

**Project:** 35 Avenue Road, London, N6 5DF

**Project No:** 25525

**Report:** Basement Impact Assessment Report

Our Ref: 25525.RP02

| Document Verification |          |                                   |                 |
|-----------------------|----------|-----------------------------------|-----------------|
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| Prepared by           |          | Checked by                        | Approved by     |
| AB                    |          | PG                                | AB              |

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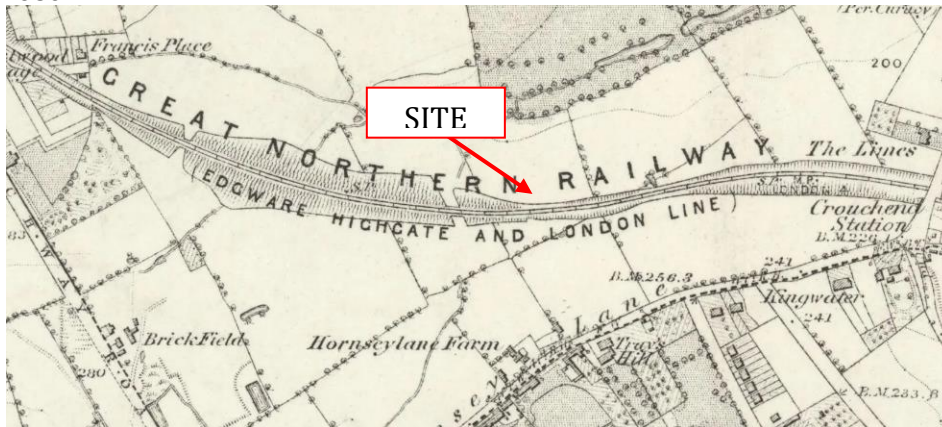
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## **1. INTRODUCTION AND SCOPE**

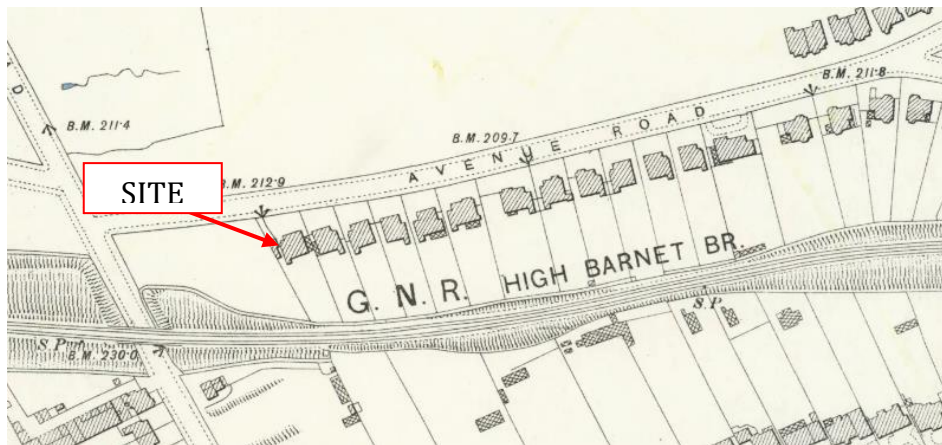
- 1.1 We were asked by Mr. Miles Kelsey of Will Gamble Architects Limited in an email dated the 27<sup>th</sup> of March 2026 to review the proposed basement development at the above property in order to provide a Basement Impact Assessment to support the proposed planning application to the London Borough of Haringey.
- 1.2 We have previously undertaken a visual inspection of the property, which was undertaken on the 24<sup>th</sup> of October 2025 when the owner was purchasing the property. Therefore we have a good knowledge of the existing building structure.
- 1.3 The proposed retro-fit basement extension is designed to safeguard the structural stability of the existing building, nearby buildings, other infrastructure and the highway.
- 1.4 The subterranean development consists of a retro-fit single level basement extension under the partial footprint of the main house including an extension into the side garden. The permanent construction adopts conventional, robust and watertight reinforced concrete monolithic structure.
- 1.5 Robust temporary works are proposed to laterally restrain the boundary walls at all times during construction works.
- 1.6 This Basement Impact Assessment has been prepared based on site specific desk study, structural survey and record information about adjacent properties.
- 1.7 Axiom Structures have very good knowledge about buildings in the area. We have been involved in a number of construction projects as permanent and temporary works structural engineers in this area.

## 2. EXISTING CONSTRUCTION / GROUND CONDITIONS/ DESK STUDIES

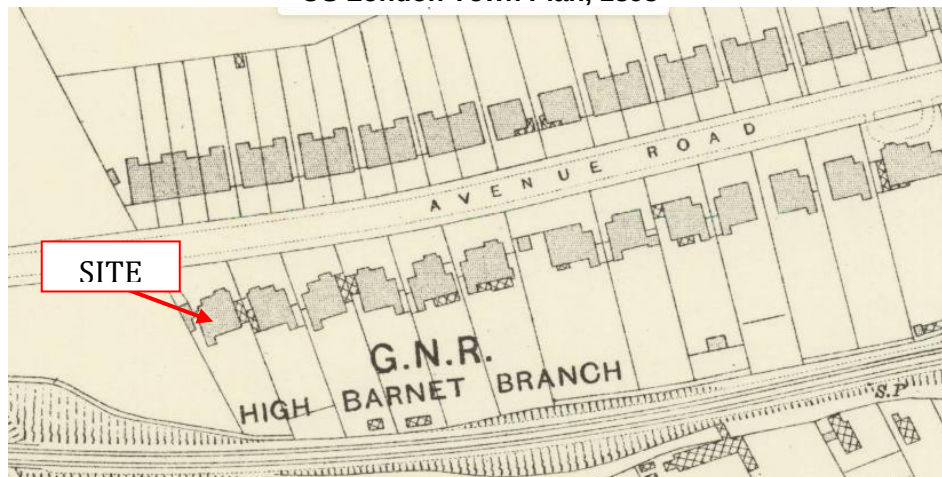
2.1 **Site history:** From our research, the No. 35 building is earliest found on maps dated 1936.



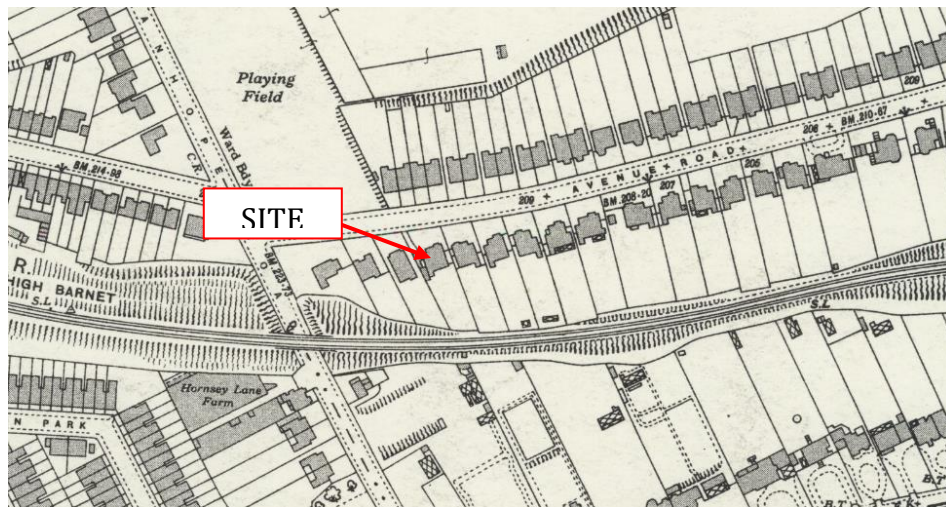
OS Six-Inch map – Middlesex XIII, 1863



OS London Town Plan, 1893



OS London (1915- Numbered sheets) II.9 (includes:  
Hornsey St Mary; Islington; St Pancras) - 25 Inch Map



OS London, 25inch Map, Revised 1936

- 2.2 **Property details:** The property is a substantial Victorian period property consisting of a detached single dwelling which we would estimate to be approximately 150 years old.

