

Palladium Consulting Engineers Ltd

Springfield, Luffenhall, Nr. Stevenage, Herts. SG2 7PX

Email address: coeng@palladium.co.uk

Tel. 08452 990 990 Fax. 0709 284 3117

32 LINKSWAY NORTHWOOD

BASEMENT IMPACT ASSESSMENT

DATE: JAN 22

**CLIENT: DUSEK DESIGN
ASSOCIATES**

JOB NO:222313

1. Background

The proposed development comprises a new dwelling over 4 floors, including a basement, ground floor, first floor and second floor with associated surface car parking.

The site currently consists of an existing property known as “No.32 Linksway Northwood”, the site has a cross fall of approximately 1m and a fall from the front boundary to the rear garden of 1.5m, the site comprises various mature trees including oak, cypress, yew and fruit trees. (Planning scheme see appendix c)

2. Ground Model

A desk top study of the site revealed that the site has been occupied by the existing residential property for the entirety of its developed history.

Referring to geological records and site investigation encountered at No.18 Linksway, Northwood the site geological conditions can be summarised as follows:-

- Shallow top soil / made ground
- Overlying
- Reading Bed formation, comprising Stiff Orange- Brown mottled grey clay 0.4-3.2m
- Overlying
- Upnor formation comprising Dense Dark Brown fine and medium sand & gravel 3.2-13m
- Overlying
- Upper Chalk Deposits 12-20, and not penetrated
-

During all of the fieldwork no ground water was encountered to a depth of 20m in depth. (see Appendix A for borehole records)

3. Flood Risk Assessment

Referring to Enviroment Agency Database the site lies in floor zone 1, an area with a low probability of flooding. (see appendix B for records)

The floor risk detailed assessment for 1:100+ year storm event, indicates the site is outside any area for flooding.

Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update

Flood risk

Low risk: depth

Location

HA62XB

4. Proposed Basement Construction

In view of the depth of the basement construction and the associated depth of basement excavations, precautions will be required in order to safe guard the neighbouring properties as outlined below:-

- No.30 Linksway Northwood is a existing property of at leasr 20-30 years old
- No.34 Linksway Northwood is a existing property of at leasr 20-30 years old

In order to construct the proposed new build basement a bored pile wall will be constructed around the proposed basement foot print to enable the basement excavation and works to progress in a safe environment, protecting the neighbouring properties from any potential settlement.

The proposed method of construction and relationship to the adjoining properties is illustrated in Appendix D of this report.

Due to the fact that no ground water was encountered during the adjacent site investigation works it is considered only localised pumping will be required to deal with ground water collected during times of rainfall.

We would point out that prior to commencement on site, that a series of ground water standpipes should be installed and monitored.

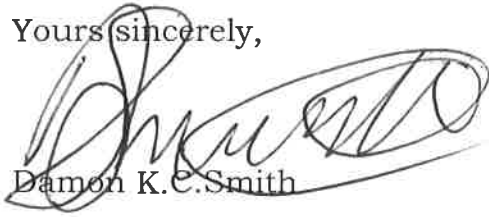
5.Ground Water Flooding and Drainage Risks.

Due to the fact that no ground water was encountered during the adjacent site investigation works , and the desk top study highlighted the site to be contained within a flood zone 1with no flooding risk during a 1:100+ year storm event. It is considered that the risk of the proposed development causing any flooding or drainage issues are negligible.

We would point out that prior to commencement on site, that a series of ground water standpipes should be installed and monitored.

We trust the above is of assistance and should you require anything further please contact the writer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Damon K.C. Smith', written over a horizontal line.

