



BASEMENT IMPACT ASSESSMENT

APPENDICES 1

**35 BUCKLAND CRESCENT
LONDON NW3 5DJ**

For William Carter Ltd

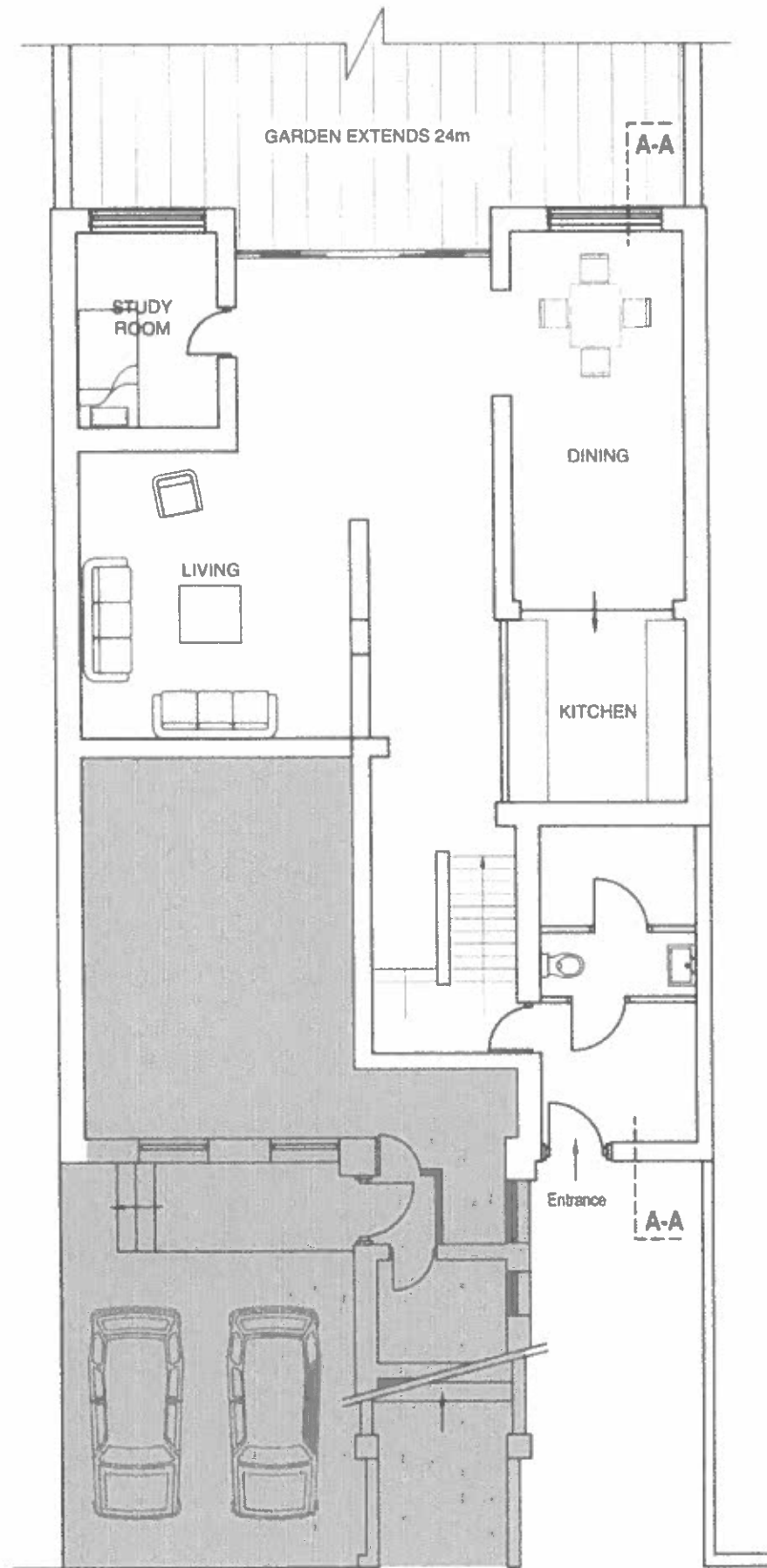
February 2014
Ref: JB15296.1

Contents

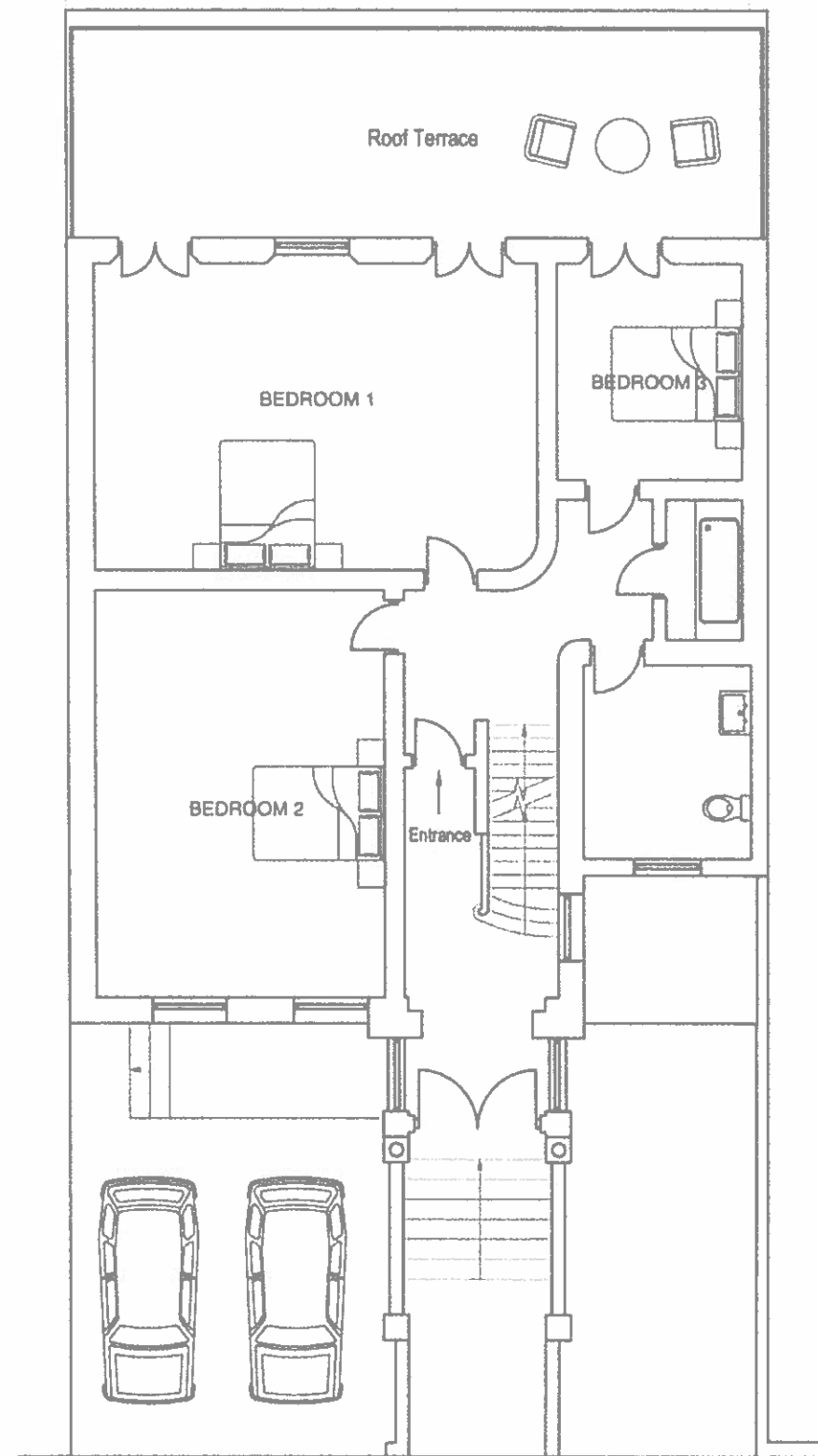
Appendix A: Architects Existing Layout Plans	1
Appendix B: Architects Proposed Layout Plans	6
Appendix C: Rose Associates Report	13
Appendix D: Site Investigation	25
Appendix E: BGS Borehole Data	29