The accommodation of the house is built over three floors, consisting of ground, first and second floor. The property is traditional in its construction and is formed from solid load bearing masonry walls and suspended cut timber floor joists and roof rafters.

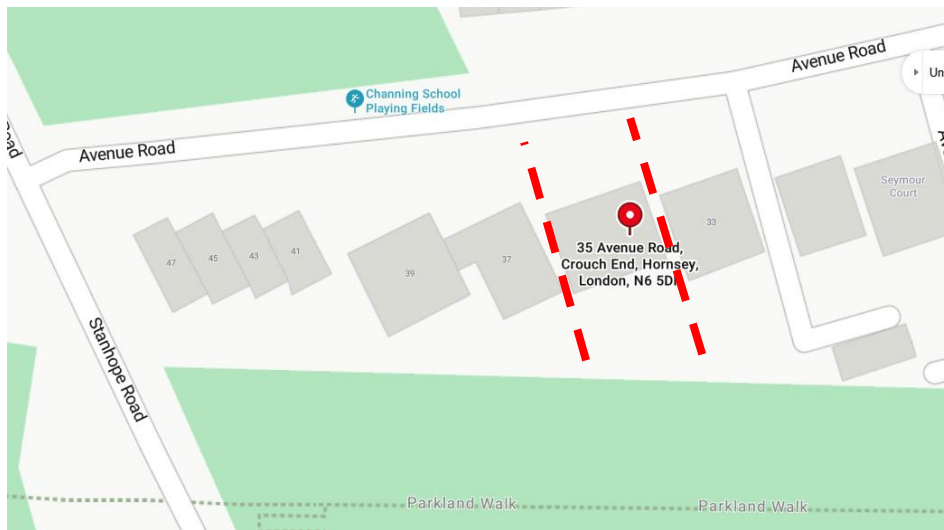
There has been a first floor extension undertaken to the rear of the property, which cantilevers out at first floor level. This has been supported off two columns which have been supported off the concrete pad foundations. It has been noted that there was historical remedial works to this rear extension in 1995.

Generally the original features of the property remain with the layout being that which was originally constructed. This involves there being habitable rooms within the loft space on the second floor. The roof is the original construction and consists of double pitched and hipped construction. It is formed from traditional cut timber rafters and is covered with a traditional tile.



Arial Overview of site

- 2.3 **Boundaries and Adjoining Structures:** The existing building is a detached single dwelling building that shares a boundary with No.37 & 33.

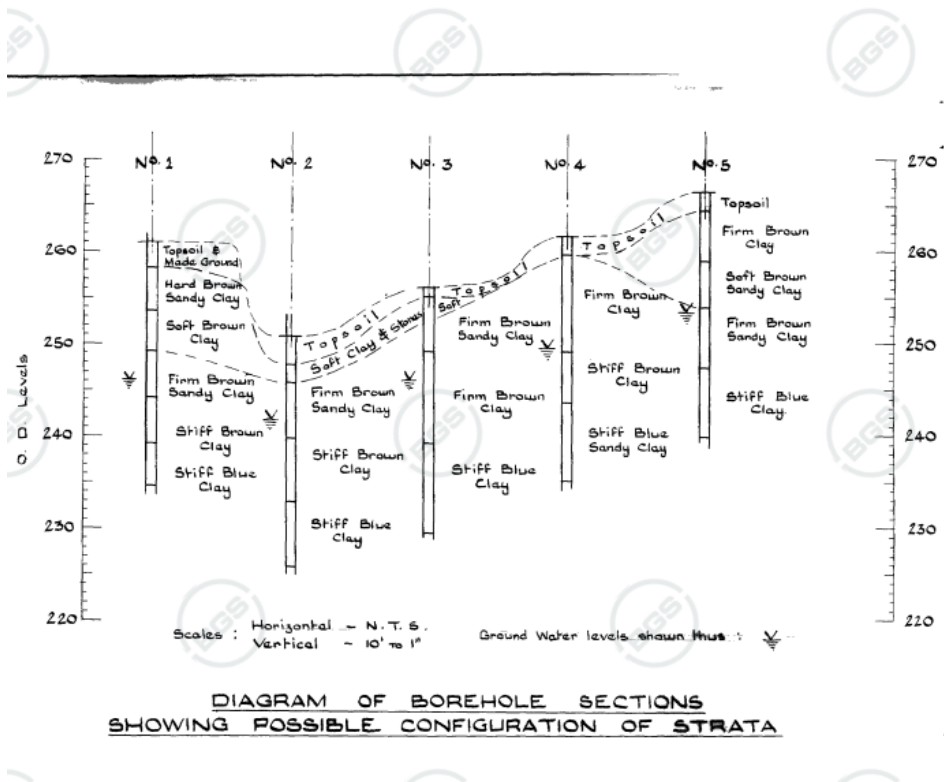


2.4 **Adjacent Basements and Excavations:** Following walkover survey and desk study, No. 33 and No. 37 do not have any form of modern basement construction. No. 33 may have an original basement similar in construction to No.35 as they are of a similar form of construction.

2.5 **Geology:** Desk studies confirm consistent ground conditions.

Following desk study of the Geological Maps and the borehole information in properties near the area, the expected ground conditions are as follows:

