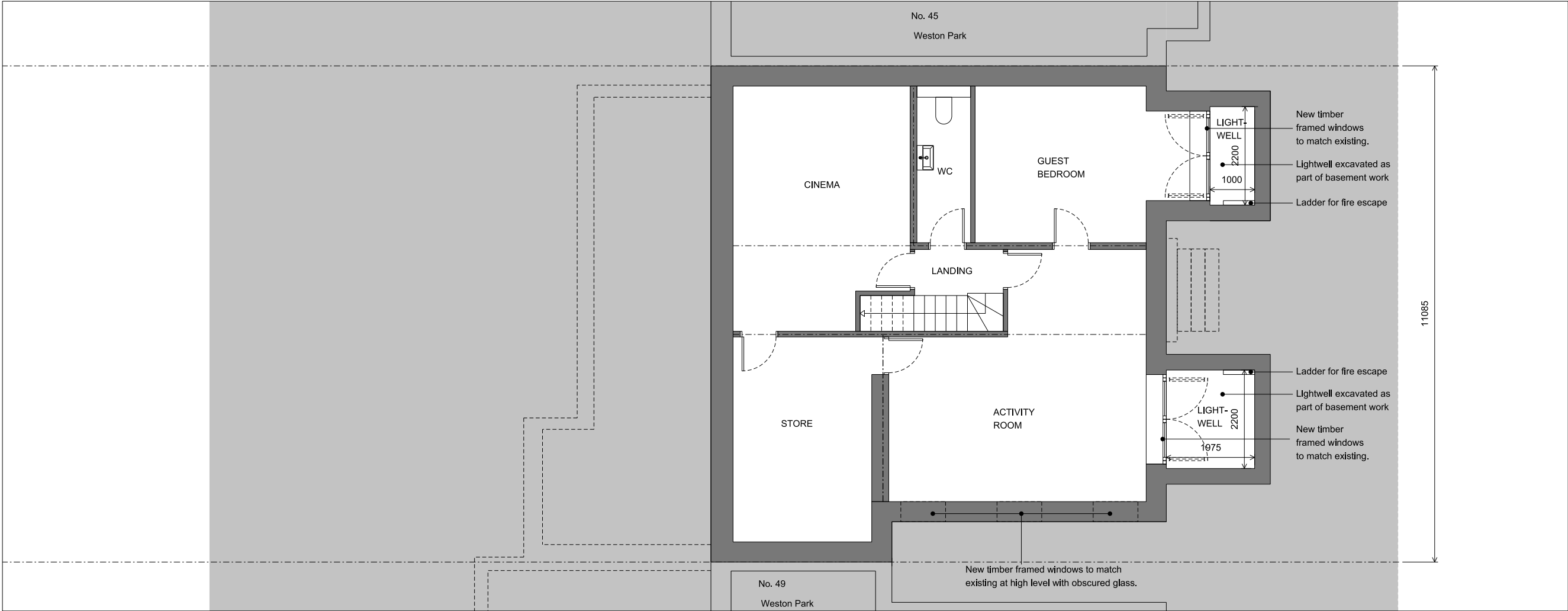
Unless stated otherwise, all dimensions are in millimetres.

