

22nd March 2012

Job No: 11069

PRE-PLANNING STRUCTURAL APPRAISAL FOR PROPOSED NEW BASEMENT WORKS AT 29 REDINGTON ROAD, LONDON, NW3

1.0 EXISTING PROPERTY

The existing building is a substantial five storey semi-detached house constructed in a traditional manner incorporating solid external brick walls and timber upper floors set under a pitched roof. The existing building consists of basement, lower ground, ground, first and second floors. The existing basement occupies approximately one quarter of the existing building footprint.

A planning application is to be made for the complete refurbishment of the property which will remain in residential occupancy.

The purposed refurbishment includes raising the existing lower ground floor and lowering the existing basement slab in order to improve the headroom in the basement. The basement area will also be increased to cover the complete footprint of the house. The basement area will be restricted to the existing house footprint with no new external light wells.

2.0 NEW AND LOWERED BASEMENT

It is recommended that this work be undertaken using traditional underpinning techniques, where short sections of existing walls are undercut and new foundations cast at a lower level. The underpinning will be performed to a set designed sequence on a "hit and miss" basis, following good building practice.

The underpinning works will include any existing load bearing masonry works at lower ground floor level. As the underpinning works proceed the new internal basement walls can also be constructed. The underpins shall be anchored sufficiently at their base and/or the concrete underpins suitably back propped to prevent slippage in the temporary condition when the bulk of the earth is removed from the basement, all prior to the new basement slab being cast.

Provided the underpinning works are carefully designed by a competent structural engineer, it is our considered opinion that the works will not pose any risk to the stability of the existing or surrounding buildings.

TANKERTON WORKS
12 ARGYLE WALK
LONDON
WC1H 8HA

David Rose Associates Ltd. Co. No 6248184
Reg. Office. Hansford Brown, 1a Green Close, Brookmans Park, Hertfordshire,
AL9 7ST

Director. Mr D.C Rose, BSc (Hons) C Eng. M.I.C.E. M.I Struct E.
Associate Director: Mr R Andrews, I Eng. A.M.I. Struct E.

Tel: 0207 833 0666
Fax: 0207 833 0669




Pre-start survey works should also include an appraisal of all of the existing lower ground floor construction as the floor may in part be ground bearing and/or suspended and supported on traditional brick sleepers. These floors will be raised or replaced in order to create the improved basement headroom.

3.0 SUMMARY

We believe the proposals shown forming this planning application have a viable structural solution as set out in this report. Our recommendations are broadly as shown in the architect's drawings and described in their Design and Access statement.

In summary we believe that they can be safely executed without undue risk to the existing house or the adjoining properties, and the public footpath and any utility services that are present within the footpath.

Signed.....

Dated..... 22-3-12