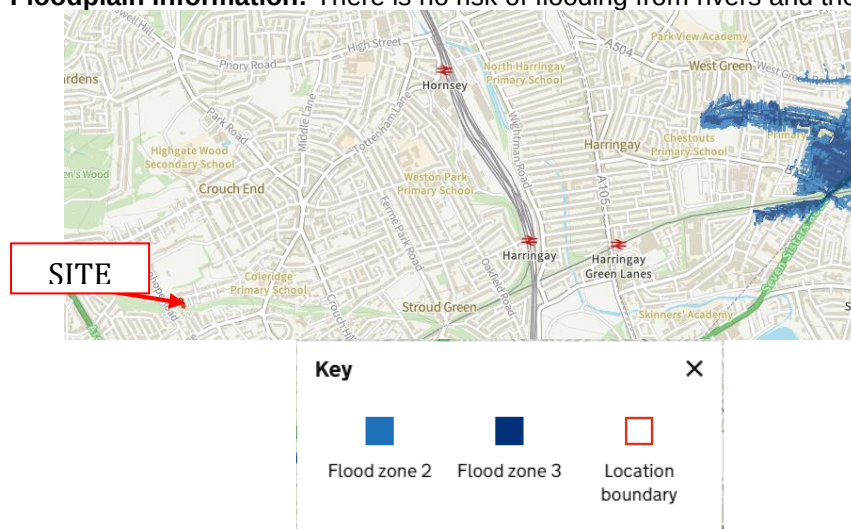
- Made Ground
- LONDON CLAY



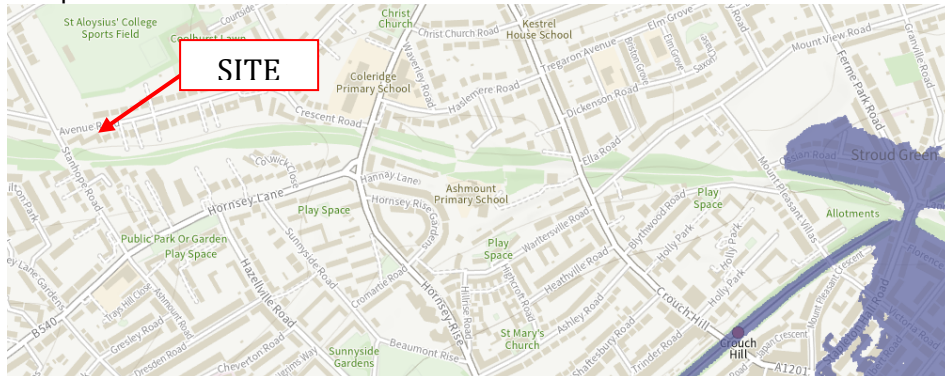
- 2.6 **Subsidence and historical foundation issues:** As part of our walk round and visual investigation survey of the property, we have not recorded signs of ongoing or historical movement to suggest any subsidence or other foundation problems. The existing vegetation is nominal and existing foundations deep below lower ground floor level to impact the seasonal change of moisture in the soil.
- 2.7 **Geohydrology and ground water flow:** The record maps and boreholes for the area indicate that there is unlikely to be any significant groundwater flow within the depth of the proposed basement construction, however groundwater is unexpectedly encountered and must be controlled during construction. Allow for dewatering during construction to specialist contractors design and details. When high waterflow is recorded then allow for permeation grouting around the basement to stop inflow of water into the excavation.
- 2.8 It is proposed that formation level of underpins to be in LONDON CLAY. Obstruction of below ground water courses is not considered an issue with this development due to its scale. At the next stage of project, groundwater is to be monitored to assist final details of the temporary works and decision of the most suitable waterproofing and dewatering strategy.
- 2.9 **Source protection zone:** The site is not recorded as being located in or close to a zone protecting a potable water supply abstracting from a principle aquifer (i.e. a source protection zone).



- 2.10 **Floodplain information:** There is no risk of flooding from rivers and the sea.



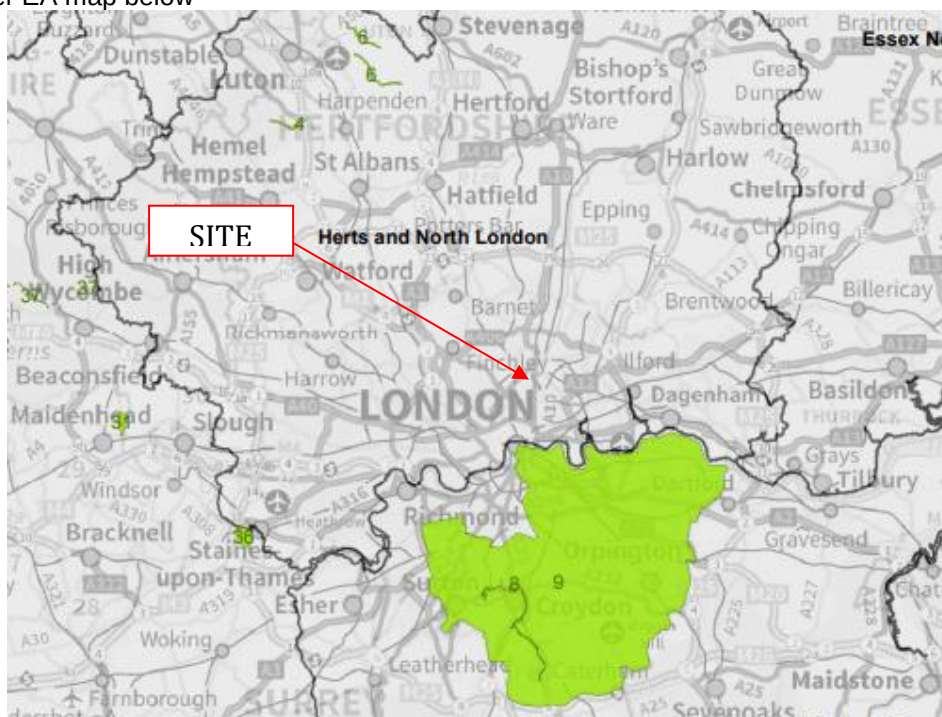
## 2.11 Flooding from Reservoirs, Canals and other Artificial Sources: no risk as per map below



## 2.12 Flooding from Historic Water Courses: According to the Lost Rivers of London map by Nicholas Barton, 1962 there are no historic or hidden watercourses within over 500m of the site.

