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Our ref. 10.076
22nd August 2011

Steven Adams Architect
28b Englands Lane
London
NW3 4UE

Dear Steven,

2 Quickswood, London NW3

Further to our telephone conversation earlier today we are writing to confirm our further advice relating to Flood Risk Assessment. Camden's Policy in Guideline Document DP23 clearly states that:

The council will require developments to reduce ...risk of flooding...c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding.

Quickswood (King Henry's Road/ Lower Merton Rise) is not indicated on Map 2 as being affected in either the 1975 or 2002 floods. Consequently the project is outside the zone of flooding as noted in Camden's guideline and therefore a Basement Impact Assessment is not required as part of the planning submission.

We enclose a copy of Map 2 for your information.

We trust that this clarifies the position.

Yours Sincerely,

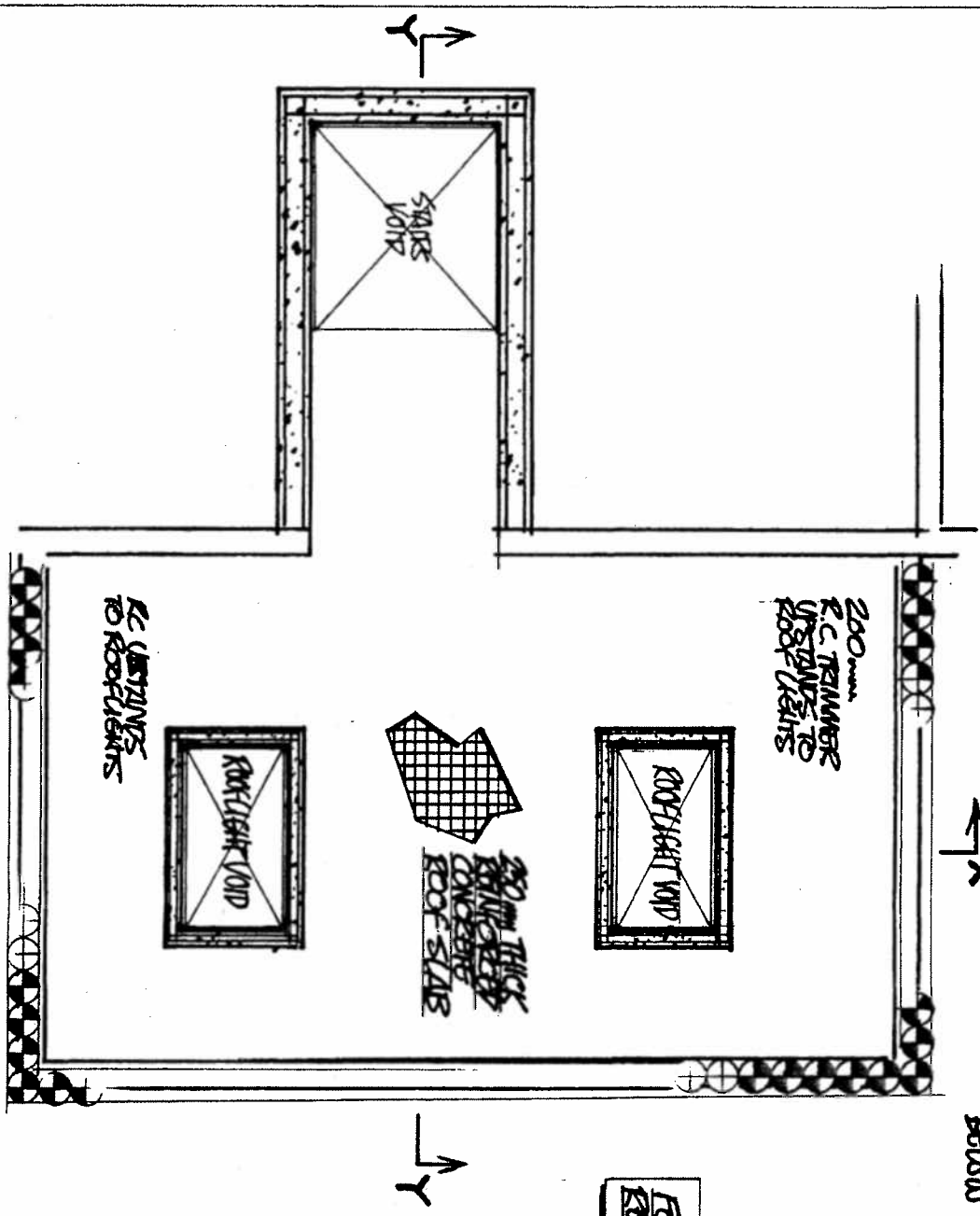


Martin Redston

enc:

BASEMENT PLAN 1:50 @ A3

SHOWING STRUCTURE ABOVE



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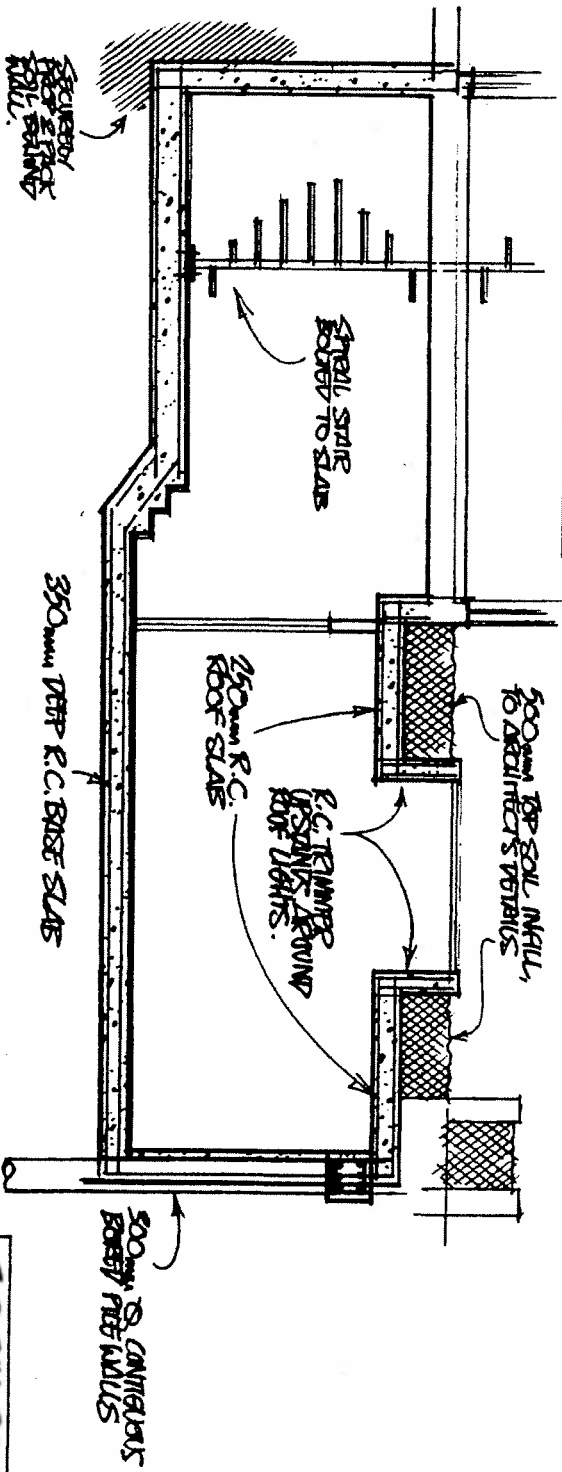
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 Tel: 020 8859 1888 Fax: 020 8908 8303

Date: 25-8-11
 Eng: PS
 Job No: 10-076
 Project: 2 QUICKSWOOD NWS

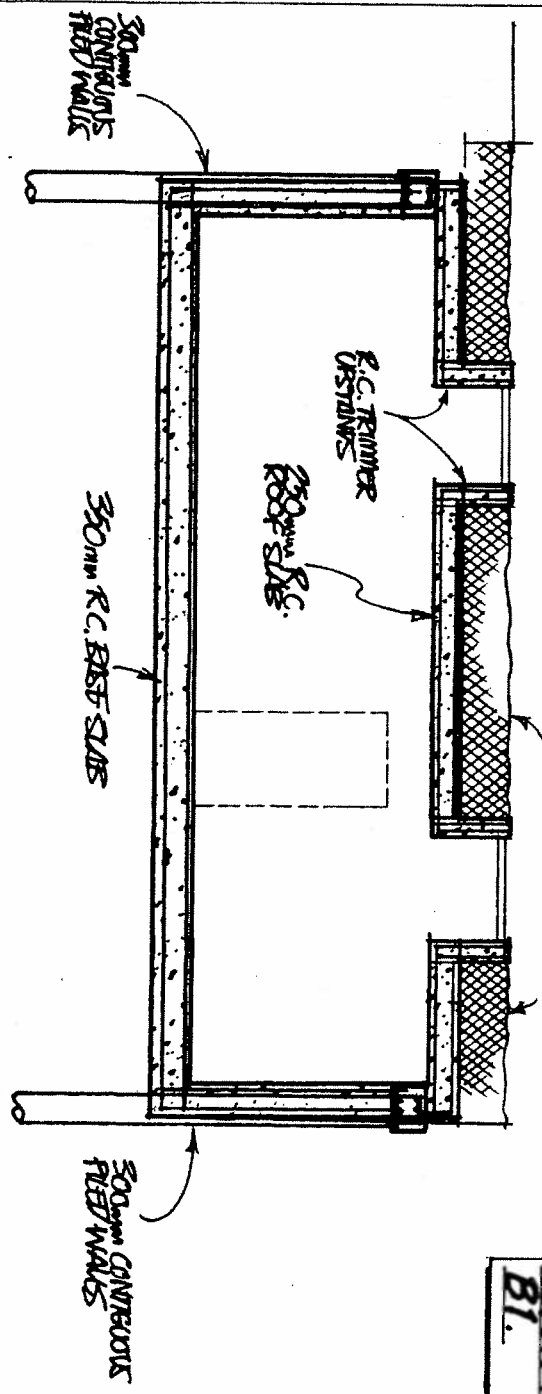
Sheet No: 82 (A3)