Appendix A

Architects Existing Layout Plans



Ground Floor



Raised Ground Floor

Rev

GENERAL NOTES:
 Do not scale these drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architects
 Services and Structural Engineers' drawings.
 All existing site, tree and building information has been compiled from
 different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	App

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 www.william-carter.com

Client

Project
**35 Buckland Crescent
 London NW3**

Title
Existing Floor Plans 1

Scale
1:100 @ A3

Date
Jan 2014

Project Name
Full Planning

App'd	Checked	Revision



GENERAL NOTES
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architect, Structural and Services Engineer drawings.
 All existing site and building information has been compiled from different sources. All dimensions to be checked on site.

Rev	Date	Description	By	CHK	Appd

william|carter RD

6th Floor
 130 Tottenham Court Road
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 E info@william-carter.com
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Client

Project
**35 Buckland Crescent
 London NW3**

Title
Existing Front Elevation

Scale
1:100 @ A3

Date
Jan 2014

Project Status
Full Planning

Rev No.	Drawing Revision	Revision
0007	38BC/DC/E2	-



Rev

GENERAL NOTES:
 Do not scale from drawings
 Errors to be reported immediately to the Architect
 To be read in conjunction with all relevant Architectural Services and Structural Engineers drawings
 All existing site, top and building information has been extracted from different sources. All dimensions to be checked on site.

- 1 Anodised aluminium doors and windows
- 2 Painted render

Rev	Date	Description	By	Chk	App

william | carter ^{td}

Services Floor
 41 Effra Park Gardens
 London SW8 4LJ
 T +44 (0)20 7506 2096
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 E enquiries@william-carter.com
 W www.william-carter.com

Client:

Project:
**35 Buckland Crescent
 London NW3**

Title:
Existing Rear Elevation

Scale:
1:100 @ A3 Date: **Jan 2014**

Issue Status:
Full Planning

Job No	Drawing Number	Revision
0802	369C/DC/E3	-



1/24/14

GENERAL NOTES:
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architect, Services and Structural Engineers' drawings.
 All existing site, tree and building information has been assumed from different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	Appr

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 E info@william-carter.com
 www.william-carter.com

Client:

Project:
**35 Buckland Crescent
 London NW3**

File:
Existing Side Section A-A

Scale:
1:100 @ A3

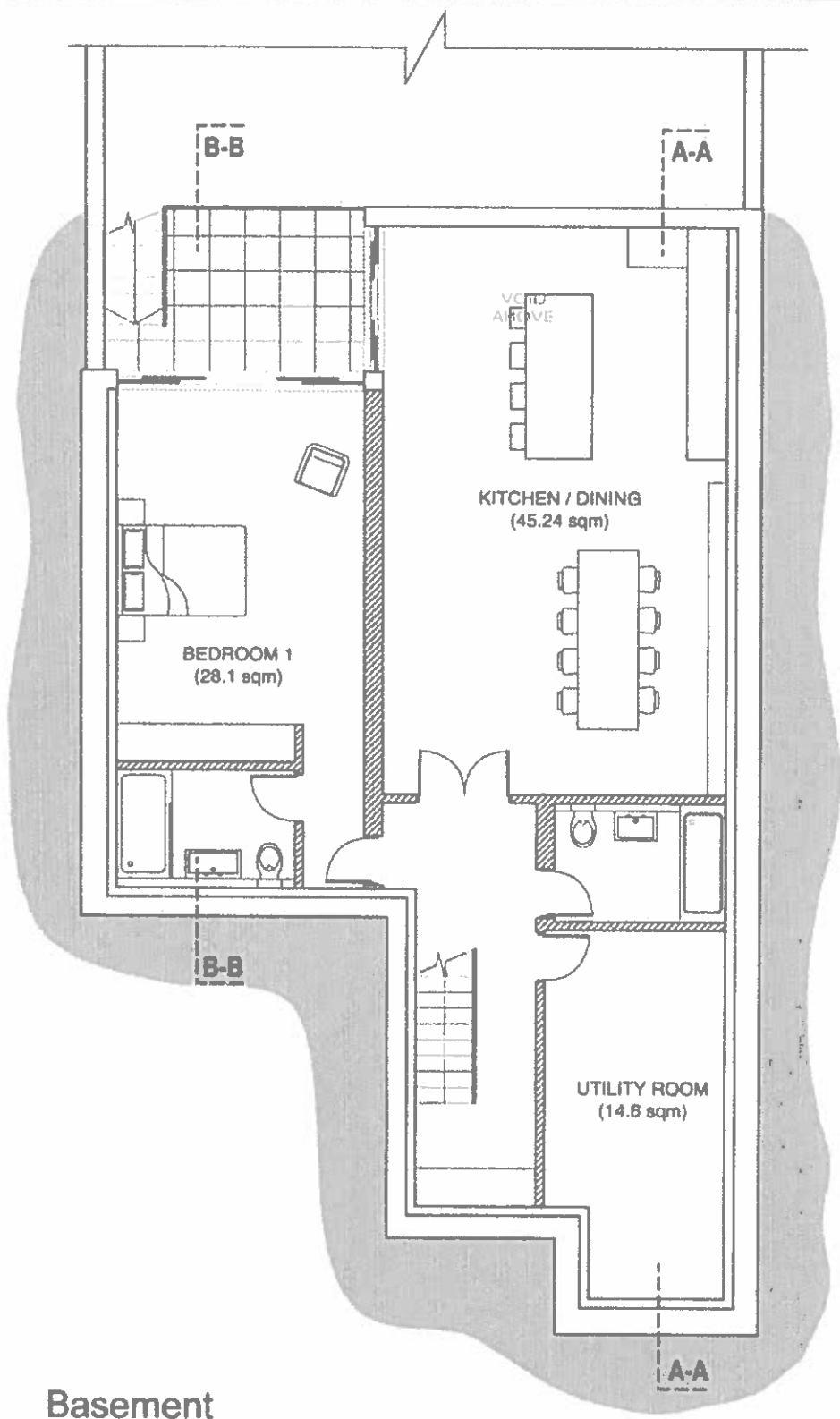
Date:
Jan 2014

Issue Status:
Full Planning

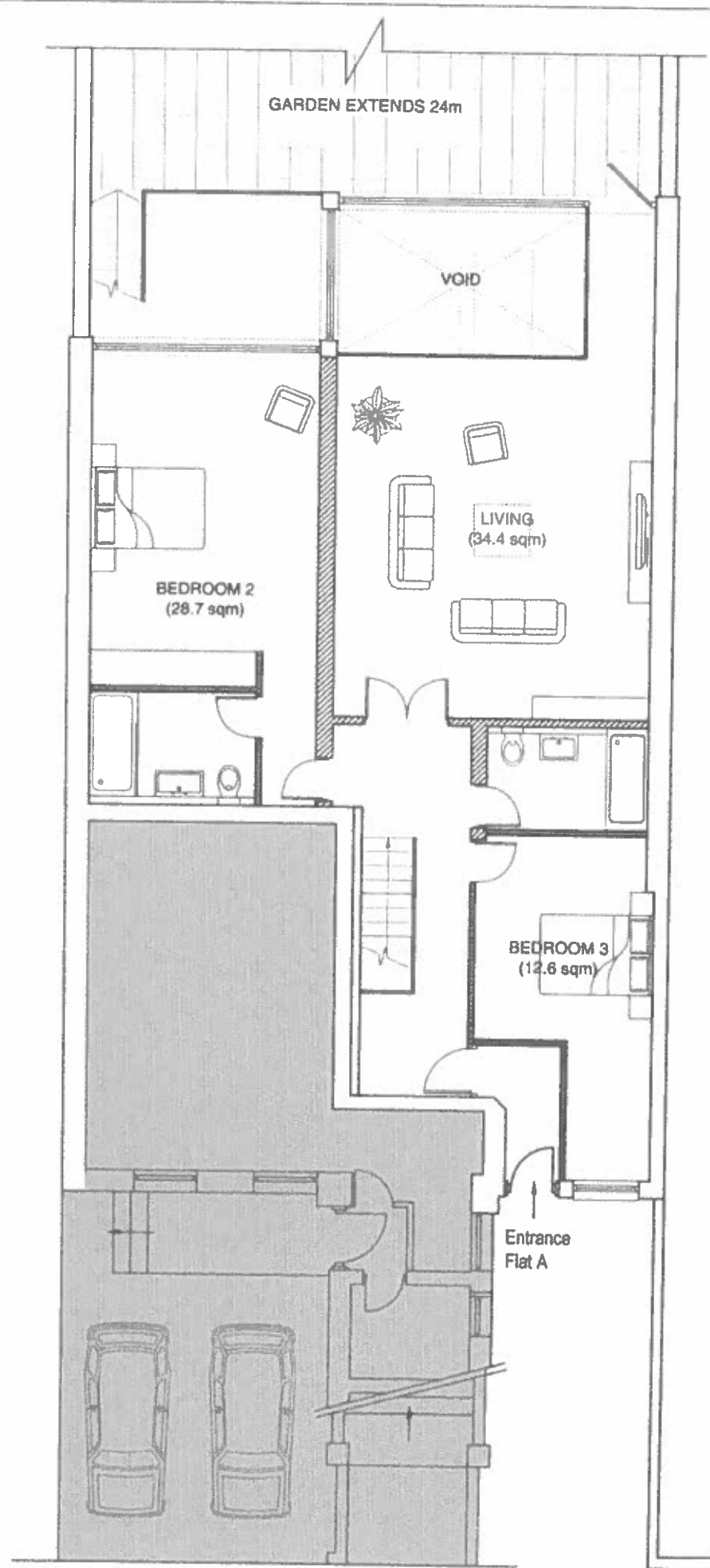
Job No.	Drawing Number	Revision
0807	18BC/DC/E4	-

Appendix B

Architects Proposed Layout Plans



Basement



Ground Floor

Key

GENERAL NOTES:
 Do not scale from drawings.
 Drawings to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architects',
 Services and Structural Engineers' drawings.
 All existing site, tree and building information has been extracted from
 different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	App

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Client:

Project:
**35 Buckland Crescent
 London NW3**

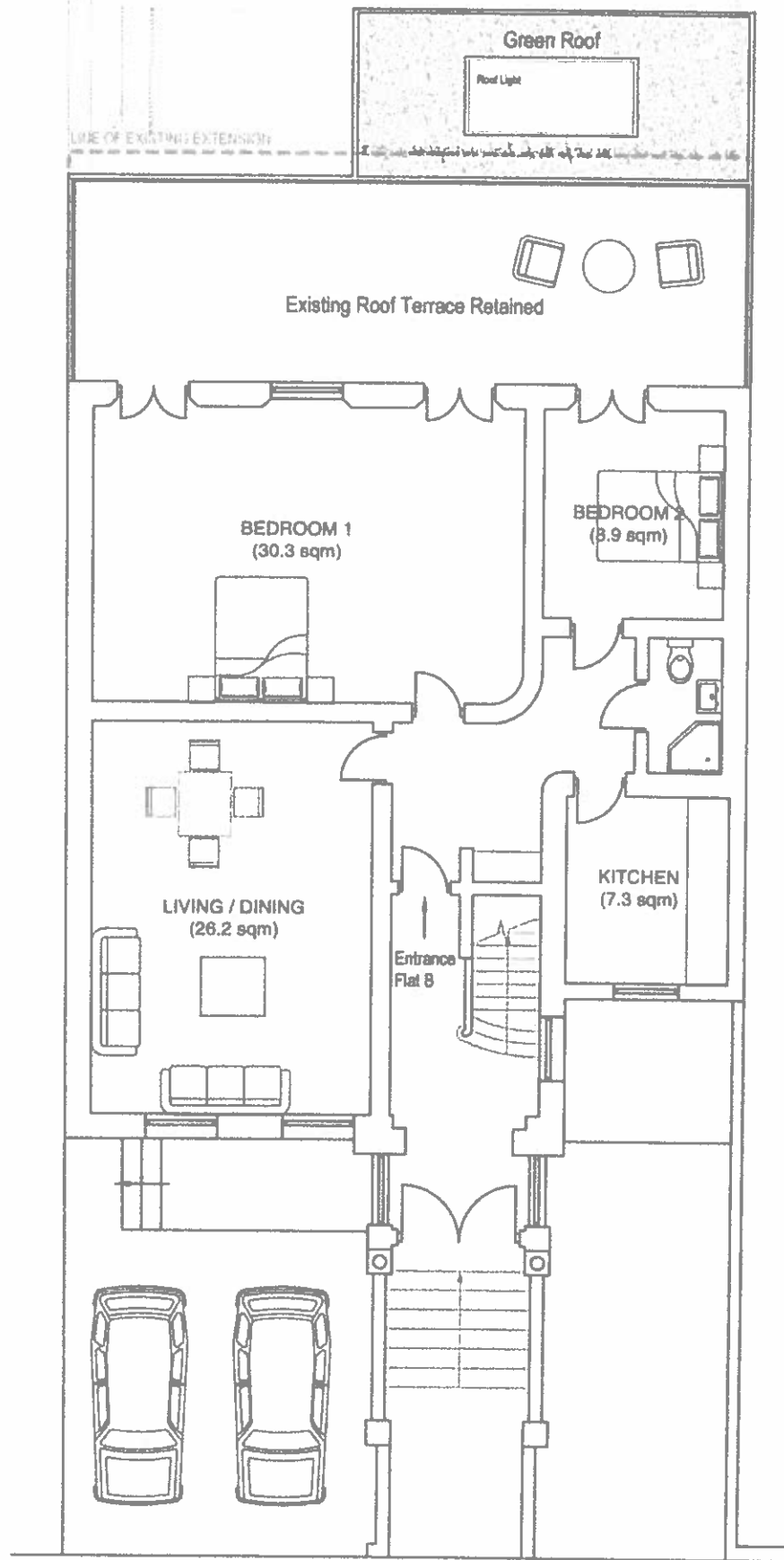
Title:
Proposed Floor Plans 1

Scale:
1:100 @ A3

Date:
Jan 2014

Issue Status:
Full Planning

Job No.	Drawing Number	Revision
0802	38BC/DC/P1/B	-



Proposed ground floor layout
as approved under application
ref: 2013/6177.

Key

GENERAL NOTE:
Do not scale from drawings.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architectural, Structural and Structural Engineers' drawings.
All existing site, base and building information has been compiled from different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	Appr

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Other:

Project:
**35 Buckland Crescent
London NW3**

Title:
Proposed Floor Plans 2

Scale:
1:100 @ A3

Date:
Jan 2014

Job No.	Drawing Number	Revision
0907	358C/DC/P2/B	-

Raised Ground Floor



Key

GENERAL NOTES:
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architect, Services and Structural Engineers' drawings.
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

1 New timber sash window painted to match existing

Rev	Date	Description	By	Chk	Appr

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 London NW3 4JZ

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Client

Project
**35 Buckland Crescent
 London NW3**

Title
Proposed Front Elevation

Scale
1:100 @ A3

Date
Jan 2014

Issue Status
Full Planning

Job No.	Drawing Number	Revisions
0002	38BC/DC/P3/B	-



GENERAL NOTES:
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be used in conjunction with all relevant Architect, Services and Structural Engineers' drawings.
 All existing site, tree and building information has been verified from all relevant sources. All dimensions to be checked on site.

- 1 Frameless glass balustrade as approved at 19 Buckland Crescent (Ref: 2011/3806)
- 2 Dark grey (Ral7015) zinc clad extension. See Images 1
- 3 Finline aluminium doors powder coated RAL7015

Rev	Date	Description	By	CHK	APP

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 E info@william-carter.com
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Client:

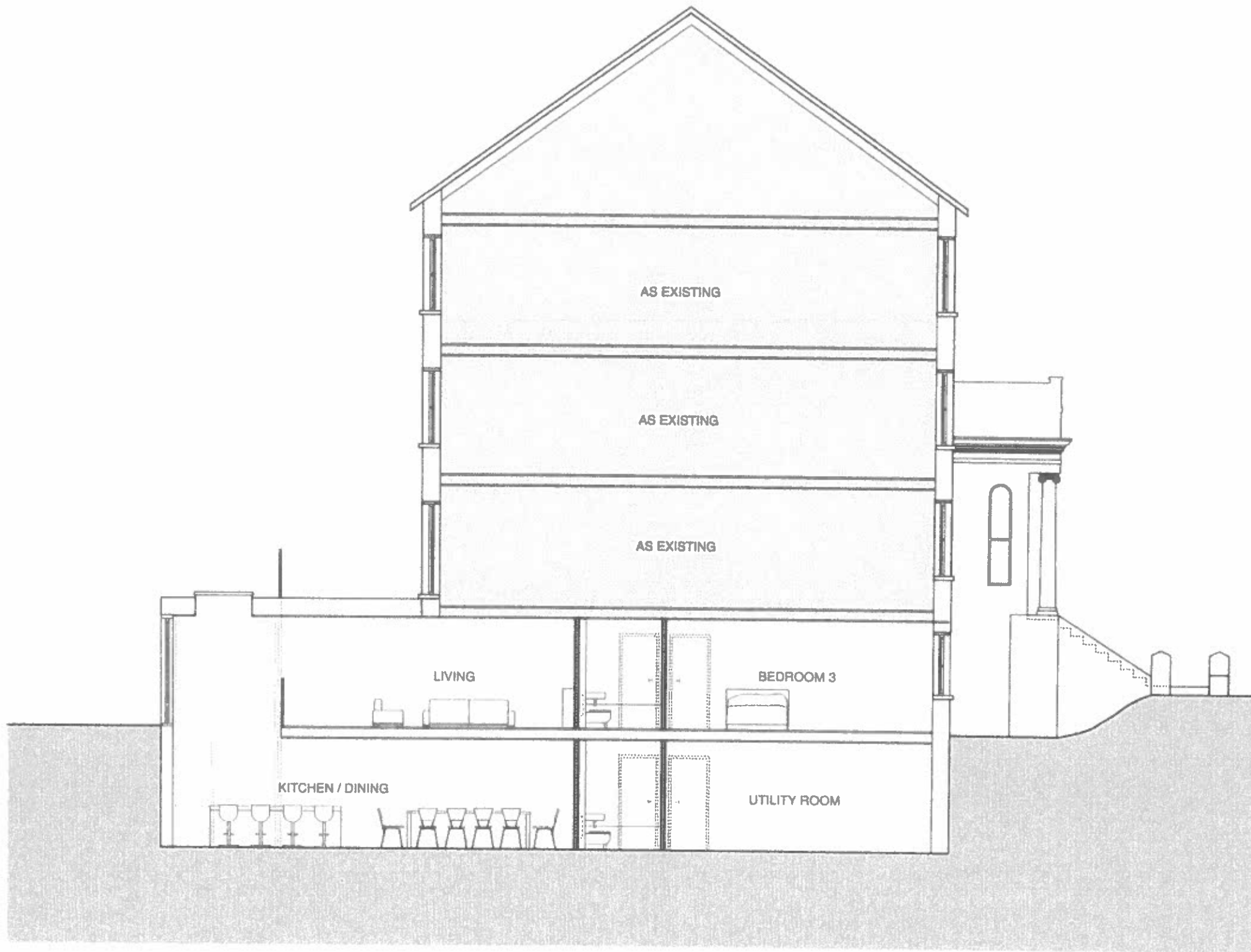
Project:
**35 Buckland Crescent
 London NW3**