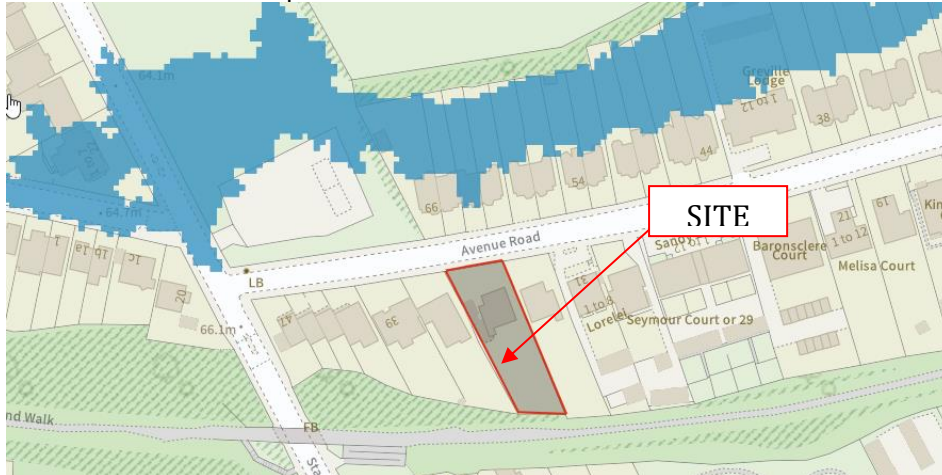


## 2.13 Flooding from groundwater: The site is outside of groundwater flood alert areas as per EA map below

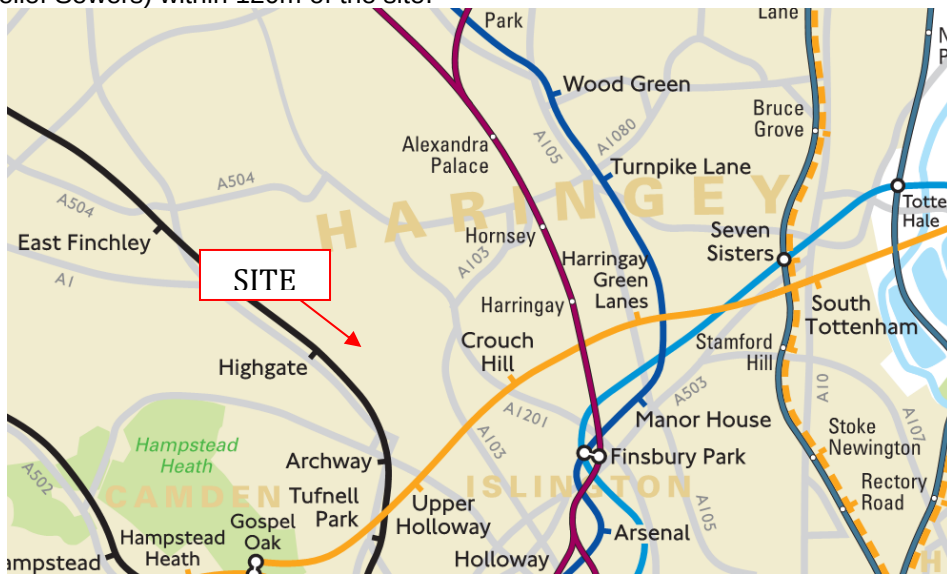


2.14 **Flooding from sewers:** The property (N6) is located where some incidents of Sewer Flooding happened in the past, however there is no records of sewer flooding incidents at the site.

2.15 **Flooding from Surface Water:** The site at low risk of surface water flooding in accordance with EA map.



2.16 **Existing Underground Structures:** There are no expected underground tunnels or other underground structures (e.g. LUL tunnels, Post Office Tunnel, Trunk Storm Relief Sewers) within 120m of the site.



**Underground services map**

2.17 **Unexploded Ordnance:** Map showing bomb damage. Classified from Total Destruction (Black), through Seriously Damaged (Dark Red) to Clearance Areas (Green). Includes V1 and V2 Bomb locations. Below map shows that there is no risk of unexploded ordnance within proposed excavation.



Map of WW2 bomb census

- 2.18 **Trees:** The adjacent lands are generally grassed with a number of mature trees close to the proposed development. Refer to reports and assessments by others for protections and limitation on the works near the existing or removed trees. Proposed excavation is to be generally carried out by hand or using small excavators so the risk for any trees is very limited.

## 3.0 DETAILS OF PROPOSED CONSTRUCTION

3.1 **Introduction:** The proposed development involves the construction of the retro-fit basement under the footprint of the main house and extended into the rear garden. Generally, the excavation is to be up to about 3.4m below existing ground floor level in order to achieve a conventional habitable headroom with necessary ceiling service zones.

3.2 **Groundwater:** Ground water was not encountered within the borehole undertaken on site. Therefore, dewatering will be most likely not be required during construction, especially as the borehole was conducted in February which are considered the wetter months.

Groundwater will be monitored before construction to assess if there is any change to the groundwater to enable design of suitable dewatering system. It is considered that localised pumping dewatering system may be required. Dewatering during construction using conventional pumping system as per TW-00431 will also be required subject to specialist's contractors design and details.

3.3 **Sewer Flooding:** Positive pumped devise will be installed to reduce the risk of sewer flooding. Moreover, the new basement structure is to be a monolithic and watertight reinforced concrete box and any accidental mains flooding is unlikely to penetrate through it and impact the basement space.

3.4 **Proposed Drainage:** The subterranean development is to be under the site, whilst it is likely that the existing drainage system will require upgrading or replacement with the addition of pumps, the development will not impact on any public drainage or existing surface water drainage systems.

3.5 **Grade of Basement - Water Resistance / Proofing:** Reinforced concrete basement structure with sealed joints and existing brickwork would provide barrier against moisture and water ingress. Secondary drain cavity system is proposed as belt and braces measure in case any nominal leak in the concrete joint would happen.

3.6 **Retaining walls:** The permanent structural works will involve the construction of reinforced concrete walls in short sections. New reinforced concrete walls will be monolithically connected to the new reinforced concrete basement slab to provide robust and watertight construction. The walls could be formed as the underpinning structure subject to Party Wall agreements. The underpinning will be constructed in a hit and miss sequence to minimise ground movements. The new basement is a naturally rigid structure and will be designed to accommodate the horizontal ground forces imposed via underpins to the perimeter, potential for upwards and lateral water pressures as well as the vertical loads from above.

3.7 **Soil-structure interaction:** New structure will be supported on existing and new foundations. The stiff reinforced concrete box structure, designed with cantilevered walls, would limit the horizontal movement and consequent impact to the adjacent structures.

3.8 **Temporary Works to boundary structures:** The existing party walls and flank walls are to be underpinned in short sections in fully shored shafts. Horizontal medium-duty props are to be installed to laterally restrain and retain boundary walls during construction. Rear and front walls, including lightwells, may need to be constructed in two stage underpinning in conventional sequence in short sections and designed to withstand surcharge from highway. Refer to Appendix B for outline proposals.

## 4.0 METHOD STATEMENT

0. Carry out remaining investigation works including groundwater flow to select the most appropriate dewatering system and method for the project
1. Carry out soft strip out in the property. Review condition and load run downs of the existing structure to foundations. Break existing slab and install permeation grouting (when required).
2. Cast initial pins down to basement formation level and at critical locations i.e. where new transfer beams are located and at proposed basement columns. Works to be carried out in fully shored shaft excavations. Back fill shafts with well compacted ground on completion.
3. Carry out works in hit and miss sequence as per items below.
  - Underpinning to be carried out in maximum 1.0m sections in shaft excavations. Consider single or two stage process subject to ground conditions.
  - Install trench sheeting, struts and walings as excavation proceeds for underpins in shafts.
  - Cast underpins in sections, dry pack on hardened concrete between new and existing foundations.
  - Continue the underpinning to the perimeter until all the underpinning is completed, individual underpins are to be backfilled with well compacted ground straight after the section gained its strength.
4. Install remaining permanent cross beams and reduce central earth mount in the existing house to about 2m below ground floor level and. Additional horizontal soldier props are to be placed against front facade and party walls subject to detail temporary works designs.
5. Reduce ground level by about 1.0m or so but ensure that perimeter underpins remain laterally restrained at all times by central berm.
6. Install main cross and corner shores.
7. Install enabling works strips at formation of the basement
8. Excavate and form retaining walls in the basement
9. Carry out excavation to formation level, blind the ground at formation level and control short term heave effects, place below ground drainage and sumps. Place heave mats and cast low level slabs and upper lower ground floor slabs.
10. Remove horizontal line of high- and low-level props when permanent slabs gained required strength and when Temporary Works Coordinator issued permit to unload.

## 5.0 DISCUSSION & CONCLUSION

- 5.1 The modest basement extension of the existing basement and small increase in depth and when completed will be similar to the proportions of many other basements to be found in existing buildings of this design and period.
- 5.2 As such the proposed development will not adversely affect the structural stability of the building, the neighboring buildings and any adjacent infrastructure. Further to this, the proposed development does not increase the flood risk to the property and nearby properties from any source.
- 5.3 We do not envisage that the works would exceed category of damage 1 to the No.35 Avenue Road or the adjoining buildings as defined in BRE Digest 251 when works are carried out in accordance with our specification. Category 1 damage is defined as visual damage to walls such as fine cracks which can be treated easily using normal decoration. Damage generally restricted to internal wall finishes; cracks rarely visible in the external brickwork. Typical crack widths up to 1mm.
- 5.4 It should be noted that the works would fall within the requirements of the Building Regulations and may be subject to agreement by the owners of the adjoining and adjacent buildings under the Party Wall etc Act 1996.

