

195 – 199 GRAYS INN ROAD WC1

**PRELIMINARY STATEMENT REGARDING THE PROPOSED BASEMENT
IN THE CONTEXT OF THE LONDON BOROUGH OF CAMDENS POLICY DP27 –
BASEMENTS AND LIGHTWELLS**

1.0 INTRODUCTION

- 1.1 It is proposed to demolish the existing single storey building on the site, and to replace it with a two storey one, with the ground floor lowered by some 750mm from that of the present.
- 1.2 Following a pre-planning application, the developers were referred to DP27. They are required to demonstrate that the proposed basement will not harm the built and natural environment.
- 1.3 This statement is intended to discuss the structural design of the proposed building, in outline terms, showing that the structural stability of the road and adjacent buildings will be maintained, and that cumulative impacts upon the structural stability of the water environment in the local area are avoided.

2.0 THE PROPOSED BUILDING

- 2.1 The ground level of Grays Inn Road and the existing single storey building is some 2.2m higher than that of the nearby five storey Victorian terrace and Mecklenburgh Square to the east. The difference is achieved by a retaining wall close to the rear of the Victorian Terrace.
- 2.2 The proposed building is a trapezoidal shaped two storey structure with a largely flat roof, providing three two storey houses.
- 2.3 For preliminary purposes, it is assumed that the superstructure will be mainly of loadbearing masonry, with steel and timber first floor and roofs.
- 2.4 Below ground level, the structure envisaged is a reinforced concrete raft with its underside some 1200mm below Grays Inn Road pavement level.
- 2.5 The geological map indicates the site to be underlain by London Clay, although this is likely to be overlain by Made Ground in the vicinity of Grays Inn Road and the existing single storey building.
- 2.6 Subject to the findings of a future site investigation, it is assumed that the new building will have a raft foundation with its underside in London Clay or Made Ground at 1200mm below existing ground level.

3.0 STABILITY OF NEIGHBOURING PROPERTIES

- 3.1 As stated above, the ground level on the site of the proposed building is some 2.2m above that of the terrace to the east. It is unlikely that any excavations will exceed 2.2m in depth, so the foundations of the terrace will be well beyond the zone affected by the new works.

4.0 IMPACT ON THE WATER ENVIRONMENT

- 4.1 The footprint of the proposed building is the same as the existing structure, so there is no net increase in surface water run-off caused by the development. Indeed, the new building will have a green roof, so there will be a reduction in the discharge into the public surface water drainage system.
- 4.2 Depending on the nature and depth of the assumed Made Ground, some local disruption of the ground water flow at shallow depth could take place, but by the time ground water reaches the foot of the retaining wall, it will have returned to its existing regime.

5.0 CONCLUSIONS

- 5.1 It is our considered professional opinion that the proposed works will maintain the structural stability of the neighbouring properties, and that they will avoid any cumulative impacts upon the structural stability or the water environment in the local area.

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