Drawing Title: **BASEMENT PLAN**

SECTION Y-Y 1:50 @ AS



SECTION X-X 1:50 @ AS



FOR FULL DETAILS TO BOTH DRAWINGS REFER TO A1 SHEET B1.

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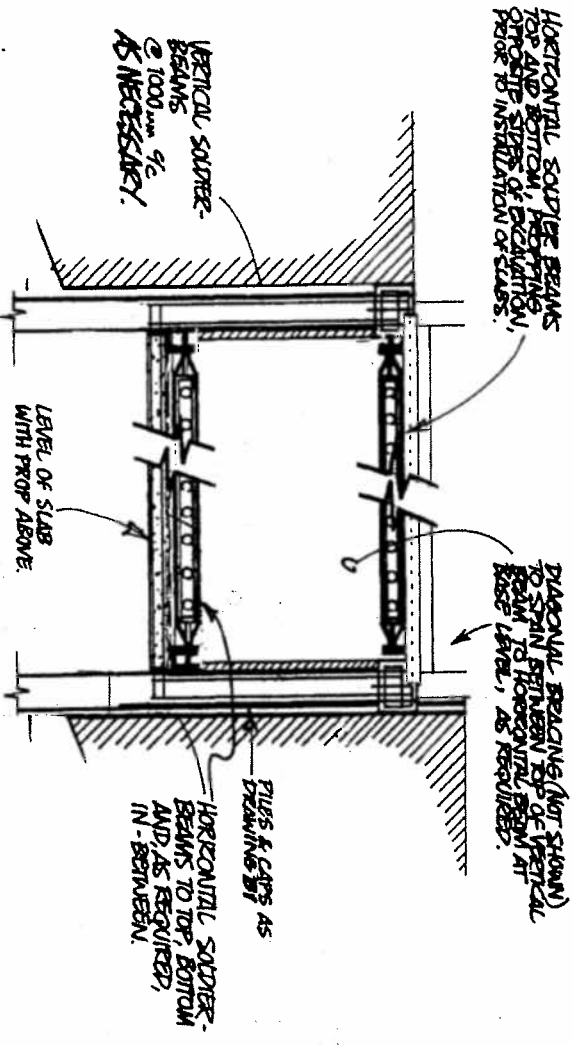
Date: **23-8-11** Sheet No. **B3 (1/3)**
 Eng: **ES** Job No. **10-CR6**
 Project: **2 QUICKSWOOD NWS**
 Drawing Title: **SECTIONS Y-Y & X-X**

1

CONTIGUOUS PILE WALLS TEMPORARY PROPPING: EXAMPLE

SCALE 1:50

- ALL TEMPORARY PROPPING TO BE DESIGNED BY CONTRACTOR.
- EXAMPLE BELOW IS FOR PLANNING PURPOSES AND TYPICAL SAFETY WALL ANCHOR INSTALLATION PURPOSES ONLY.