We trust the above is clear, but please contact the writer if you have any questions.

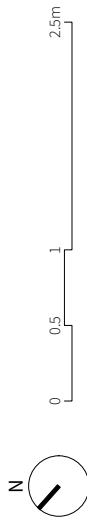
Yours sincerely



**Alan Bowling** BEng CEng M.I.Struct.E  
Project Director  
Axiom Structures Limited

Enclosed:

- a. Will Gamble Architects Planning Proposals
- b. Noise, vibration and dust mitigation proposal.



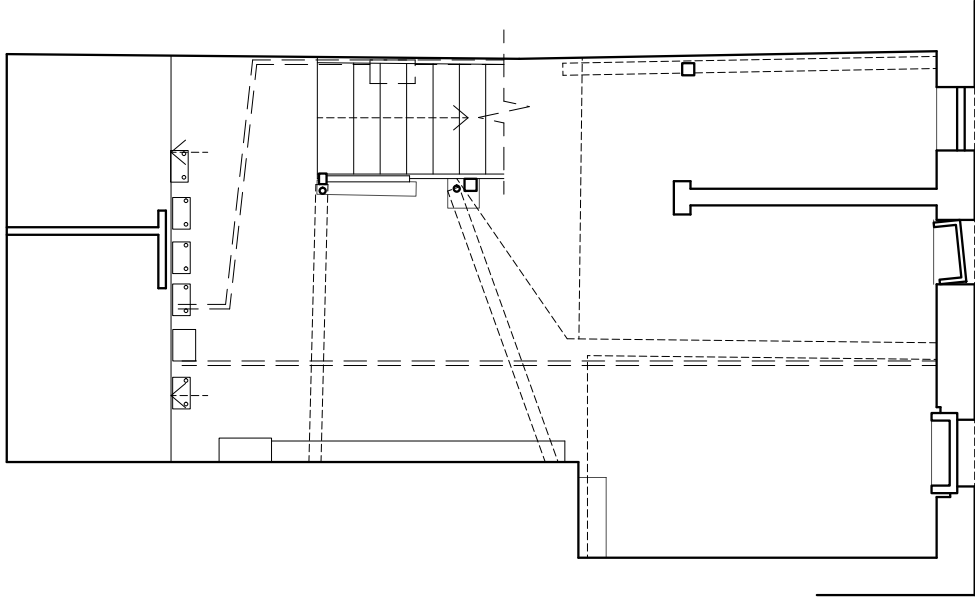
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The contractor shall submit setting out drawings to the Architect for approval, without which, manufacture shall not commence. All work must comply with relevant British Standards and current Building Regulations.