Title:
Proposed Rear Elevation

Scale: **1:100 @ A3** Date: **Jan 2014**

Issue Status:
Full Planning

Job No.	Drawing Number	Revision
0202	35BCDC/P4/B	-



Key:

GENERAL NOTES:
 Do not scale from drawings
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architectural Services and Structural Engineers' drawings.
 All existing site, tree and building information has been compiled from different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	Appr

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Client:

Project:
**35 Buckland Crescent
 London NW3**

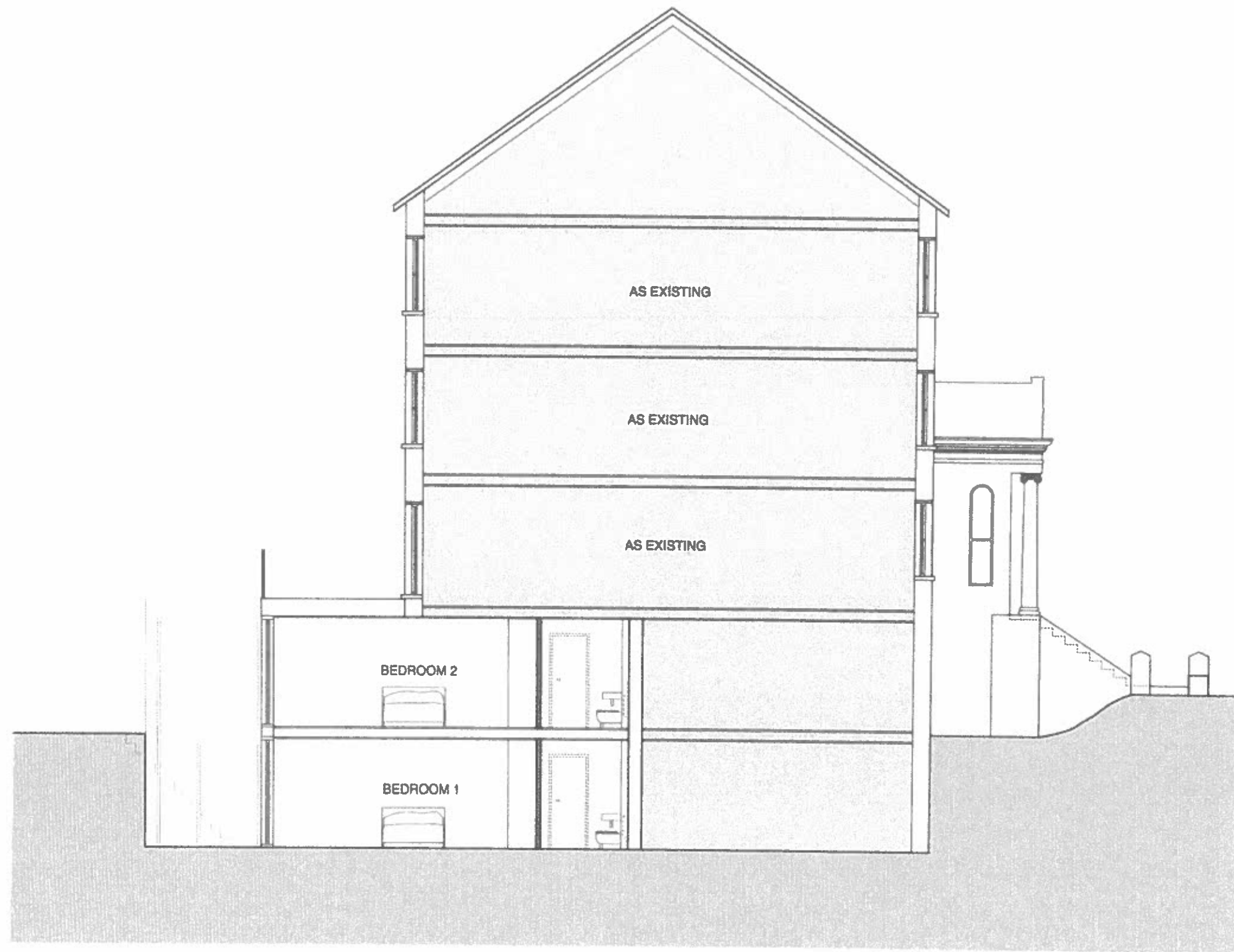
Title:
Proposed Side Section A-A

Scale:
1:100 @ A3

Date:
Jan 2014

Project Status:
Full Planning

Job No.	Drawing Number	Revision
8800	35BC/DC/P5/B	-



Key

GENERAL NOTES:
 Do not scale from drawings.
 Errors to be reported immediately to the Architect.
 To be read in conjunction with all relevant Architectural Services and Structural Engineers' drawings.
 All existing elev, area and building information has been corrected from different sources. All dimensions to be checked on site.