Damon K.C. Smith

APPENDIX A : SI DATA

							Site 20 Links Way, Northwood, Middlesex HA6 2XB	Borehole Number BH1
							Client	Job Number
							Engineer	Sheet 2/2
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend
10.50-10.88 10.50	SPT 80/225 D11	10.50	10.00	9,9/21,26,33				
12.00-12.45 12.00	SPT N=53 D12	12.00	11.30	7,10/12,12,14,15		12.20 (1.10)	Very dense bluish green mottled brown fine to medium SAND with black rounded pebbles	
13.50-13.95 13.50	SPT N=29 D13	13.50	DRY	8,8/7,7,7,8		13.30	CHALK recovered as strong medium to high density white with black specks CHALK with occasional flints and orange-brown staining	
15.00-15.45 15.00	SPT N=41 D14	13.50	DRY	5,5/7,12,12,10				
16.50-16.95 16.50	SPT N=41 D15	13.50	DRY	6,7/10,10,11,10		(6.70)		
18.00-18.30 18.00	SPT 65/150 D16	13.50	DRY	7,29/30,35			Cobble sized flint at 18.2 m	
19.50-19.95 19.50	SPT N=46 D17	13.50	DRY	6,7/10,12,11,13		20.00		
Remarks							Scale (approx) 1:50	Logged By ML
							Figure No. J13109.BH1	

						Site 20 Links Way, Northwood, Middlesex HA6 2XB		Borehole Number BH1	
						Client		Job Number	
						Engineer		Sheet 1/2	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
						(0.15) 0.15 (0.25) 0.40	Tarmac Made Ground (crushed roadstone and brick sub-base) Soft becoming firm and stiff brown mottled bluish grey, reddish brown and greenish blue silty CLAY		
0.70	D1								
1.20-1.65 1.20	SPT(C) N=3 B1	1.20	DRY	1,0/1,0,1,1					
1.80	D2					(2.80)			
2.00-2.45	U1								
2.40	D3								
2.70	D4								
3.00-3.45 3.00	SPT N=55 D5	3.00	DRY	3,5/7,11,17,20		3.20	Very dense orange-brown fine to medium SAND		
4.00-4.45 4.00	SPT N=63 D6	4.00	3.70	5,7/10,13,18,22		(2.90)			
5.00-5.30 5.00	SPT 41/150 D7	5.00	4.80	6,10/13,28					
6.00-6.30 6.00	SPT 58/150 D8	6.00	5.40	6,20/20,38		6.10	Very dense greenish brown fine glauconitic SAND		
7.50-7.65 7.50	SPT 11*/75 49/75 D9	7.50	6.90	11/49					
9.00-9.23 9.00	SPT 10*/75 78/150 D10	9.00	8.20	10/38,40		(6.10)			
Remarks Excavating services inspection pit from GL to 1.2 m for 30 mins. Groundwater not encountered. Water added to aid drilling through the sand from 3.2 m to 13.3 m. Groundwater monitoring standpipe installed to 6.00 m. 1 hr spent collecting water.								Scale (approx) 1:50	Logged By ML
								Figure No. J13109 BH1	

					Site 20 Links Way, Northwood, Middlesex HA6 2XB		Number BH2	
					Client		Job Number	
					Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	D1				(0.30) 0.30	Made Ground (brown silty slightly sandy clay with gravel, rootlets, brick and coal fragments)		
0.50	D2					Soft orange-brown mottled grey silty CLAY with decayed roots and pockets of calcareous excretions		
1.00-1.45	SPT N=8	DRY	0,1/2,2,2,2		(1.20)			
1.50	D3				1.50	Firm rapidly becoming stiff reddish brown mottled grey and dark orange-brown silty CLAY with abundant calcareous nodules and occasional pyrite		
2.00-2.45	SPT N=19	DRY	2,3/3,4,5,7		(1.00)			
2.50	D4				2.50	Hard orange-brown mottled greenish grey slightly cemented silty CLAY with calcareous nodules		
3.00-3.45	SPT N=42	DRY	3,5/6,8,11,17		(0.30) 2.80	Very stiff fissured reddish brown mottled greenish grey and yellowish brown silty glauconitic CLAY		
3.30	D5				(0.50)			
3.50	D6				3.30	Very dense dark orange-brown mottled pale orange-brown and reddish brown fine to medium, locally cemented, SAND with occasional pyrite nodules		
4.00-4.31	SPT 25*/145 50/160	DRY	9,16/21,24,5		(2.05)			
4.50	D7							
4.90-5.17	SPT 25*/145 50/125	DRY	10,15/30,20		5.35	Terminated at 5.35m		
Remarks Groundwater not encountered. Groundwater monitoring standpipe installed in borehole to a depth of 5.00 m. Borehole terminated due to the density of the sand.								Scale (approx) 1:50 Logged By ML
								Figure No. J13109.BH2