Notes



Revisions  
P0 14/05/2026 Planning Submission

PLANNING

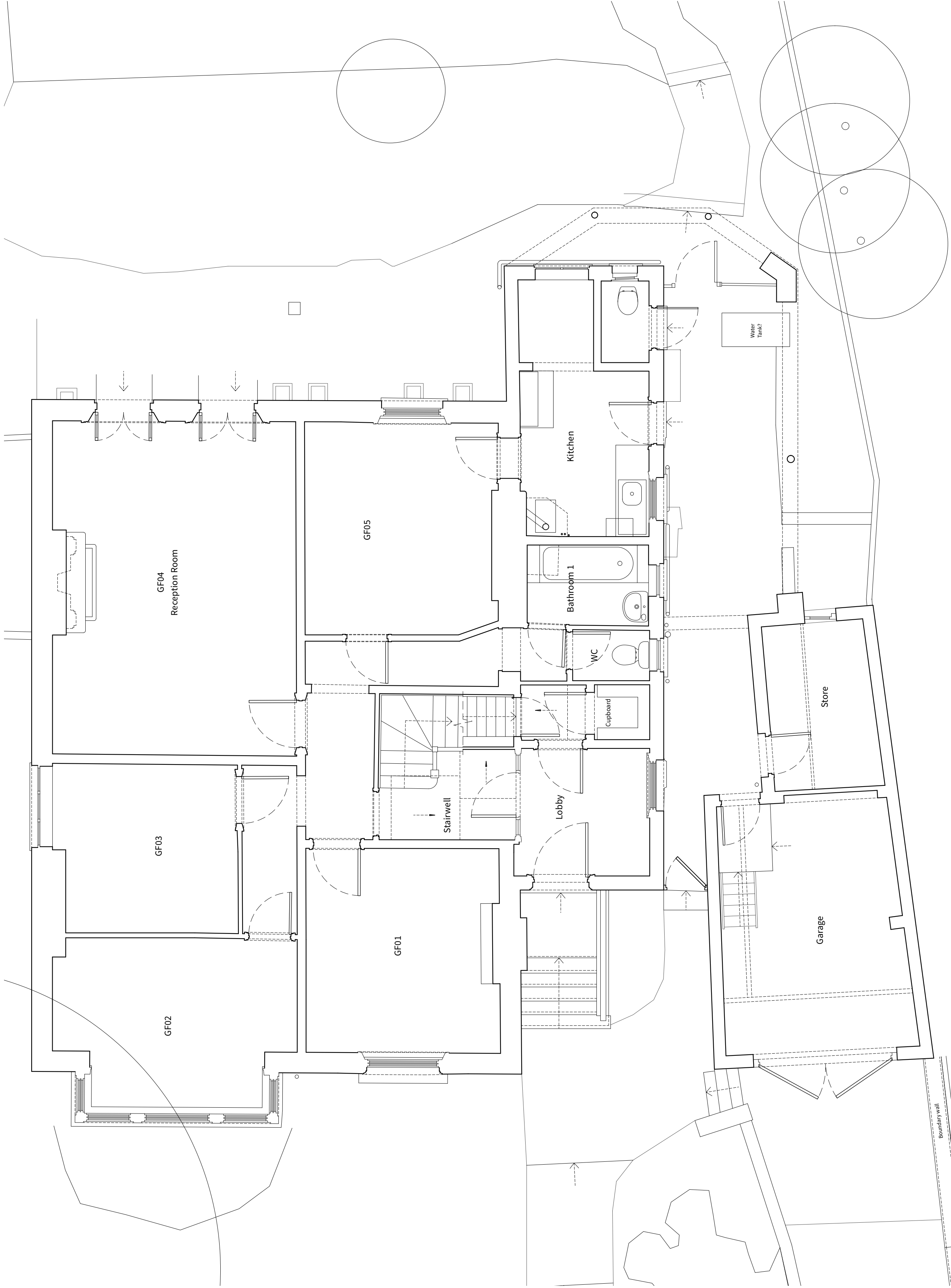
201-Existing Basement

Client: Ronan & Naomi Clancy

Project: Avenue Road

Scale: 1:50 @ ISO A2

Date: 14/05/2026



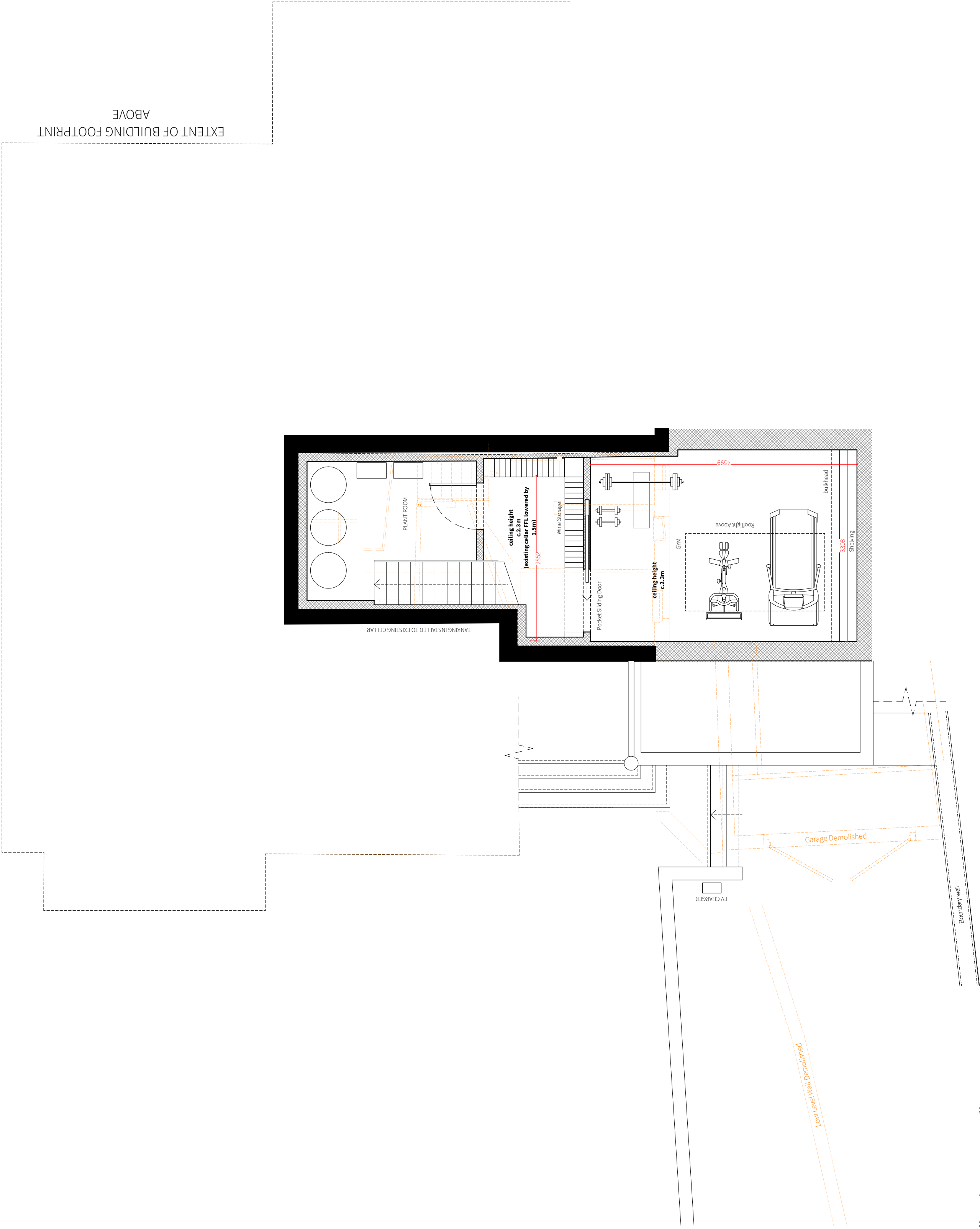
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P0 14/05/2026 Planning Submission

| PLANNING                       |                      |
|--------------------------------|----------------------|
| 202-Existing Ground Floor Plan |                      |
| Client:                        | Ronan & Naomi Clancy |
| Project:                       | Avenue Road          |
| Scale:                         | 1:50 @ ISO A2        |
| Date:                          | 14/05/2026           |

**WillGamble/Architects.**  
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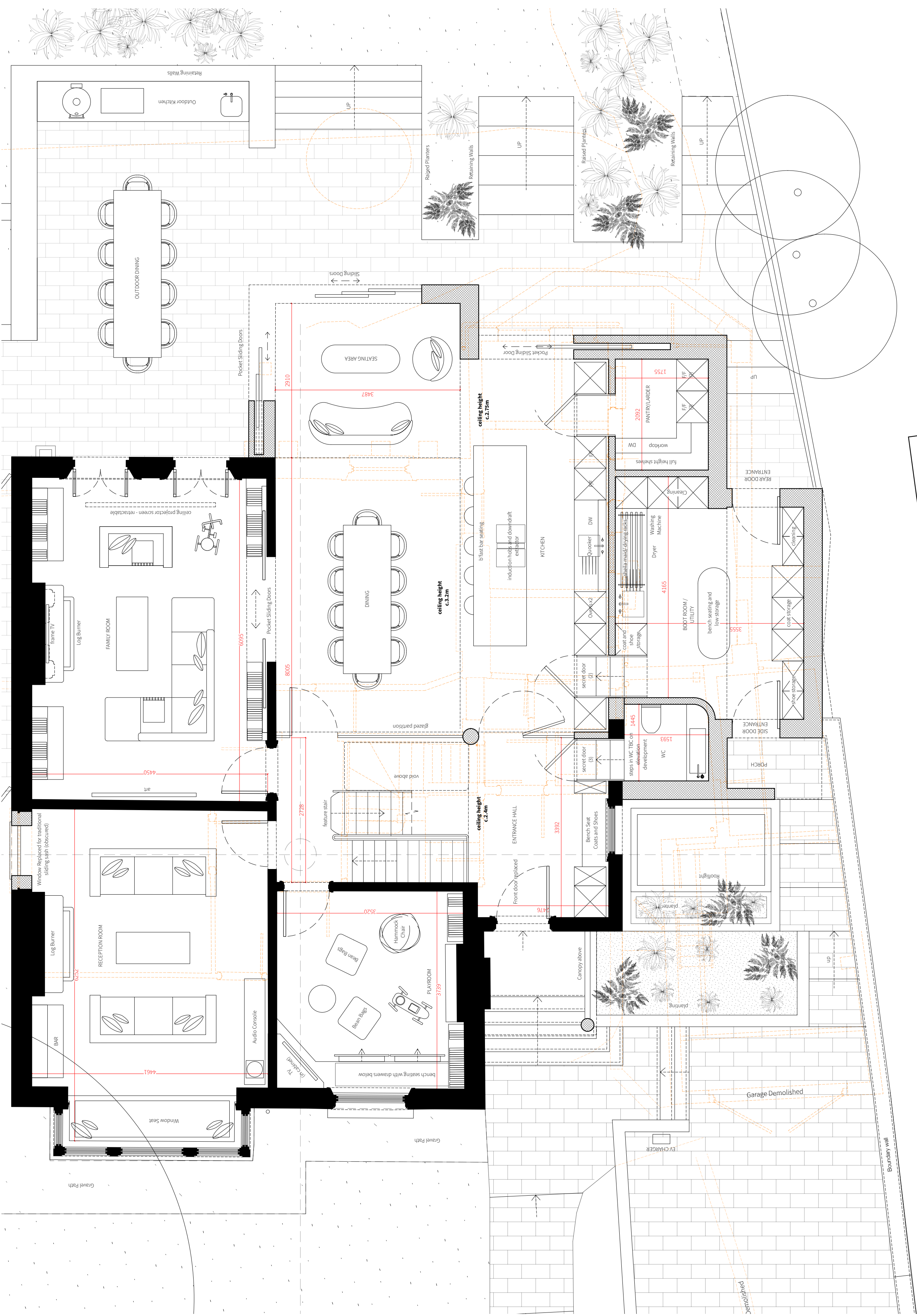
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| Notes      |                |
|------------|----------------|
| <b>Key</b> |                |
|            | Demolished     |
|            | Proposed Walls |
|            | Existing Walls |
|            | Dimension      |