Rev	Date	Description	By	Chk	App

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 I www.william-carter.com

Client

Project
**35 Buckland Crescent
 London NW3**

Title
Proposed Side Section B-B

Scale
1:100 @ A3 Date
Jan 2014

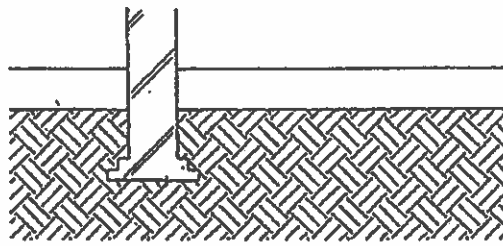
Issue Status
Full Planning

Job No.	Drawing Number	Revision
0802	35BC/DC/P&B	-

Appendix C

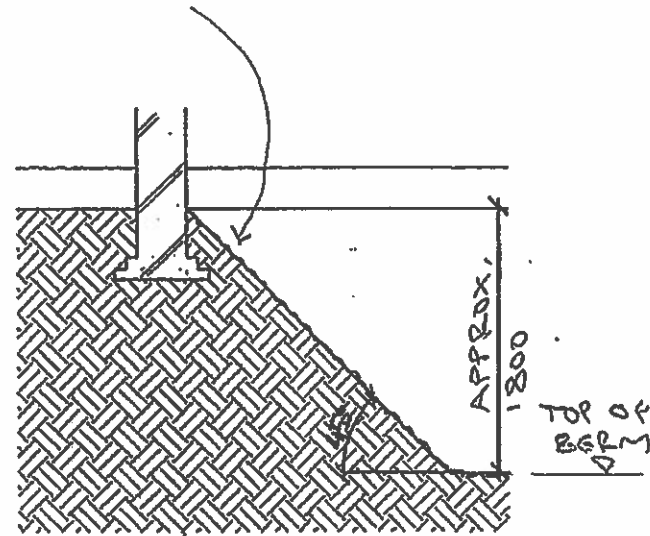
Rose Associates Report

AS EXISTING



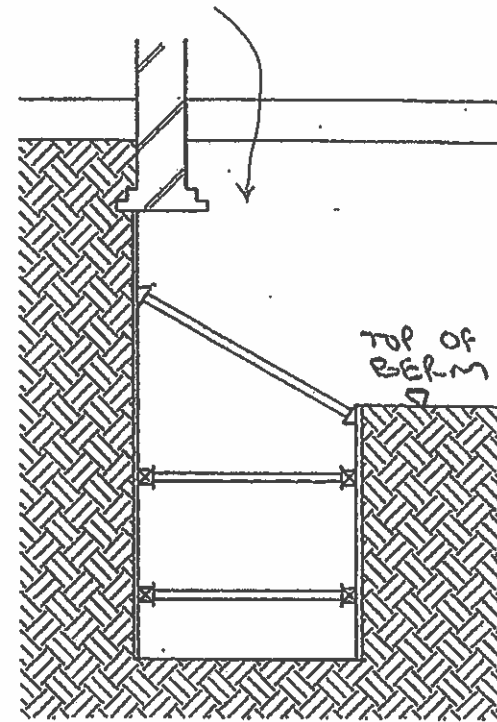
STAGE 1

BULK EXCAVATE LEAVING 45° BATTERED SURFACE



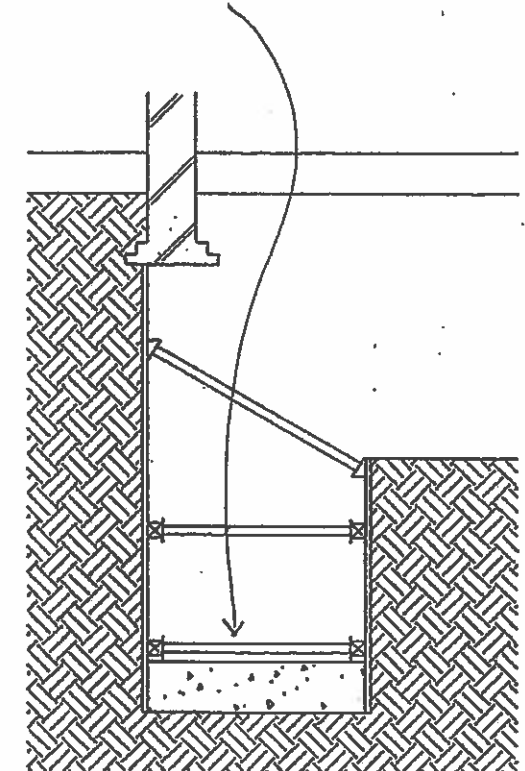
STAGE 2

EXCAVATE FOR UNDERPIN SEQUENCE SECTION 1, PLANK & STRUT



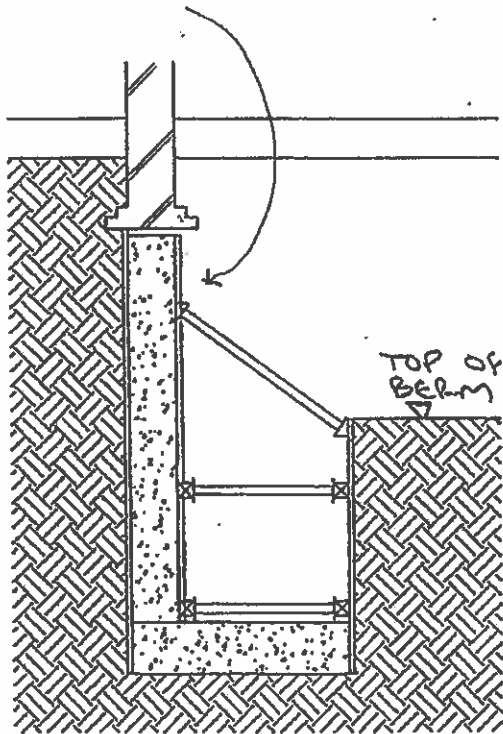
STAGE 3

PLACE REINFORCEMENT & CAST BASE SLAB