				* Site 20 Links Way, Northwood, Middlesex HA6 2XB		Number BH3
				Client		Job Number
				Engineer		Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	D1				(0.20)	Topsoil (dark brown clayey silt with abundant roots, organic content and fine gravel)		
0.40	D2				0.20	Soft orange-brown mottled grey silty CLAY with rootlets to 0.6 m and abundant calcareous excretions		
					(1.80)			
1.50	D3							
					2.00	Stiff becoming very stiff dark orange-brown becoming reddish brown mottled greenish grey and yellowish brown silty CLAY with occasional calcareous nodules		
2.50	D4				(1.50)			
					3.50	Hard greenish grey mottled reddish brown and orange-brown cemented glauconitic silty CLAY with calcareous nodules		
3.60	D5				(0.50)			
					4.00	Very stiff reddish brown mottled orange-brown and grey silty slightly sandy CLAY with occasional black specks		
4.40	D6				(0.50)			
4.60	D7				4.50	Very dense dark orange-brown fine to medium, locally cemented, SAND with occasional pyrite		
					(0.50)			
					5.00	Terminated at 5.00m		











Remarks Groundwater not encountered. Borehole terminated due to the density of the sand.				Scale (approx) 1:50		Logged By ML
				Figure No. J13109.BH3		

Site

20 Links Way, Northwood, Middlesex HA6 2XB

Number
BH4
Client
**Job
Number**
Engineer
Sheet

1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	D1				(0.30) 0.30	Made Ground (brown silty slightly sandy clay with gravel, rootlets, brick and coal fragments)		
0.50	D2					Soft orange-brown mottled grey silty CLAY with decayed roots and pockets of calcareous excretions		
1.00-1.45	SPT N=10	DRY	1, 1/2, 3, 2, 3		(1.20)			
1.50	D3				1.50	Firm rapidly becoming stiff reddish brown mottled grey and dark orange-brown silty CLAY with abundant calcareous nodules and occasional pyrite		
2.00-2.45	SPT N=16	DRY	2, 2/3, 3, 5, 5		(1.20)			
2.50	D4				2.70	Hard orange-brown mottled greenish grey slightly cemented silty CLAY with calcareous nodules		
2.80	D5				(0.50)			
3.00-3.45	SPT N=37	DRY	3, 5/7, 8, 9, 13		3.20 (0.20) 3.40	Very stiff fissured reddish brown mottled greenish grey and yellowish brown silty glauconitic CLAY		
3.50	D6					Very dense dark orange-brown mottled pale orange-brown fine to medium, locally cemented, SAND with occasional pyrite nodules		
4.00-4.34	SPT 50/190	DRY	6, 13/17, 21, 12		(1.95)			
4.50	D7							
4.90-5.22	SPT 25"/145 50/170	DRY	10, 15/20, 22, 8		5.35	Terminated at 5.35m		

Remarks

Groundwater not encountered.
Groundwater monitoring standpipe installed in borehole to a depth of 5.0 m.
Borehole terminated due to the density of the sand.

**Scale
(approx)**

1:50

**Logged
By**

ML

Figure No.