| Revisions |                                |
|-----------|--------------------------------|
| P0        | 14/05/2026 Planning Submission |

| PLANNING              |                      |
|-----------------------|----------------------|
| 301-Proposed Basement |                      |
| Client:               | Ronan & Naomi Clancy |
| Project:              | Avenue Road          |
| Scale:                | 1:50 @ ISO A2        |
| Date:                 | 14/05/2026           |



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Notes

- Key**
- Demolished
  - Proposed Walls
  - Existing Walls
  - Dimension

Revisions

P0 14/05/2026 Planning Submission

PLANNING

302-Proposed Ground Floor Plan

Client: Ronan & Naomi Clancy

Project: Avenue Road

Scale: 1:50 @ ISO A2

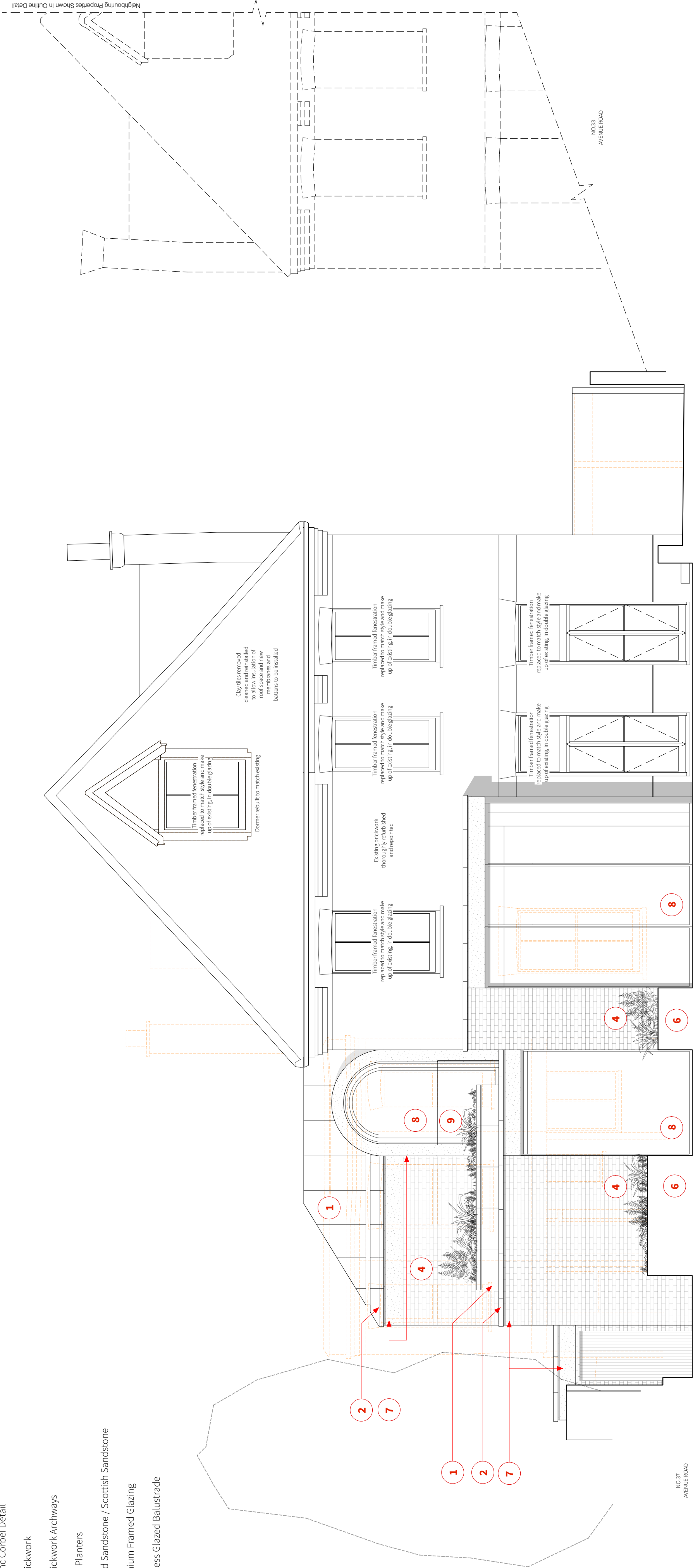
Date: 14/05/2026

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Materials Key

- 1Red Zinc Roofing
- 2Red Zinc Cappings and Concealed Gutters
- 3Red Zinc Corbel Detail
- 4Red Brickwork
- 5Red Brickwork Archways
- 6Raised Planters
- 7Old Red Sandstone / Scottish Sandstone
- 8Aluminium Framed Glazing
- 9Frameless Glazed Balustrade



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- Notes
- Key
- Demolished
  - Proposed Brickwork
  - Proposed Zinc Cladding (roofs, cappings)
  - Proposed Timber
  - Proposed Old Red Sandstone/Scottish Sandstone

Revisions  
P0 14/05/2026 Planning Submission

PLANNING  
311-Proposed South Elevation  
Client: Ronan & Naomi Clancy  
Project: Avenue Road  
Scale: 1:50 @ ISO A2  
Date: 14/05/2026

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**SITE: 35 AVENURE ROAD N6 5DF**

**PLANNING APPLICATION: NOISE, VIBRATION AND DUST MITIGATION**

## **1. Introduction**

This statement outlines the methods to control of noise, dust and vibration at the above site during the course of construction.

## **2. References**

This statement is based upon:

- British Standard BS5228 'Noise and vibration control on construction and open sites part 1-4'
- The Building Research Establishment 'Control of Dust from Construction and Demolition Activities' 2003,

## **3. The Works**

The project involves construction of the retro-fit basement under the footprint of the main house and extended into the rear garden. The basement is to be a single level and involve underpinning the existing walls.

Following desk studies, modern basements have been identified to adjacent properties, and conventional tried and tested underpinning to the party walls is proposed. Refer to Axiom Structures Construction Method Statement (Appendix A) for proposed drawings.

## **4. Outline Predicted Noise and Vibration Receptors**

Typical equipment and plant likely to be in used at the site includes, but is not necessarily limited to, the following:

- Mini excavators
- Builders Vans, Flat bed lorries, and Skip lorries
- Drills, saws and small tools
- Handheld breakers
- Conveyors
- Generators

In addition to the above equipment, noise will also be generated by occasional events such as deliveries. These will be distributed across the site and because of their very short duration during a working day will not add to the predicted noise levels, attached.

