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STRUCTURAL STABILITY REPORT

17 Bracknell Gardens

London

NW3 7EE

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Structural Stability Report

Brief

This document is the structural stability report carried out for the purpose of planning permission in accordance with The London Borough of Camden requirements. At this stage the report outlines the most likely method of construction. As is standard for works of this type, the main contractor will be fully responsible for the design and erection of all temporary works.

We propose to use the following headings to demonstrate compliance with the requirements of the London Borough of Camden.

Description of Proposed Basement Works

The property is a semi-detached house dating from the late 19th /early 20th century. The property consists of three storeys with one storey in the roof space. We confirm the building is in a sound structural condition with no signs of significant differential movement. The proposal is to demolish a rear single storey extension and to construction a new extension with a basement comprising of two storeys.

The rear garden of the property slopes down away at a very shallow angle and is not considered to be a source of concern from a slope stability aspect. Please refer to the following drawings produced by Hugh Cullum Architects Ltd: BG017-P020 to P027 and the existing survey drawings.

We have the borehole results and they show the soil conditions to be approximately 0.7m of made ground overlying London clay.

The proposed works are to excavate the basement in stages as shown on the attached drawings 1308/12/10 and 11. The final basement layout and floor above is shown on drawings 1308/12/1 and 2.

Supporting the Proposed Loads

The proposed works include underpinning the rear wall of the existing building. This wall also acts as a retaining wall and therefore it will be designed with reinforcement accordingly. The loading down the existing wall is not expected to increase significantly from existing.

The other three walls of the basement will be constructed in reinforced concrete as they are all retaining walls. To allow the walls to be propped during construction a large mass

concrete block will be cast in the centre of the basement are to enable props to be installed. This is shown in detail on drawings 1308/12/10 and 11.

We confirm the proposed structural scheme will be sufficient to support the applied loads.

Structural Integrity of Surrounding Structures, Roads, Pavements and Utilities

On the basis that the proposed method of construction is hand excavated in a systematic manner with temporary propping as the work progresses we do not anticipate significant disturbance to the adjacent ground.

We understand that there are no statutory utilities, tunnels or infrastructure within the area of influence of the proposed basement works. The existing drainage and services for the house will be adapted to accommodate the proposed works. We confirm these works will not detrimentally affect the surrounding structure.

Slope Instability

A small area of battering back is proposed well within the demise of the garden of number 17. This will be backfilled once the basement walls are constructed. We therefore confirm slope instability will not be initiated due to these works. Please refer to the proposed drawings 1308/12/10 and 11 enclosed.

Impact on Drainage and Surface Water

We understand that there is no statutory drainage within the area of influence of the proposed basement works. With regards to surface water the majority of the proposed basement is below the existing extension and concrete paving. We do not foresee significant impact on the surface water courses.

Geological & Hydrological Concerns

The borehole records confirm London Clay down to at least 4m below ground level. The hydrological report accompanies this application.

Details of the Scheme

Please refer to the proposed drawings 1308/12/1, 2, 10 and 11 enclosed, for details of the scheme including proposed temporary works and method and sequence of works.

Structural Stability of the Existing Buildings

The proposed basement is to be constructed approximately 1m from the boundary line and adjacent to the existing house. Number 17's foundations will be underpinned and reinforced and will bear on strata that will provide a safe bearing with a capacity greater of that found at the existing depth. The reinforced walls are designed to resist the lateral earth pressures. The existing building does not show signs of differential movement and these works will not create any significant differential settlement or have a detrimental effect on the structural stability of the adjoining or adjacent buildings.

Impact on Trees

We understand the proposed basement is not within the zone of influence of any existing trees.

Temporary Works

Please refer to the proposed sketches 1308/12/10 and 11 enclosed, for details of the temporary works. These works have been designed on a preliminary basis in accordance with the current British Standards. When the contractor is appointed he will be fully responsible for the temporary works including the design and erection.

This report has been produced for the sole use of The London Borough of Camden and for their use only and should not be relied upon by any third party. No responsibility is undertaken to any third party without the prior written consent of Glencross and Hudson Ltd.

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