

MHA-IA

Basement Excavation Impact Analysis

Proposed Conversion, 1, St Chad's Street, London WC1H 8BD

Maxwell Hutchinson

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01.00 The existing rear yard.

.01 The yard at the rear of this Grade II Listed house is hemmed on all sides by large buildings all of which have basements. They are as follows:

7-3 St Chad's Street. Comfort Inn made up of interconnected houses in the same style as No 1 all appear to have basement level extensions with basement level yards.

311 Grey's Inn Road, Subway sandwich shop with basement

313 Metro Express Food and Wine with basement.

313 Café Planka with basement.

.02 No1's yard measures 29 sq.m overall.

02.00 No 1's existing excavation.

.01 The house has a large single room basement kitchen dining room with an external area at internal basement floor level.

This area is approximately 1.8mts below the surrounding yard as there are steps down from the ground floor onto the yard.

03.00 Proposed new excavation.

.01 The proposals which are the subject of these two Application involves an excavation of 10mts on plan, a 30% increase on the existing basement floor level area to a depth of 1.8mts plus foundations.

04.00 Conclusions.

.01 The proposed excavation is of minimal area given the surrounding buildings with their basements and the existing basement external area.

.02 The proposed excavation will be overseen by a qualified Structural Engineer and in full accordance with the Building Regulations.

.03 The excavation will be hand dug and the spoil disposed of in accordance with all requisite environmental regulations. There is no environmental impact from the posed excavation.