J13109.BH4

APPENDIX B : FLOOD RISK DESK TOP STUDY

Flood map for planning

Your reference
HA62XB

Location (easting/northing)
508467/190752

Created
15 Feb 2021 17:13

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

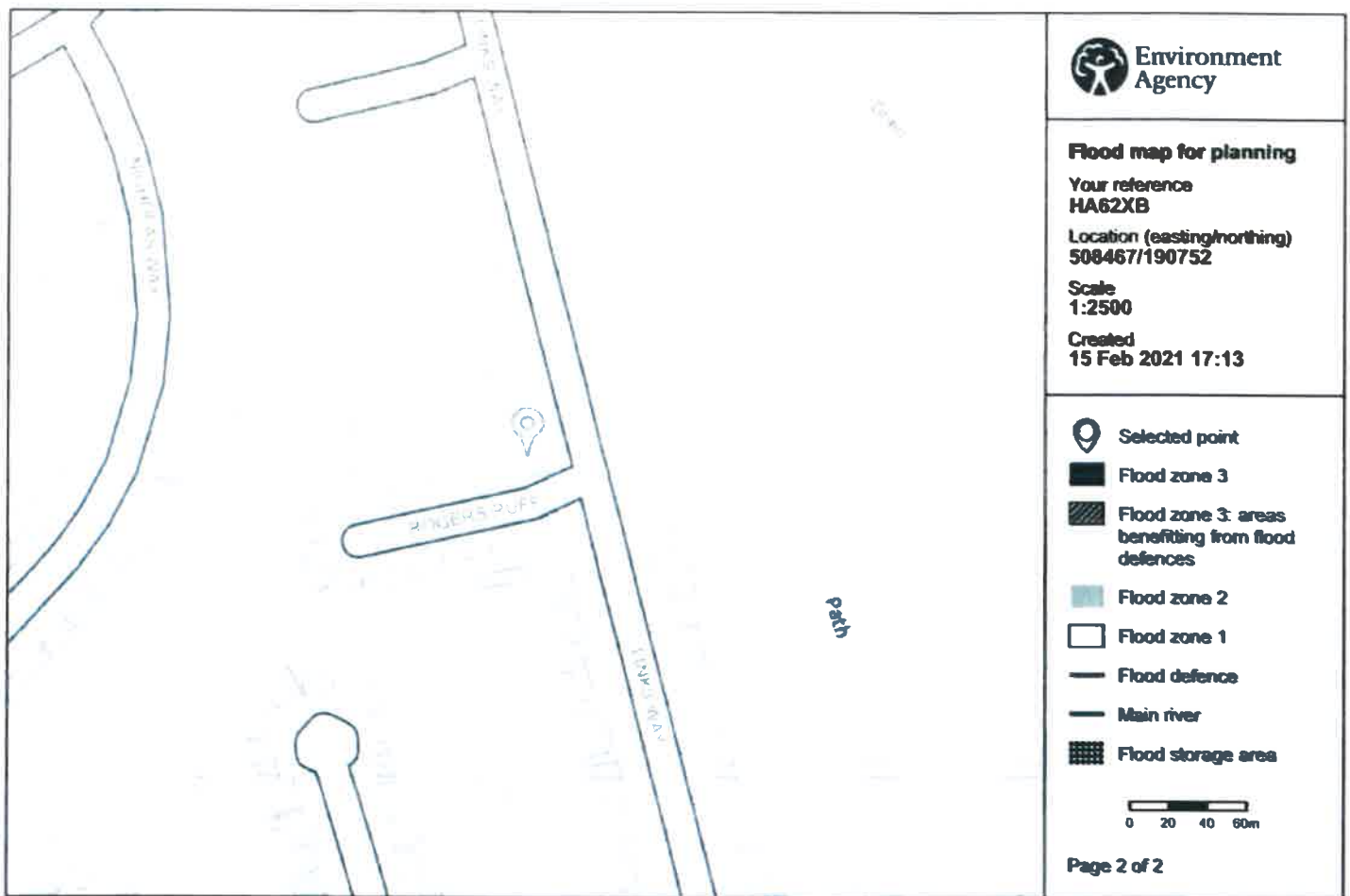
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