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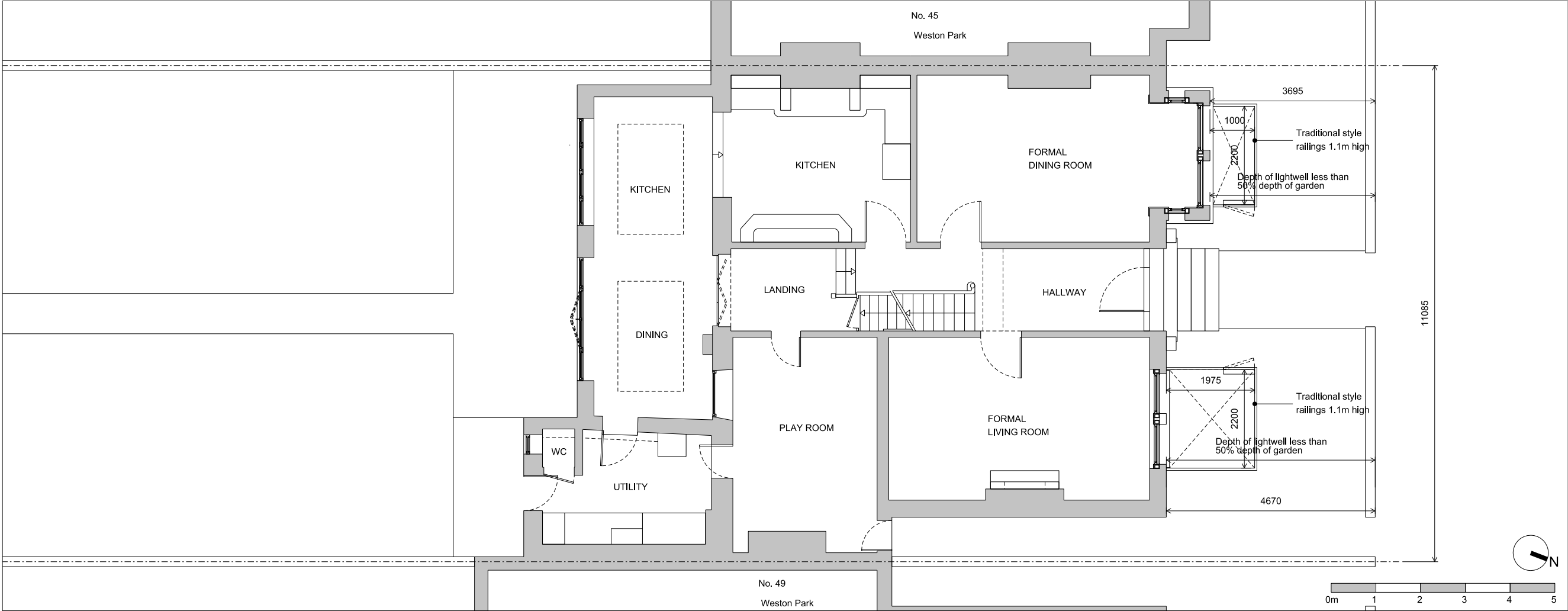
Any errors, omissions or discrepancies on this drawing are to be reported to the architect.



Rev:	
JOE WRIGHT ARCHITECTS	
t: www.joewrightarchitects.co.uk e: info@joewrightarchitects.co.uk	
Project: 47 Weston Park, N8 9SY	
Basement extension	
Drawing: Existing Drawings	
Title: Sections	
Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_006	Rev: -



CELLAR PLAN



GROUND FLOOR PLAN

Notes:

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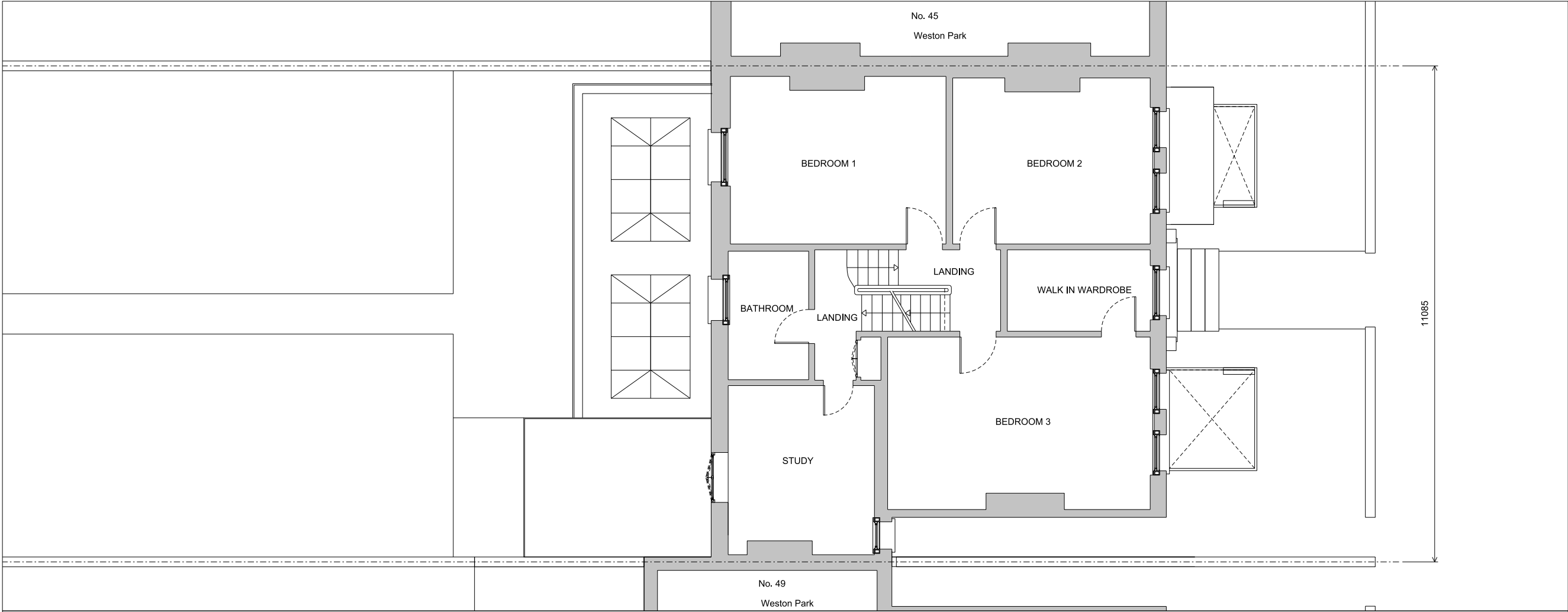
Rev:

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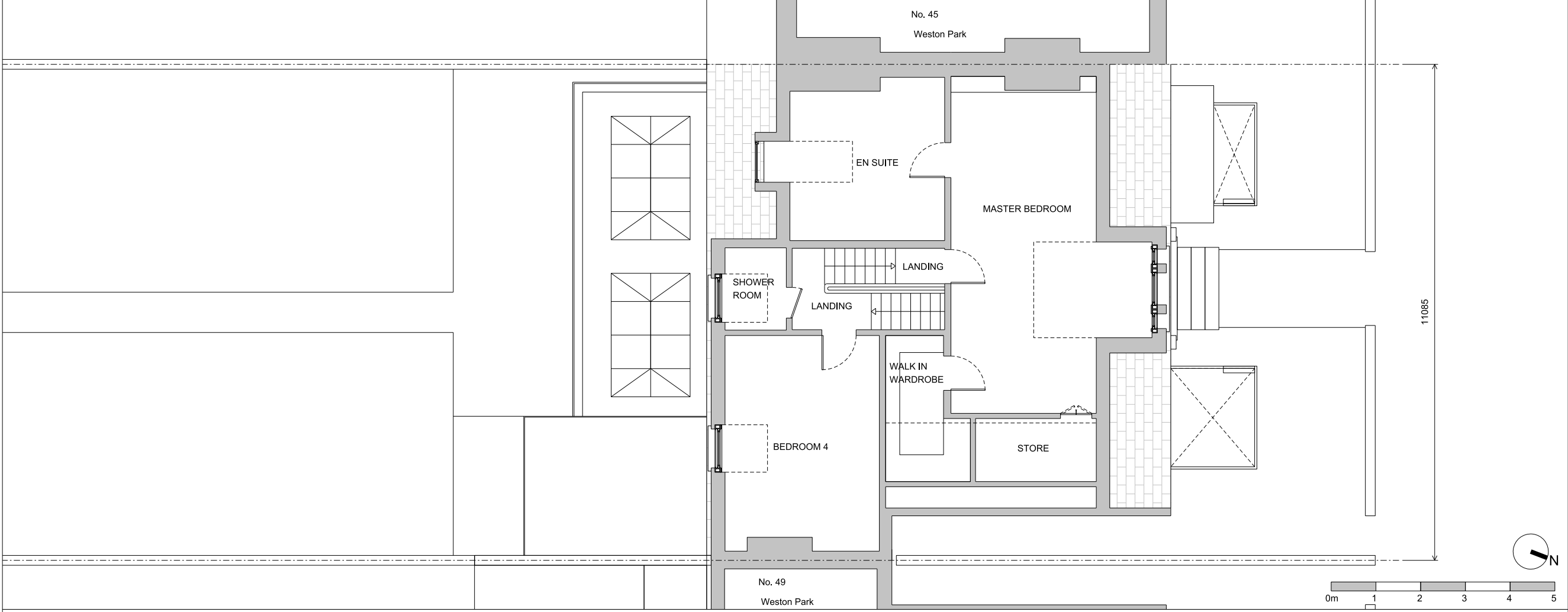
Project: 47 Weston Park, N8 9SY
Basement extension