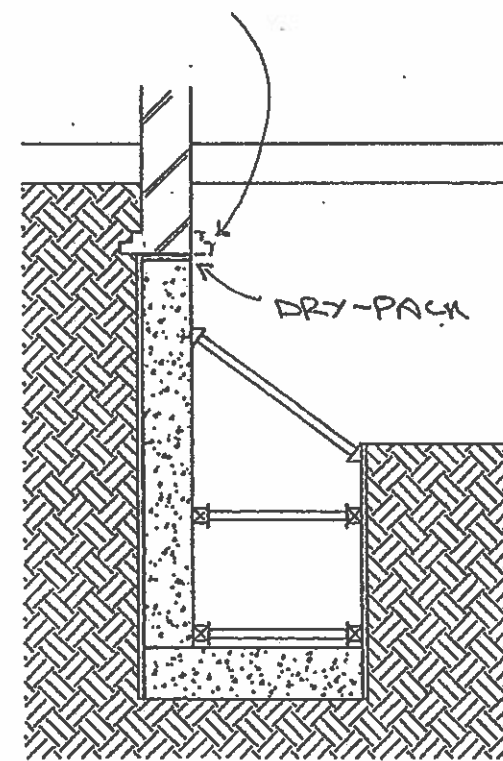
STAGE 4

PLACE REINFORCEMENT & CAST WALL



STAGE 5

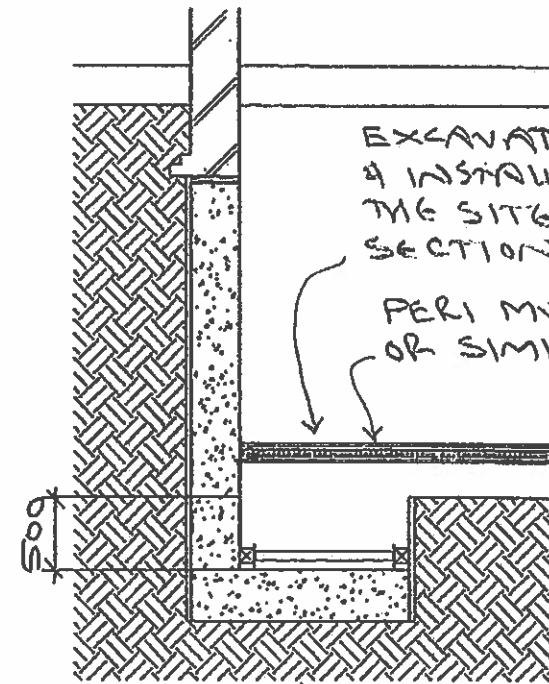
TRIM EXISTING PROJECTING FOOTING



STAGE 6

EXCAVATE TOP OF THE BERM & INSTALL MULTIPROPS ACROSS THE SITE BETWEEN UNDERPIN SECTIONS

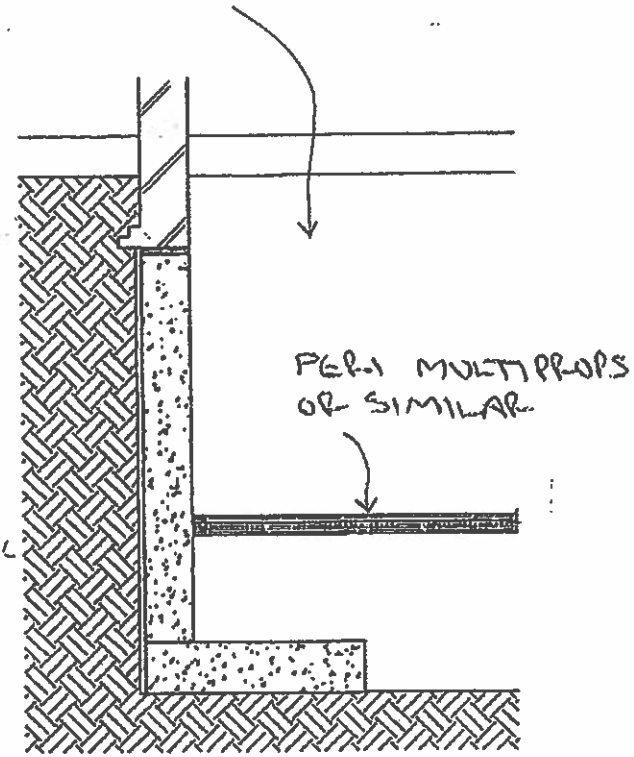
PERI MULTIPROPS OR SIMILAR



STAGE 8

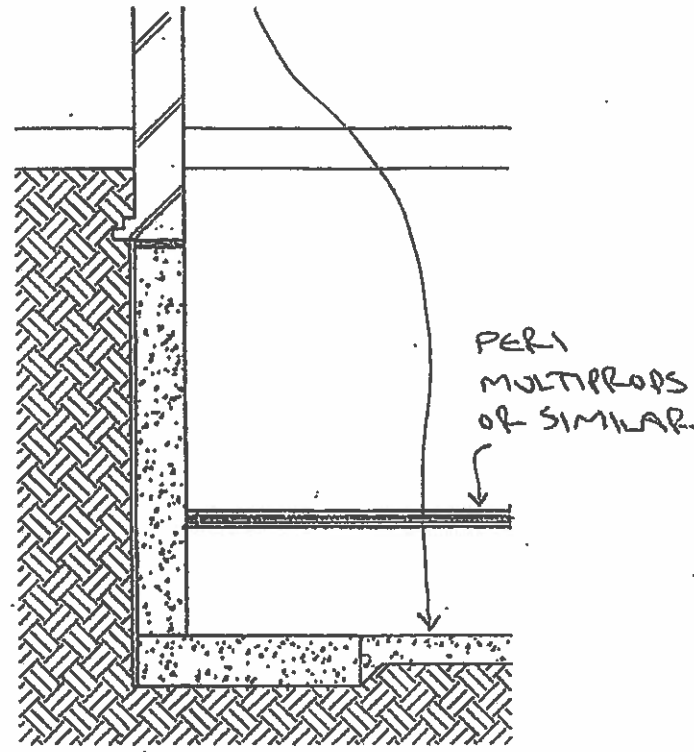
MARK	DATE	MADE BY	REVISION
		Tuckerton Works 12 Argyle Walk London WC1H 9TA Tel: 020 7833 0800 Fax: 020 7833 0800 email: info@roseassociates.co.uk	
ARCHITECT:			
JOB TITLE:			
35 BUCKLAND CRESCENT, LONDON NW3			
DRAWING TITLE:			
BASEMENT CONSTRUCTION DETAILS			
SCALE: As shown	DATE: Feb. 2014		
DRAWN BY:	C.D.M. CHECKED:		
JOB No: 1100R	DRAWING No: D01	REVISION:	

