

**ADDENDUM TO ITEM 7 APPLICATION NO 6 DEVELOPMENT CONTROL COMMITTEE, 20<sup>th</sup> March 2014**

APPLICATION REF: 2012/5825/P

ADDRESS:           **8 Pilgrims Lane  
London  
NW3 1SL**

The following additions and items of clarification are required to address certain matters:

**1. REPORT ASSESSMENT**

1.1 Paragraphs 6.41 & 6.42 refer to the recommendations made by CGL in a response to the Council on 29<sup>th</sup> November 2013 as to what further information would be required prior to construction. CGL advised the Council that the additional information should be required by condition, however officers consider the information is best secured by both condition and as part of the Construction Impact Plan that would be secured as part of the Section 106 Agreement.

1.1 Condition 7 reads of the draft decision states:

The development (including both excavation and construction) hereby approved shall not commence until further details relating to the basement construction (including further investigations, ground movement analysis, construction methodology and detailed design, construction sequence, drainage plan, etc), as itemised in CGL's correspondence dated 29<sup>th</sup> November 2013 have been submitted to and approved by the Council. The development shall thereafter be constructed and monitored in accordance with such approved details and with the basement information submitted thus far referred to in the drawing numbers above.

1.2 For clarity, CGL's advice of 29<sup>th</sup> November states the following information needs to be submitted prior to construction.

1 A proposed construction methodology to mitigate against the movement of the northern column supporting the flying freehold to no. 10 Pilgrims Lane should be provided (This was subsequently provided)

2 A detailed drainage design for the sub-basement drainage, including:

- a) Drainage location, dimensions and shape, and termination details
- b) Details of outflow location, peak flows, and attenuation required
- c) Parametric assessment to determine the effects of varying permeability, groundwater flows and stratum thicknesses on groundwater flows.
- d) Design to demonstrate sufficient attenuation to restrict peak/storm flows downslope and should demonstrate that its implementation will not excessively reduce groundwater levels from its current (typical) levels.

- 3 A detailed design and construction methodology including:
  - a) Proposed construction sequence and timing of the works
  - b) Details of temporary propping, including levels and layout, type of props to be used.
  - c) Construction methodology, including excavation (access routes, plant to be used, removal of spoil etc.)
  - d) Proposed construction method for deep underpinning
  - e) Detailed methodology and design of under-drainage for basement.
  - f) A monitoring plan including 'trigger limits' and actions to be taken at each trigger limit, locations and type of monitoring (assume 3D position monitoring), monitoring frequency.
  - g) The results of an investigation into the foundations of the 2 columns beneath No. 10 and detailed proposals for their support derived on the basis of these investigations.
  
- 4 The main contractor to provide:
  - a) Details of procedures for auditing and controlling site works during construction
  - b) Details of temporary works checking regime (independent checking required?)
  - c) Detailed contingency plans to reinstate and control ground movements should they occur
  - d) Evidence of recent and successful experience in the construction of basements of this scale in London (track record)
  - e) Details of accreditation or membership of accredited bodies (such as ASUC).
  - f) Details of warranty/insurance cover
  - g) Details of all subcontractors involved in the basement excavation, including track records, construction method statements, insurances.
  
- 5 The structural engineer to provide:
  - a) Detailed structural design calculations and methodology – or acceptance (independent review and approval) of contractor proposed design and methodology.
  - b) Programme of site inspections to confirm that construction is being undertaken in accordance with the approved design.

1.3 Officers consider that condition 7 covers the information required by points 2 (sub-basement drainage) and 3 (design and construction methodology).