Drawing Title: Proposed Drawings
Plans

Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_101	Rev: -



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Notes:

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Any errors, omissions or discrepancies on this drawing are to be reported to the architect.

Rev:

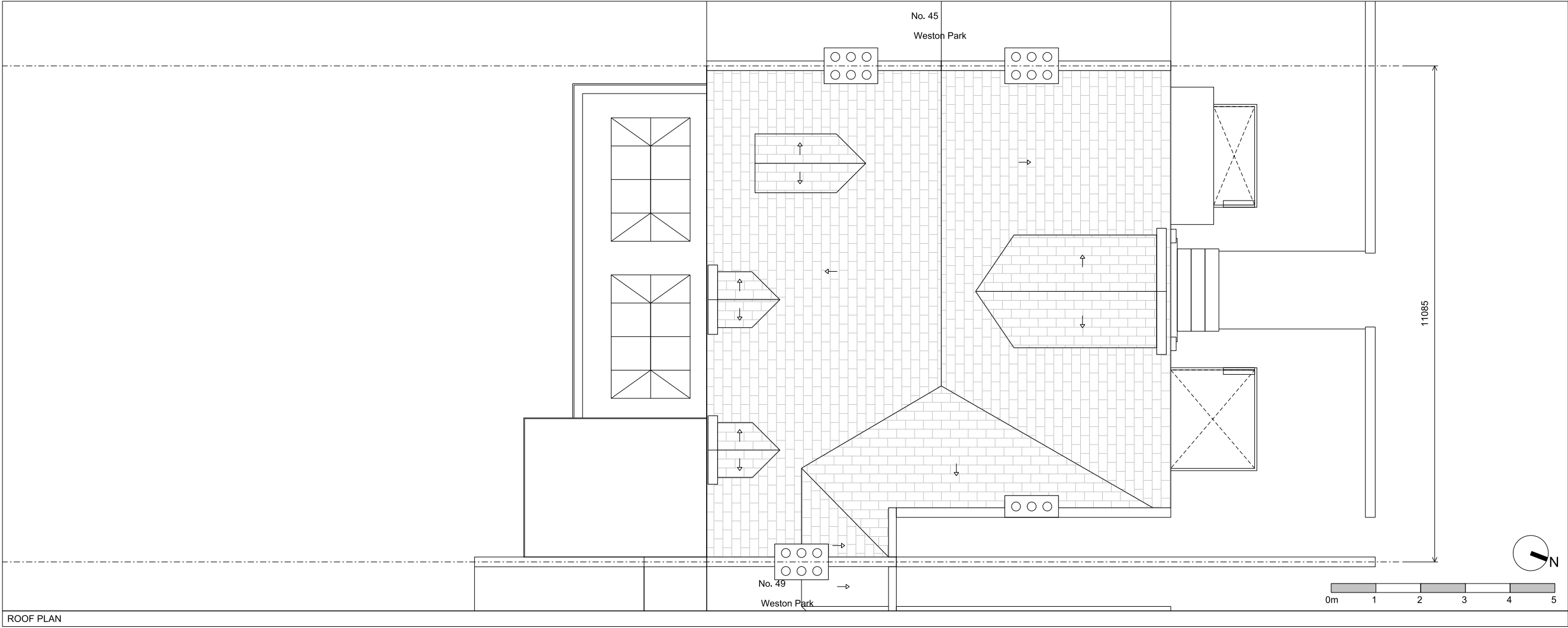
JOE WRIGHT ARCHITECTS
t: www.joewrightarchitects.co.uk e: info@joewrightarchitects.co.uk

