

**G. Nicastro LL.B.**

60 Southbury Road Enfield Middx EN1 1YB.



**RE: Studios 1A, 2A, 3A and Flat 4 at  
10-12 Lind Road Sutton SM1 4PJ  
("the Property")**

## ***Basement Impact Assessment***

Proposal: **The retention of four self contained flats at the Property**

Applicant: **KPD Properties Ltd**

**Introduction:**

***This Basement Impact Assessment is submitted in support of the planning application for the retention of four self contained flats at the Property of which one is contained with the basement of the Property. The purpose of this assessment is to evaluate the impact of the proposed development on the existing basement structure, which was authorized and constructed under planning permission bearing reference number DM2018/01616.***

**Background:**

***Under planning permission DM2018/01616, the construction of the basement was authorized and subsequently completed. The current planning application seeks approval for the retention of four self contained flats at the Property, with a focus on assessing the impact of the use, if any, on the existing basement structure and the other three dwellings sited within the Property.***

**Key Assessment Points:**

- 1. Evaluation of Structural Integrity: The proposed development has been assessed for its potential impact on the structural integrity of the existing basement. Given that no additional building operations are planned for the basement area, and the footprint of both the basement and the remaining Property remains unaltered, it is concluded that the structural integrity of the basement remains unaffected.***
- 2. Analysis of Load-Bearing Capacity: Consideration has been given to any potential increase in load-bearing requirements resulting from the proposed development. Since the development does not introduce any new structural loads to the existing basement, there is no anticipated impact on its load-bearing capacity.***
- 3. Assessment of Environmental Factors: Environmental factors, such as drainage and groundwater management, have been evaluated to determine their influence on the basement structure. The proposed development maintains the existing drainage systems and does not alter the groundwater dynamics in a manner that would impact the basement.***

**4. Review of Surrounding Context: The impact of the proposed development on the surrounding context, including neighbouring properties and the local environment, has been considered. As no new construction or alterations to the basement and the other three dwellings are proposed, there will be no adverse effects on the surrounding context.**

**Conclusion:**

**Based on the assessment conducted, it is concluded that the proposed development outlined in this planning application will have no adverse impact on the existing basement structure authorized under planning permission DM2018/01616. The development does not introduce any new building operations or alterations to the basement, the footprint or any other part of the building, thereby ensuring its continued integrity and functionality.**



Signed.....

Dated..05-03-24.....

Agent for the Applicant