FOR FULL CONSTRUCTION DETAILS, SEE AT SHEET B1

- PILING AND PROPPING NOTES**
1. ALL DIMENSIONS & LEVELS TO BE VERIFIED ON SITE
 2. TO BE READ IN CONJUNCTION WITH ALL RELEVANT DOCUMENTATION
 3. UNLESS STATED OTHERWISE ALL LOADS & DEPTHS ARE PRELIMINARY FOR CONSTRUCTION ONLY. NOT FOR CONSTRUCTION.
 4. ALL INFORMATION IS TO BE SUBMITTED TO & APPROVED BY THE D/S BEFORE ANY CONSTRUCTION TAKES PLACE ON SITE.
 5. POSITIONING OF EXISTING SERVICES TO BE CHECKED BEFORE WORK COMMENCES.
 6. PILING DESIGN & INSTALLATION TO BE CARRIED OUT BY SPECIALIST MANUFACTURER.
 7. ALL PILES TO BE 350mm Dia UNLESS STATED OTHERWISE.
 8. PILING DESIGN & INSTALLATION TO BE IN ACCORDANCE WITH I.C.E. PROCEDURES.
 9. PILES TO PROTRUDE 75mm INTO GROUND BEAM.
 10. PILES TO BE CAREFULLY BORED THROUGH EXISTING CLAY USING CFA (CONTINUOUS FLIGHT AUGER) EQUIPMENT IN ORDER TO PREVENT GROUND SLURPAGE OR VIBRATION.
 11. PILED WALLS TO BE CAREFULLY PROPPED AT BASE AND TOP LEVELS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS (MAYBE MECHANICAL BRACING STRUT AND SHAFTRACE OR SIMILAR).
 12. CONCRETE GROUND BEAM AND TOP SLAB TO BE COMPLETED BEFORE REMOVAL OF BRACES.
 13. ANY TEMPORARY WORKS AND PROPPING TO BE FINALISED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE.

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Date: **24-8-11** Sheet No.:
 ENO: **PS**
 Job No: **10-076** **B4 (AS)**

Product: **2 QUADROBODY NWS**
 Drawing Title: **PILE WALL - PROPPING**

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Date 28/10/11

Sheet No.