## **5. Proposed steps to minimise noise and vibration**

### **NOISE**

To effectively control noise it is firstly necessary to consider the risk and likely noisy activities. This will be related to the scale of the works, the duration and site organisation. These risks may vary between the phases of the work e.g. demolition, excavation and concreting.

The site will make use of modern, well maintained equipment which will comply with relevant EC Directives and UK Regulations as set out in BS 5228-1:2009. To check equipment on a regular basis and ensure it is well oiled.

The site can be considered small in scale but it is very close to residential users. It would be expected that the works should not unnecessarily impact upon the amenity of the surrounding residential users through excessive noise.

It is expected that the impact of noise due to the various stages of the construction will be as follows:

Demolitions – medium risk as most demolitions would consist in “soft strip” and hand break out of internal walls or hand removal of any element of hard landscaping within the small rear enclosed courtyard.

Breaking internal concrete slab – medium risk which will be minimised by use of hand breakers followed by cutting out at edges and internally to minimise transmission of noise to walls and ground

Excavation – low risk as, although this consists are large part of the works, the excavation will be hand dug or use of mini-excavators. There will be some noise from the conveyor belt operation and vehicles operating in the street.

Concreting – low risk as noise is likely to be from cutting of reinforcement and plywood shuttering.

Breaking projections to party walls – medium risk which will be minimised by use of hand breakers, it is noted that adjacent properties have already modern basements and this works would be substantially limited.

It is not expected that the works will involve a significant degree of grinding, sand blasting or crushing. These activities are particularly noisy but are not likely to occur on this site.

There are a number of actions that are proposed to be taken to limit the impact of noise on the surrounding area and residents. These will include:

- Include contact details of the person responsible for the site on the site boundary so that local residents are able to raise any issues and report problems. The person responsible for the site is to keep a written account of any problems and how the problems are addressed.
- To help control any noise emissions the windows and doors are to be temporarily closed to help retain any noise within the site. This will act as a screening.
- All site hoardings (including those located on the highway) to be fully enclosed with plywood and polythene screening. This will help ensure noise is retained within the site boundary.
- If a piece of noisy machinery is to be used it will be located on vibration pads.
- Where possible use will be made of electrically powered hand tools rather than compressors.
- Where hard concrete is encountered, and air compressors are unavoidable, they will be used for the minimum time possible.
- To avoid unnecessary noise engines shall not be left idly running and radios will not be used.

The site will operate within the Local Authority stipulated working hours. All site operatives will be made aware of these hours.

## **VIBRATION**

To effectively control vibration it is necessary to consider the risk and likely activities.

The site can be considered small in scale but it is very close to residential users. It would be expected that the works should not unnecessarily impact upon the amenity of the surrounding residential users through excessive vibration.

It is expected that the impact of vibration due to the various stages of the construction will be as follows:

Demolitions – medium risk as, although some internal walls are to be demolished, we would expect that these are to be dismantled with hand tools or using hand breakers or saw cutting.

Excavation – medium risk as, although this consists are large part of the works, the excavation will be hand dug or using mini excavators enclosed in the existing property. There may be some vibration when the new underpinning is ‘joined’ to the existing footings and when some of the footing toes are removed.

Concreting – low risk as this will involve the pouring of a wet material.

Control of vibration will be very similar to items above for noise although it is harder to control than noise due to the contact with the existing buildings and structures.

- Machinery will be mounted on anti-vibration pads and enclosed to limit vibration at source.
- Where possible practical works will be carried out by hand rather than using pneumatic drill. This will not always be possible but the person in charge of the site will consider alternative working methods where practical.
- Develop a working sequence to isolate neighbouring properties as much as possible. This means, for instance, breaking out slab edges first before removing rest of floor.
- Internal demolition will be generally carried out using hand tools or light duty electric tools.

## **6. Proposed Steps to minimise dust**

In order to manage dust at the site, the Contractor will employ the following best practice techniques as set out in The London Councils’ Best Practice Guidance: *The control of dust and emissions from construction and demolition (November 2006)*

- Damping down
- Covering bulk materials
- Use of bagged materials
- Erect wind breaks/ fences (these can double as acoustic barriers)

To effectively control dust it is firstly necessary to consider the risk and likely emissions.

This will be related to the scale of the works, the duration, likely weather and site organisation. These risks may vary between the phases of the work e.g. demolition, excavation and concreting.

It is also necessary to consider the context of the site to determine the likely impact of the dust (if any).

The site can be considered small in scale but it is very close to residential users. It would be expected that the works should not unnecessarily impact upon the amenity of the surrounding residential users through dust spread.

It is expected that the impact of dust due to the various stages of the construction will be as follows:

Demolitions – low risk of dust as most demolitions would consist in “soft strip” and break out any internal element fully enclosed in the existing property.

Excavation – medium risk as this consists are large part of the works involving loose spoil that may dry out between the extraction and removal.

Concreting – medium risk as this consists are large part of the works and can become an issue as the concrete dries. The green concrete is likely to be a minimal issue.

It is not expected that the works will involve a significant degree of grinding, scrabbling, and blasting or crushing. These activities are particularly dusty but are not likely to occur on this site. There will be some cutting, drilling and trimming.

There are a number of actions that are proposed to be taken to limit the impact of dust on the surrounding area and residents. These will include:

- Include contact details of the person responsible for the site on the site boundary so that local residents are able to raise any issues and report problems. The person responsible for the site is to keep a written record of any problems and how the problems are addressed.
- The person responsible for the site to actively monitor the site to ensure control of dust.
- The site will be operated as a closed site.
- All site hoardings to be fully enclosed with plywood and polythene screening including any conveyor belts from the site to the site compounds. This will help ensure dust is retained within the site boundary.
- The person responsible for the site is to initiate a weekly check of the site and surroundings and carry out any necessary cleaning that has originated from the works. If there are any spillages then this is likely to occur from concrete deliveries.
- The person responsible for the site will ensure that a banks man is available during concrete deliveries so any spillage can be immediately cleaned up.
- Materials, in particular, cement and fine aggregates are to be stored within the site enclosures and not left in the open air where there is a risk of drying out and dust. They will be delivered in closed bags and not in loose form.
- In order to help limit dust waste and spare materials will be removed from the site as soon as possible.
- Dampen down as necessary to control dust.
- Conveyor belts where externally placed are to be fully enclosed in plywood.

No vehicles will enter the site itself so there will be no need for wheel cleaning measures or specific dust control in relation to site traffic.

There will be no burning of waste materials on the site. A water supply will be available for dust suppression if required during drier months.

All building materials will be stored within the site and will be immediately transferred from the delivery lorry and into the site. This will limit any double handling and consequently the likelihood of dust.

As the road around is fairly narrow the concrete for the structural works to the basement could be mixed within the confines of the site, except for the slab which will be poured via a mixer due to the volume of concrete. This will remove the need for wet concrete being transported on the narrow road.

All materials will be stored within the existing internal space or enclosed containers.

## **7. Monitoring Regime**

Noise, vibration and dust monitoring may need to be undertaken subject to agreement with the Noise and Nuisance Team. A monitoring regime would be agreed with the Council prior to commencement of any works.

Given the scale of the site and that the works are limited to excavating inside the property, it is not felt that detailed monitoring of noise, vibration and air quality is required.

Monitoring of the site will be by visual inspection and recorded by a site log of inspections, problems and how they have been addressed.