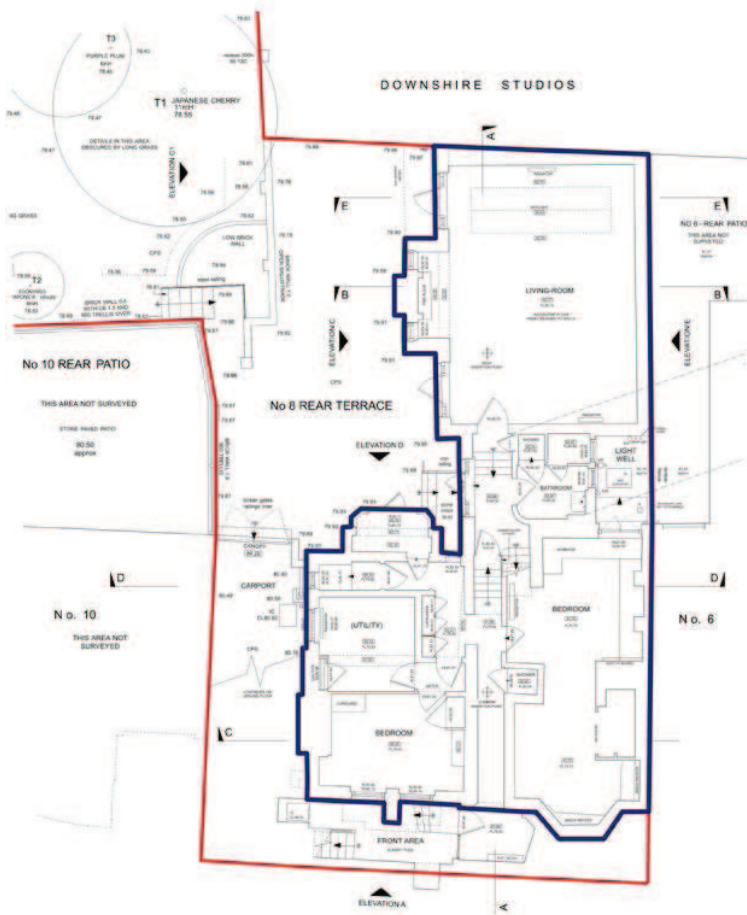
1.4 It is proposed that points 3f (monitoring plan), 4 and 5 form part of the Construction Impact Plan which will form part of the section 106 agreement.

1.5 Paragraph 6.42 also refers to a condition survey, which officers consider necessary to assess the structural condition of adjoining buildings before any works commence. This would also form part of the Construction Impact Plan.

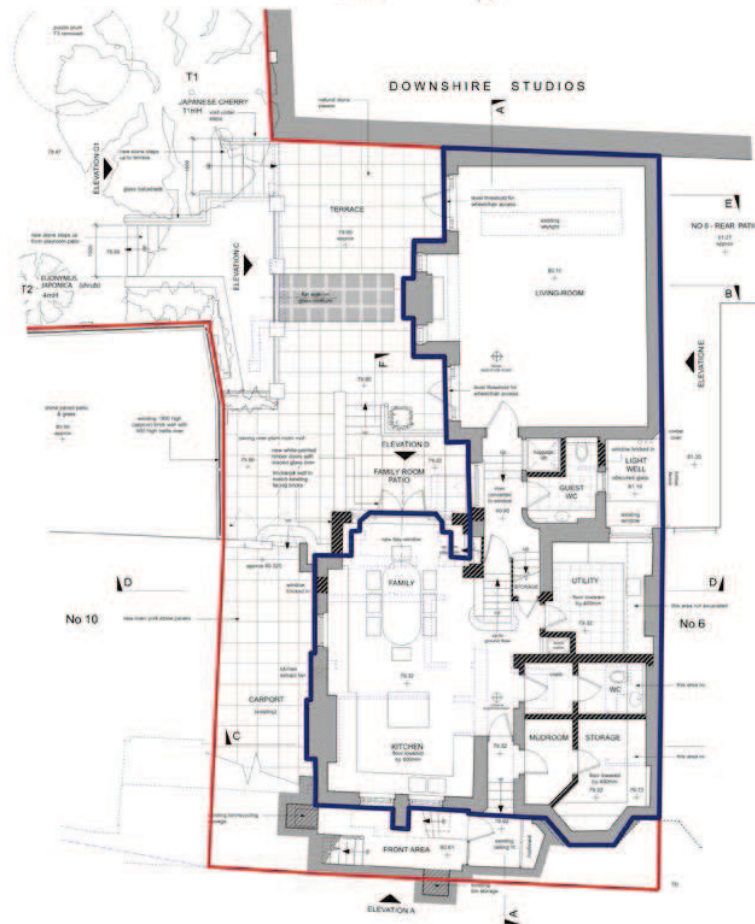
1.6 Paragraph 6.43 refers to the Construction Management Plan (CMP). A draft CMP accompanied the application and a final CMP is to be secured as

part of the section 106 agreement. The CMP will include provision for liaison with neighbours, and the contractor will be required to meet with local residents before submission of the final CMP.

