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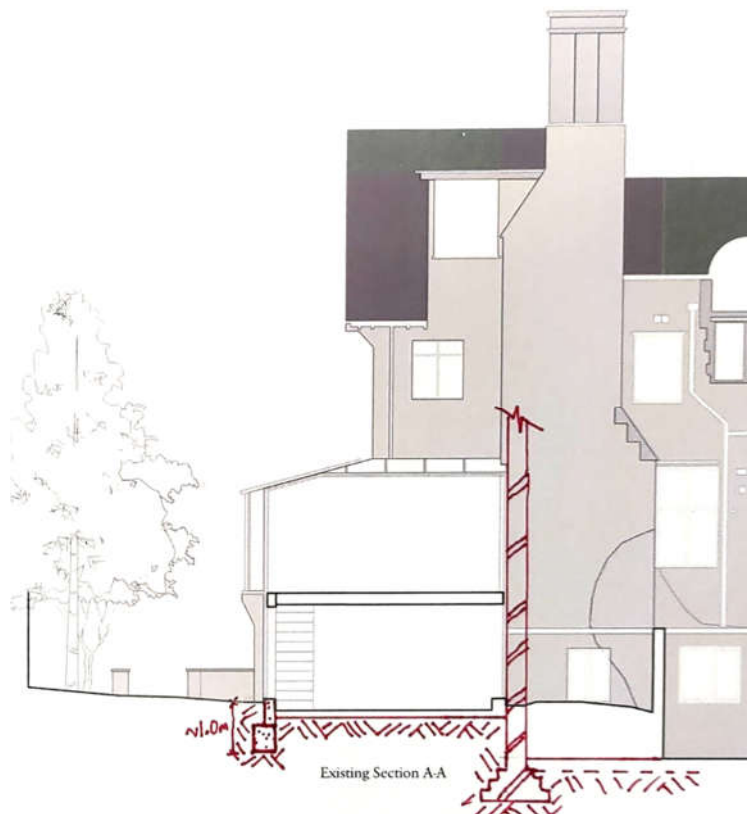


1.0 Introduction

- 1.1 This report has been completed by John Harrison MStructE, CEng) for Harrison Shortt Structural Engineers Ltd.
- 1.2 This document is to accompany the planning application prepared by Charlton Brown and the BIA Audit prepared by Jomas Associates Ltd.
- 1.3 Camden council have requested confirmation of how the demolition, excavation and construction will be carried out and this will be dealt with in the sequence of construction section of the report.

2.0 Existing Building, Site and Ground Conditions

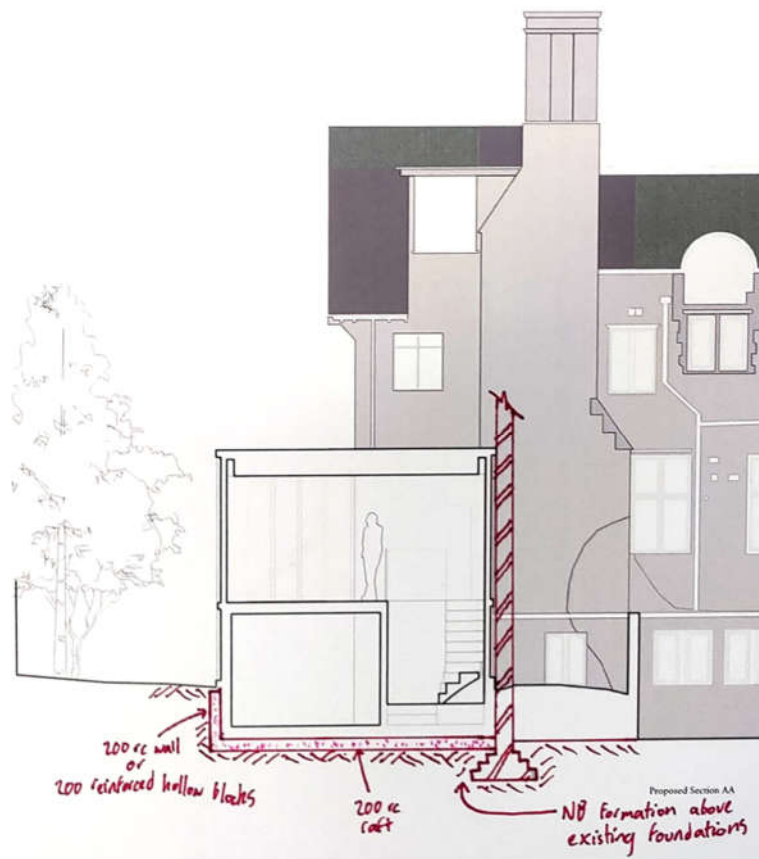
- 2.1 The existing building is four storey listed detached house converted into separate leasehold demises.
- 2.2 The original building is pebble dash rendered masonry supporting timber joisted floors internally onto masonry internal spine walls.
- 2.3 There is a 1970's double storey extension built onto the side of the existing building.