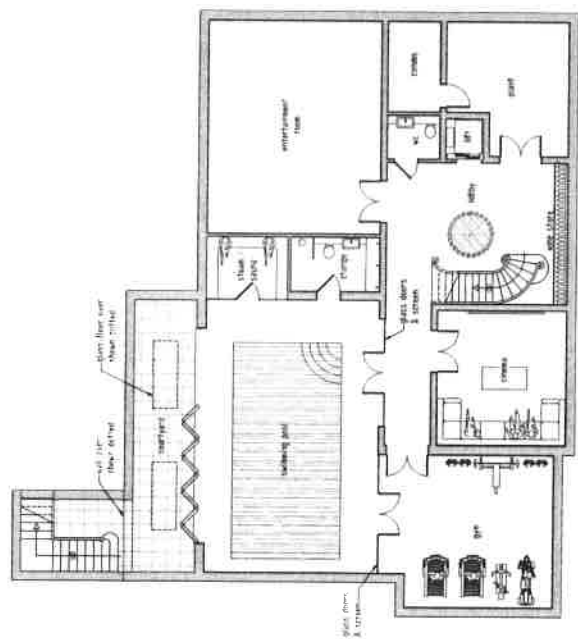
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

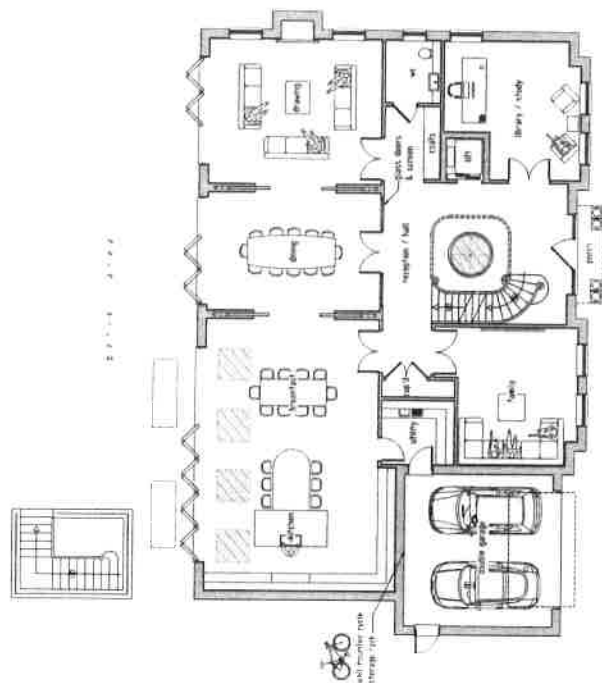
The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



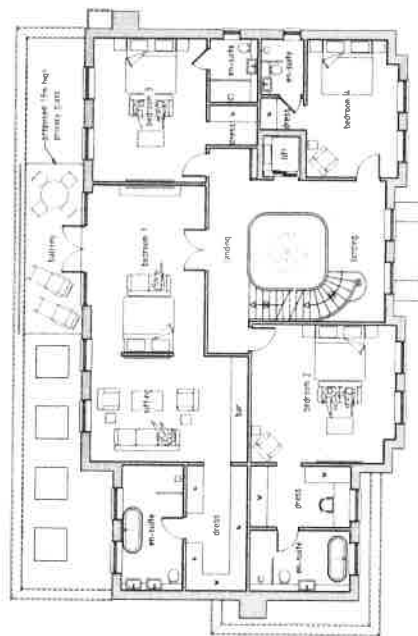
APPENDIX C: PROPOSED PLANNING SCHEME



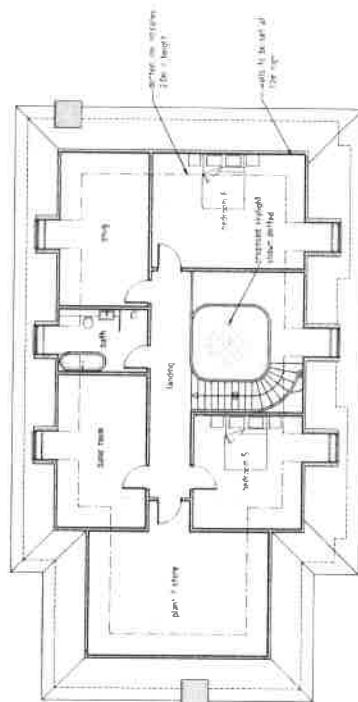
PROPOSED BASEMENT FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN



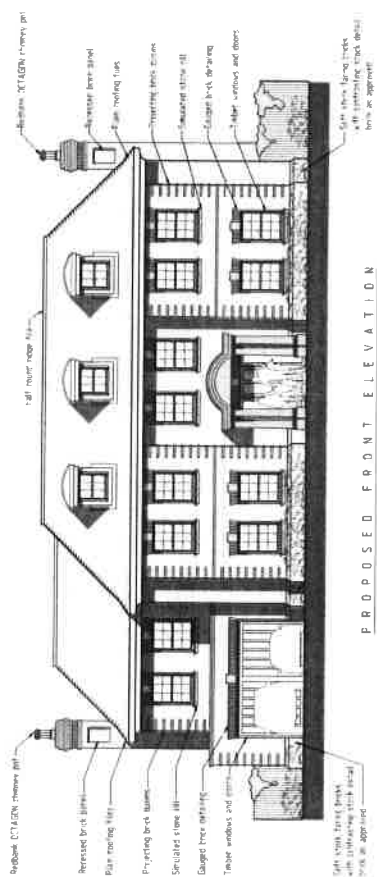
PROPOSED ROAD AREA PLAN

100	AT	250	25 / 06 / 2006	2505 / 16 / 2	2006-07-01
-----	----	-----	----------------	---------------	------------

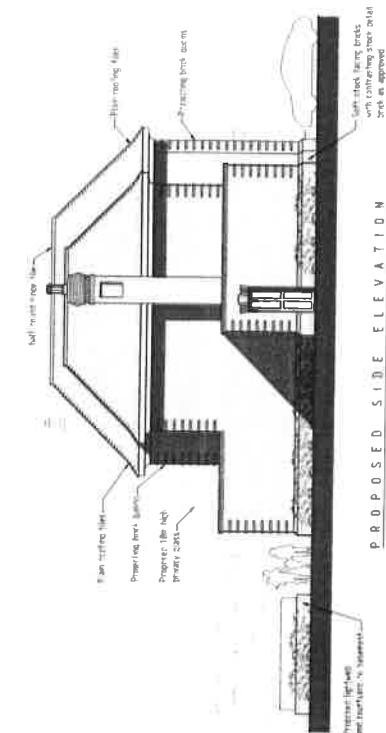
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

© 2005, Wiley, Inc.

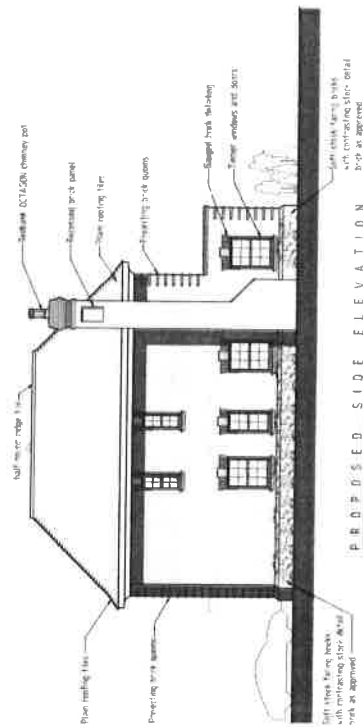
[illegible]

PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2



ENDUSER DESIGN ASSOCIATES LTD
 ARCHITECTURE + PLANNING
 01895 831 103
 info@enda.co.uk
 www.enda.co.uk

APPENDIX D : PROPOSED BASEMENT SECTIONS