1.7 The existing and proposed basement plans, and the proposed lower basement plan, have been annotated to show the extent of the proposed development.

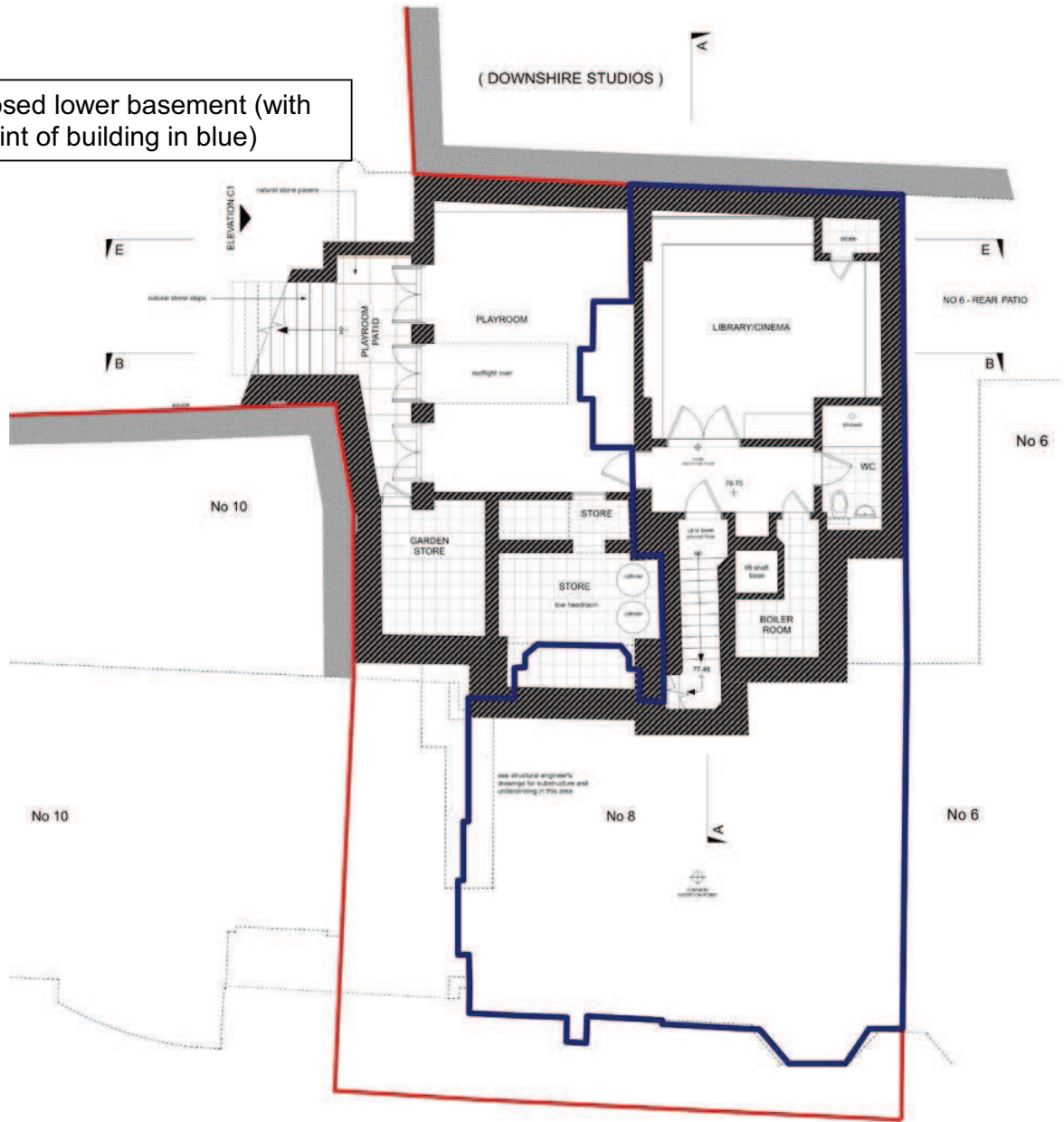


Existing basement/garden level



Proposed basement/garden level

Proposed lower basement (with footprint of building in blue)



Addendum ends