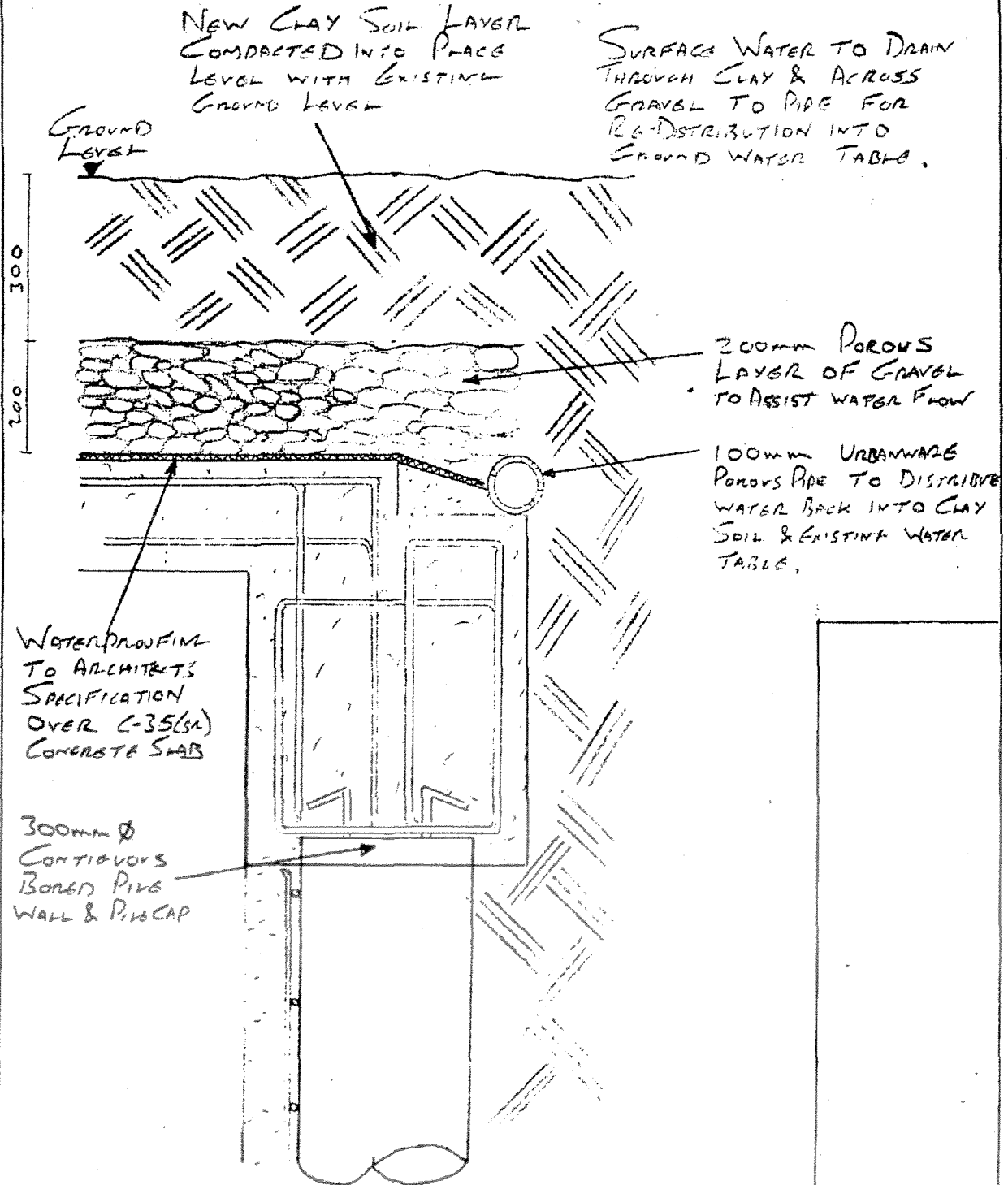
Eng. PS


DD-01

Job No. 10.076

2 QUICKSWOOD
NW3.

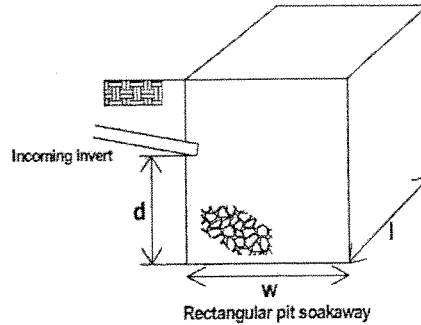
SLAB DRAINAGE DETAIL (SCALE 1:10)



 Tedds Martin Redston Associates 3 Edward Square London N1 0SP	Project: 2 Quickwood, NW3			Job no. 10-076	
	Calcs for Granular Drainage Rates			Start page no./Revision SA- 1	
	Calcs by PS	Calcs date 07/02/2012	Checked by MAR	Checked date	Approved by

SOAKAWAY DESIGN – BRE DIGEST 365

TEDDS calculation version 1.0.01



Rectangular Pit Design

Pit length	$l = 10000 \text{ mm}$	Pit width	$w = 6000 \text{ mm}$
Pit depth below invert	$d = 200 \text{ mm}$	Free volume	$V_{free} = 30.0 \%$
Location of soakaway	England and Wales	Return period	50 years
Ratio of 60 minute to 2 day rainfalls of 5 year return period (BRE digest 365 - fig 1)			$r = 0.42$
Impermeable area	$A = 60.0 \text{ m}^2$	Soil infiltration rate	$f = 0.0000330 \text{ m/s}$

Surface area of soakaway to 50% storage depth
 $A_{50} = 2 \times (l + w) \times d / 2 = 3.200 \text{ m}^2$

Outflow factor
 $AF = A_{50} \times f = 106 \times 10^{-6} \text{ m}^3/\text{s}$

M5 rainfalls are calculated from table 1 BRE digest 365 using Factor Z1

Duration	M5 rainfalls	Growth factor Z2	50 year rainfall	Inflow	Outflow	Storage required
5 mins	7.6 mm	1.61	12.2 mm	0.7 m ³	0.0 m ³	0.7 m ³
10 mins	10.6 mm	1.66	17.6 mm	1.1 m ³	0.1 m ³	1.0 m ³
15 mins	12.8 mm	1.68	21.5 mm	1.3 m ³	0.1 m ³	1.2 m ³
30 mins	16.2 mm	1.71	27.7 mm	1.7 m ³	0.2 m ³	1.5 m ³
1 hour	20.0 mm	1.73	34.6 mm	2.1 m ³	0.4 m ³	1.7 m ³
2 hours	24.0 mm	1.72	41.3 mm	2.5 m ³	0.8 m ³	1.7 m ³
4 hours	28.4 mm	1.71	48.5 mm	2.9 m ³	1.5 m ³	1.4 m ³
6 hours	31.4 mm	1.69	53.1 mm	3.2 m ³	2.3 m ³	0.9 m ³
10 hours	34.8 mm	1.67	58.2 mm	3.5 m ³	3.8 m ³	-0.3 m ³
24 hours	43.2 mm	1.62	70.0 mm	4.2 m ³	9.1 m ³	-4.9 m ³

Required storage volume $S_{reqd} = 1.7 \text{ m}^3$

Soakaway storage volume $S_{act} = l \times d \times w \times V_{free} = 3.6 \text{ m}^3$

Soakaway storage volume - OK

Time for emptying soakaway to half volume

$T_{50} = S_{reqd} \times 0.5 / (A_{50} \times f) = 2 \text{ hr } 15 \text{ min } 41 \text{ s}$

Soakaway discharge time - OK