



View from the South



View from the West



View from the North



View from the East

3. STAGES 1 & 2: SCREENING AND SCOPING ASSESSMENTS

Whilst we are not in Camden the requirements of Camden are considered amongst the more onerous, so the Camden Planning Guidance CPG4 assessment requirements have been used for the initial stages for screening and scoping assessment, the checklists for which are addressed below (minus references to the Hampstead Ponds). These inform the further investigations in subsequent sections.

3.1. STAGE 1: SCREENING

SCREENING CHECKLIST: SUBTERRANEAN GROUNDWATER FLOW			
CONSIDERATION		RESPONSE	JUSTIFICATION
1A	Is the site located directly above an aquifer?	NO	The nearest aquifer is approximately 4km south of the site beneath the Southern edge of Richmond Park
1B	Will the proposed basement extend beneath the water table surface?	Unknown	No site specific groundwater monitoring has been undertaken however it is understood through previous experience that works to the nearby no. 76 Lower Mortlake Road were undertaken with ground water investigations using a 5m standpipe that were dry when monitored and thus indicated ground water at 5.5m below ground level and beneath the founding level of the proposed basement.
2	Is the site within 100m of a watercourse, well (disused/used), or potential spring line?	NO	The nearest surface water feature appears to be circa 1km to the west (the River Thames).
3	Will the proposed basement development result in a change in the proportion of hard surfaced/paved areas?	NO	The proposed basement is entirely within the footprint of the existing building, existing building patio area and adjacent vacant lot, with all of these areas currently comprising areas of existing hard paving
5	As part of the site drainage, will more surface water (eg rainwater and run-off) than at present be discharged to the ground (eg via soakaways and/or SUDS)?	NO	No changes proposed to ground discharge.

6	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 main water level in any local pond or spring line?	NO	The site level is considerably higher than the levels of the nearby Thames River approximately 1km to the west.
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SCREENING CHECKLIST: SLOPE STABILITY			
CONSIDERATION		RESPONSE	JUSTIFICATION
1	Does the existing site include slopes, natural or man-made, greater than 7°, or 1 in 8?	NO	
2	Will the proposed re-profiling of the landscaping at site change slopes at the boundary to more than 7°, or 1 in 8?	NO	
3	Does the development neighbour land, including railway cuttings and the like, with a slope greater than 7°, or 1 in 8?	NO	
4	Is the site within a wider hillside setting in which the slope is greater than 7°, or 1 in 8?	NO	
5	Is the London clay the shallowest stratum at the site?	Unknown	No site specific ground investigation has been undertaken. The site is mapped as being underlain by the Kempton Park gravel group over London Clay Formation. A nearby borehole indicates circa 0.8m of topsoil over 4.6m of Kempton Park gravel, over clay.
6	Will any trees be felled as part of the proposed development, and/or any works proposed within tree protection zones where trees are to be retained?	NO	