Project: 47 Weston Park, N8 9SY
Basement extension

Drawing Title: Proposed Drawings
Plans

Scale: 1:100 @ A3
Date: 19.02.20

Drwg No: 1911-01_PL_102
Rev: -



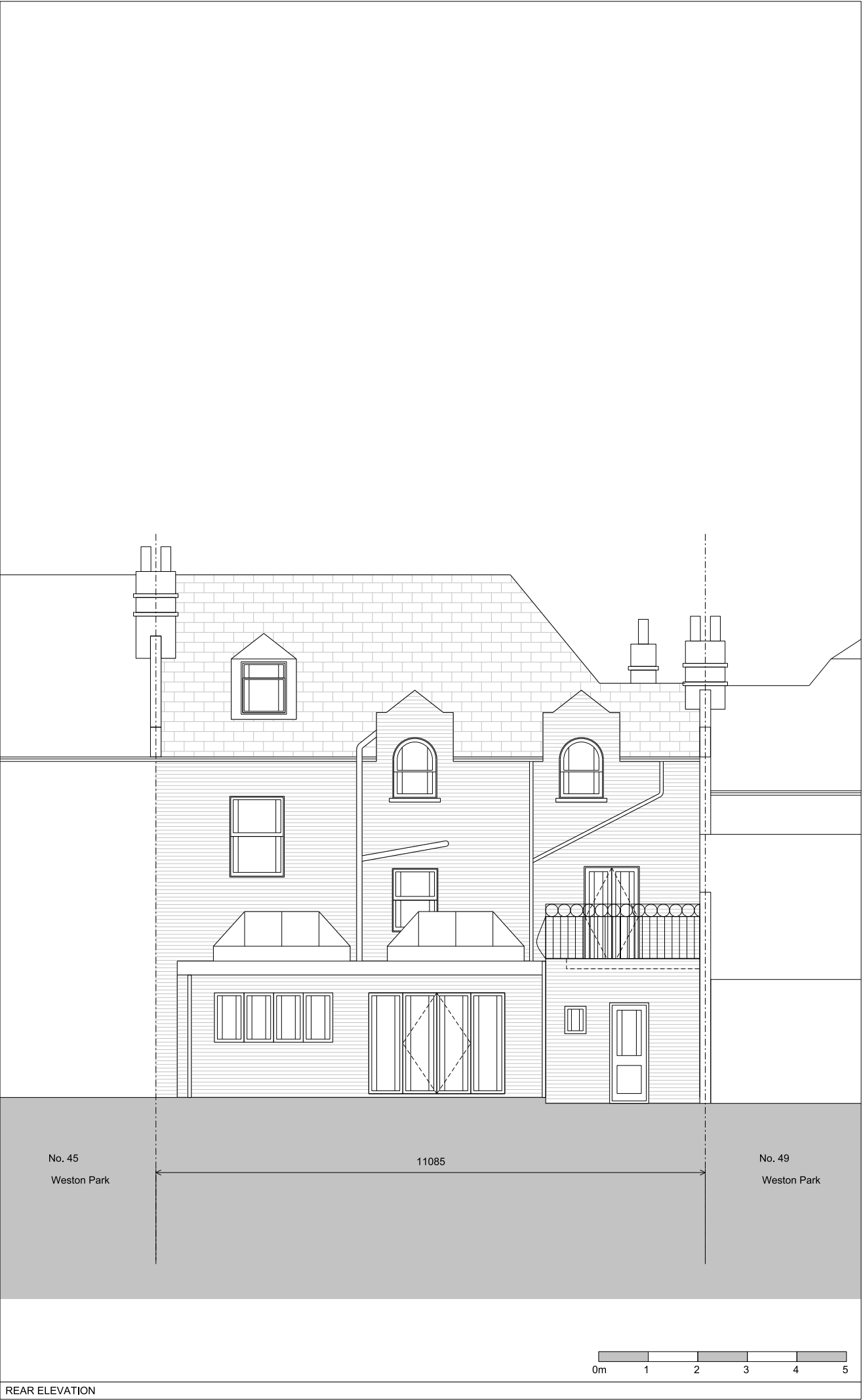
Notes:

Unless stated otherwise, all dimensions are in millimetres.

All dimensions to be checked and confirmed on site by contractor and as such are to be his responsibility.

Any errors, omissions or discrepancies on this drawing are to be reported to the architect.

Rev:	
JOE WRIGHT ARCHITECTS t: www.joewrightarchitects.co.uk e: info@joewrightarchitects.co.uk	
Project: 47 Weston Park, N8 9SY Basement extension	
Drawing Title: Proposed Drawings Plans	
Scale: 1:100 @ A3	Date: 19.02.20
Drwg No: 1911-01_PL_103	Rev: -



Notes:

Unless stated otherwise, all dimensions are in millimetres.

All dimensions to be checked and confirmed on site by contractor and as such are to be his responsibility.

Any errors, omissions or discrepancies on this drawing are to be reported to the architect.

Weston Park

KEY PLAN

Rev:

JOE WRIGHT ARCHITECTS

i: www.joewrightarchitects.co.uk e: info@joewrightarchitects.co.uk

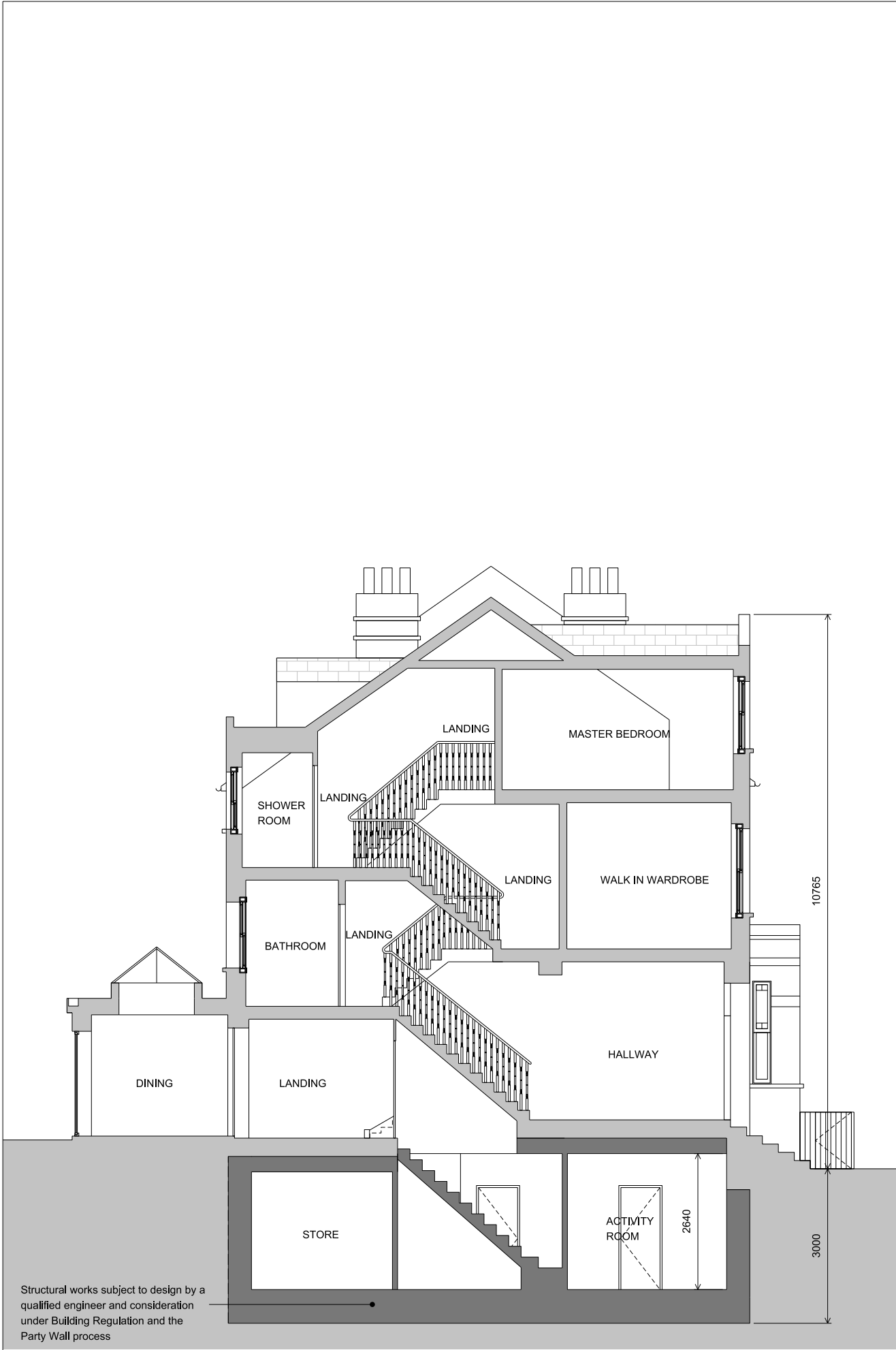
Project: 47 Weston Park, N8 9SY

Basement extension

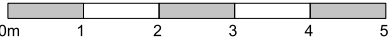
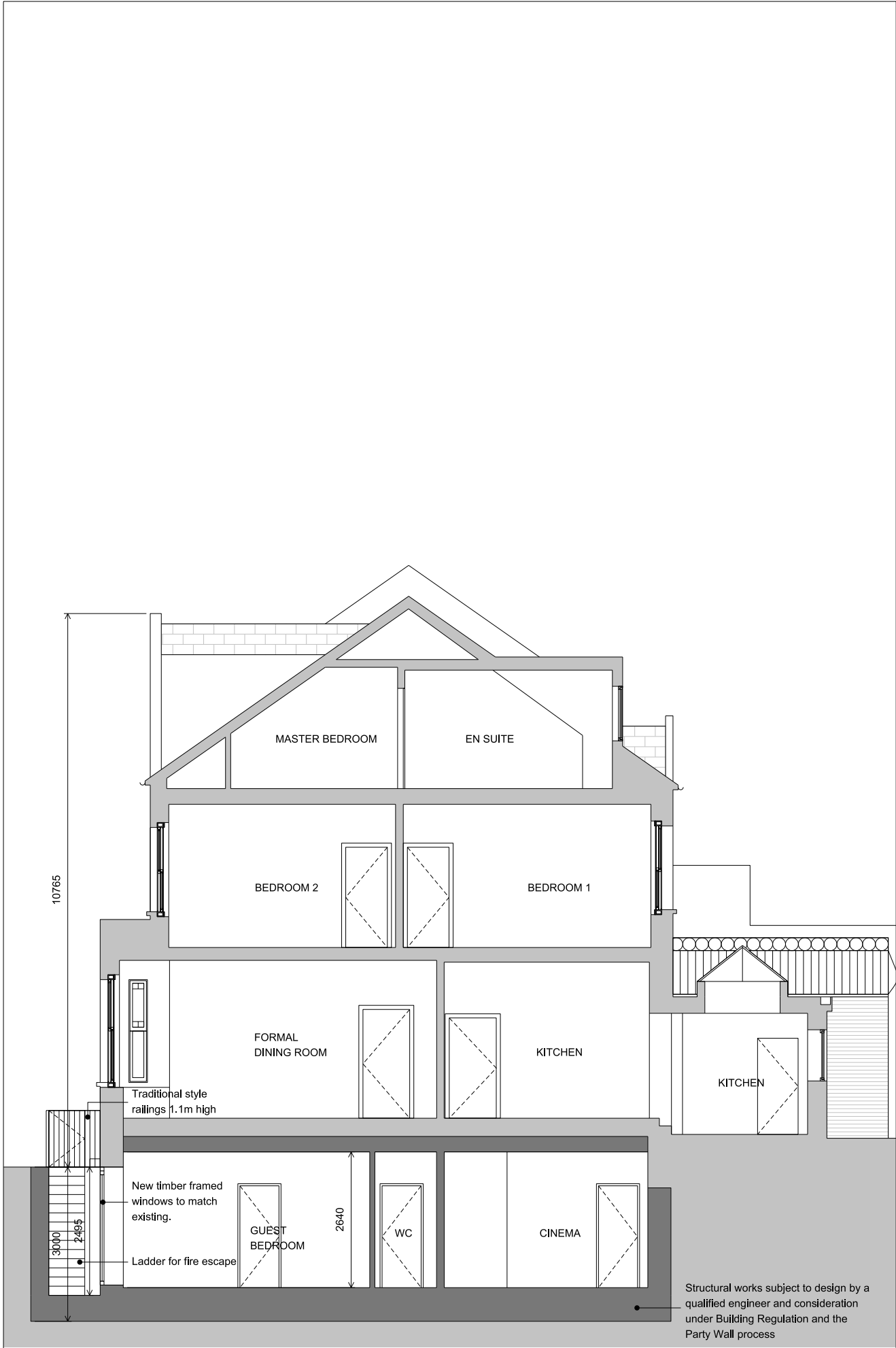
Drawing Title: Proposed Drawings
Elevations

Scale: 1:100 @ A3 Date: 19.02.20

Drwg No: 1911-01_PL_104 Rev: -



SECTION AA



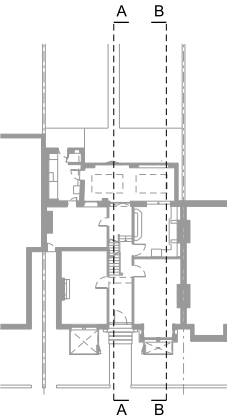
SECTION BB

Notes:

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Any errors, omissions or discrepancies on this drawing are to be reported to the architect.



Weston Park

KEY PLAN



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Project:	47 Weston Park, N8 9SY
Basement extension	
Drawing Title:	Proposed Drawings
Sections	
Scale:	1:100 @ A3
Date:	19.02.20
Drwg No:	1911-01_PL_105
Rev:	-



SECTION CC



SECTION DD

Notes:

Unless stated otherwise, all dimensions are in millimetres.

All dimensions to be checked and confirmed on site by contractor and as such are to be his responsibility.

Any errors, omissions or discrepancies on this drawing are to be reported to the architect.

KEY PLAN

Weston Park

Rev:

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Project: 47 Weston Park, N8 9SY

Basement extension

Drawing Title: Proposed Drawings
Sections

Scale: 1:100 @ A3 Date: 19.02.20

Drwg No: 1911-01_PL_106 Rev: -