- 2.4 The building is built into the hill and therefore there is level access into the lower and upper ground floors. With the external building façade forming the retaining structures.
- 2.5 The original building is likely to be founded on shallow corbeled brick footings
The 1970's extension is likely to be founded on concrete strip footings assumed 700-1000mm in depth.
- 2.6 The Geological records of the area suggest the building will be founded in the sands and gravels that overly the London Clay.

3.0 Proposed Works

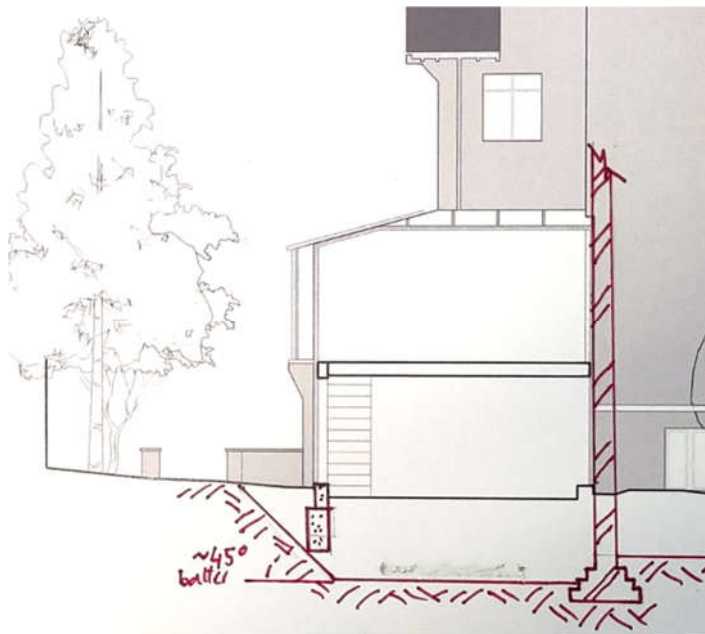
- 3.1 New timber framed two storey extension
- 3.2 The new extension will be founded on a shallow raft with a formation above the level of the original building.



- 3.3 The outer leaf of the extension will be retaining 1.2m of ground and therefore will be formed with reinforced concrete or masonry with a cavity to provide the necessary insulation behind the internal loadbearing skin.

4.0 Sequence of Construction

- 4.1 Erect access platform internally and externally
Sheet the external scaffold to prevent flying debris from glazing removal
Remove seals and glass panels
sort waste prior to removal from site
Remove metal framing system
Strike scaffold
Grubb out existing ground floor slab
Break up existing footings
Excavate for new formation level.
NB excavation adjacent to house to be completed by hand.
Retaining a 45degree batter to earth
Place DPC to new raft
Lace reinforcement
Cast basement slab
NB starter bars to be left for retaining wall
Form retaining wall can cast concrete
Back fill behind wall.
Erect extension off new structure



5.0 Conclusions

- 5.1 The new building will be founded at a similar level to the existing extension and above the original building and therefore presents minimal risk to the listed structure.
- 5.2 The site allows for an open excavation that will allow for safe construction of the extension with lowered floor.