EXCAVATE BERM AREA TO SLAB FORMATION LEVEL



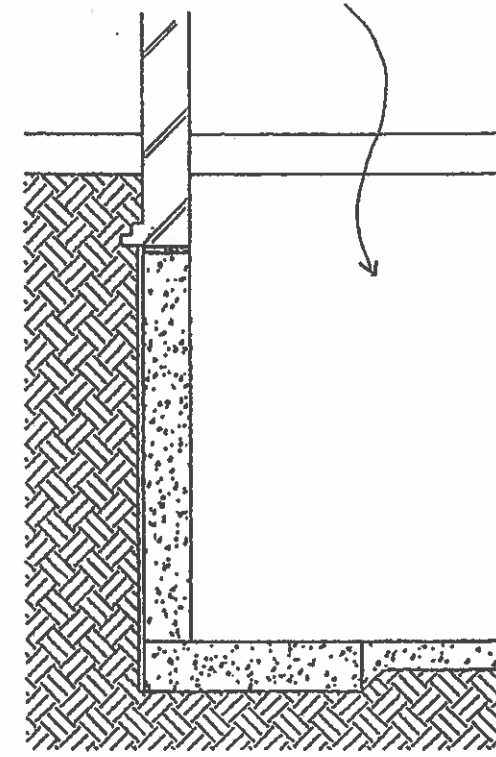
STAGE 9

PLACE REINFORCEMENT & CAST REMAINING SECTION OF BASEMENT SLAB



STAGE 10

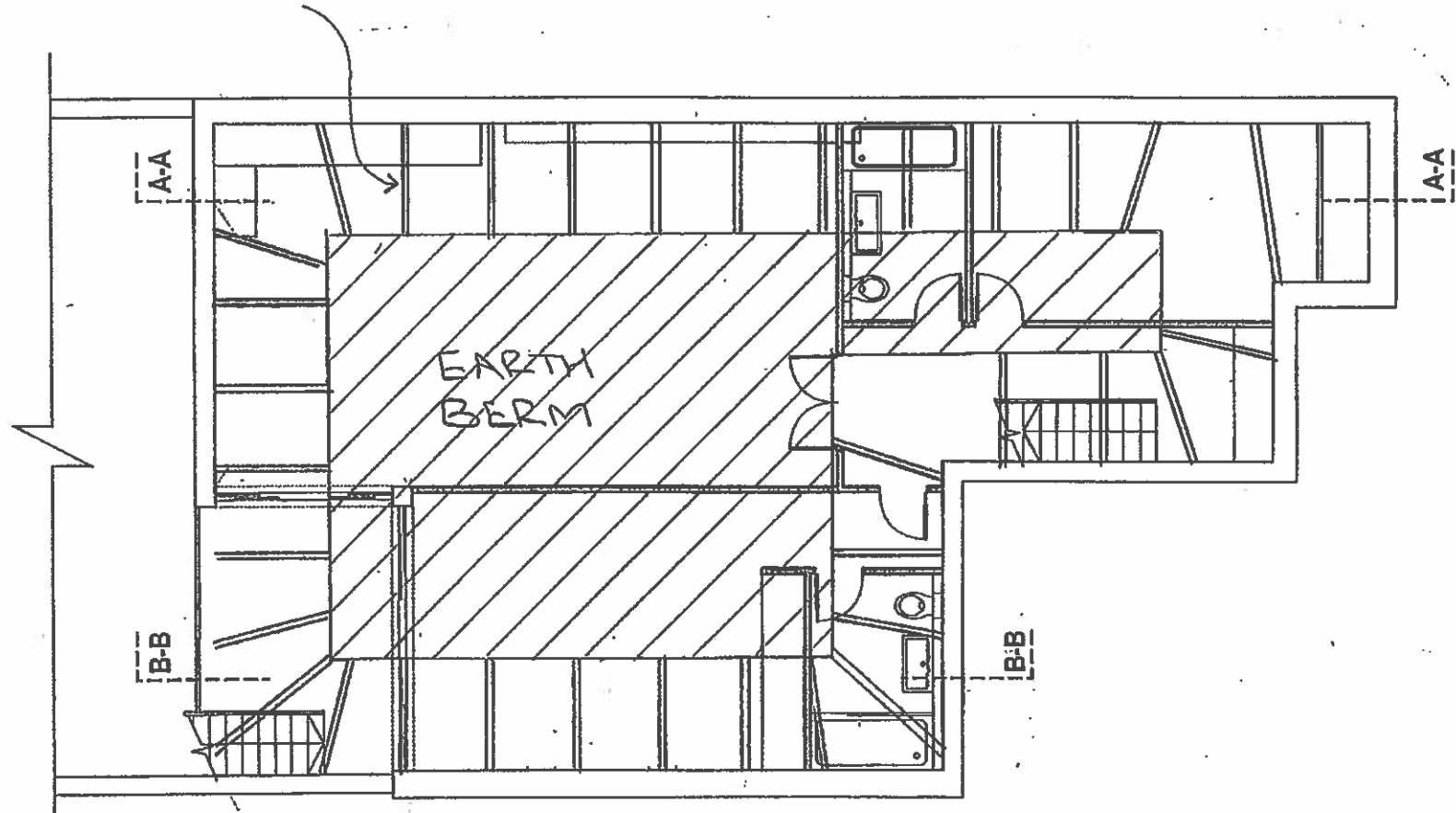
ONCE SLAB HAS CURED REMOVE PROPS



STAGE 11

MARK	DATE	MADE BY	REVISION
 <p>Consulting Civil and Structural Engineers Project Managers</p>			
<p>Tottenham Works 12 Arple Way London W11H 8SA</p> <p>Tel: 020 7833 0000 Fax: 020 7833 0009 email: info@roseassociates.co.uk</p>			
ARCHITECT:			
JOB TITLE:			
35 BUCKLAND CRESCENT, LONDON NW3			
DRAWING TITLE:			
BASEMENT CONSTRUCTION DETAILS			
SCALE: As shown		DATE: Feb. 2014	
DRAWN BY:		C.D.A./CHECKED:	
JOB No:	DRAWING No:	REVISION:	
41000	000		

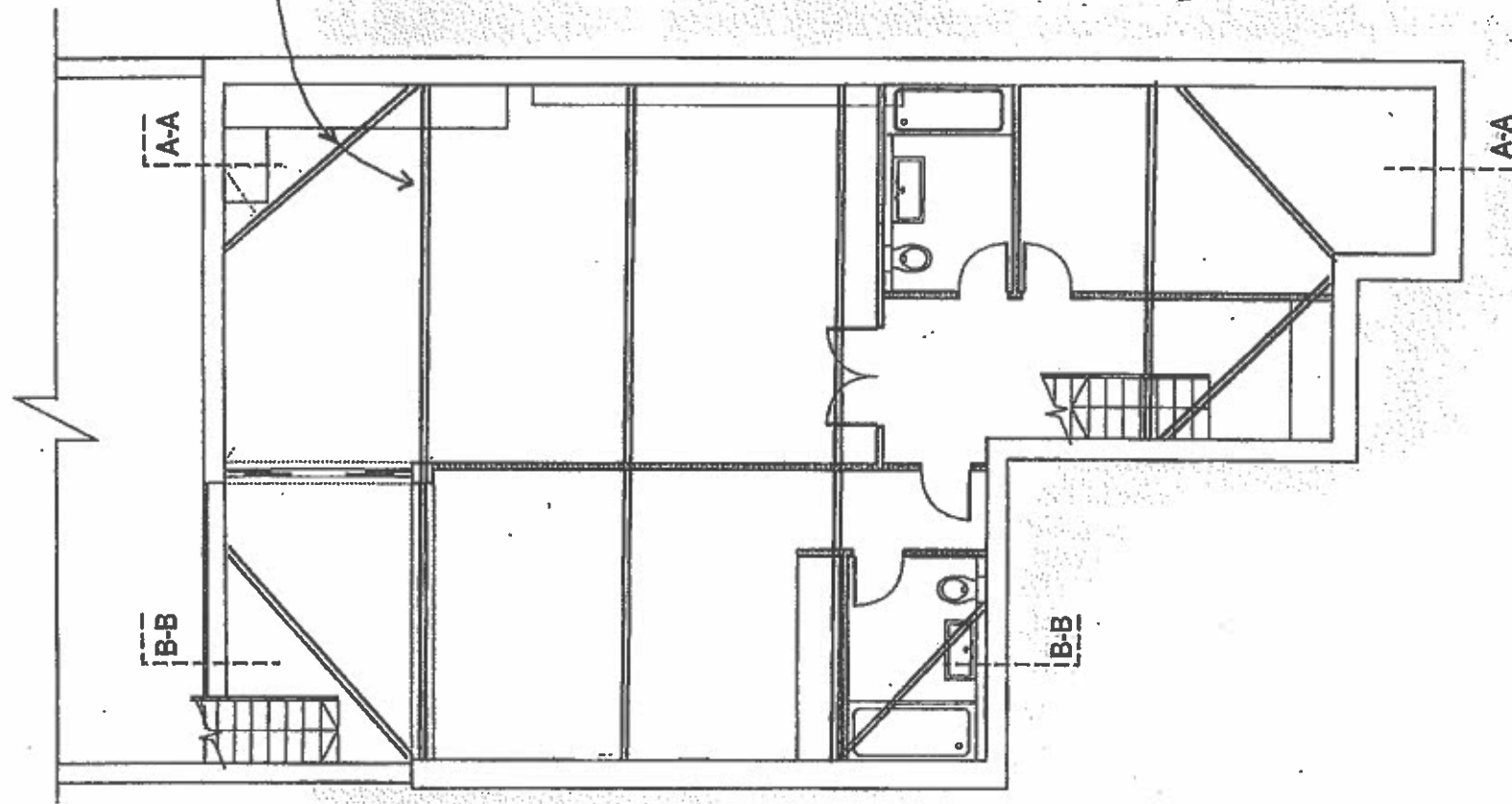
TEMPORARY PROPPING TO PERIMETER WALL UNDERPINNING



BASEMENT PLAN SHOWING STAGE 6 PROPPING

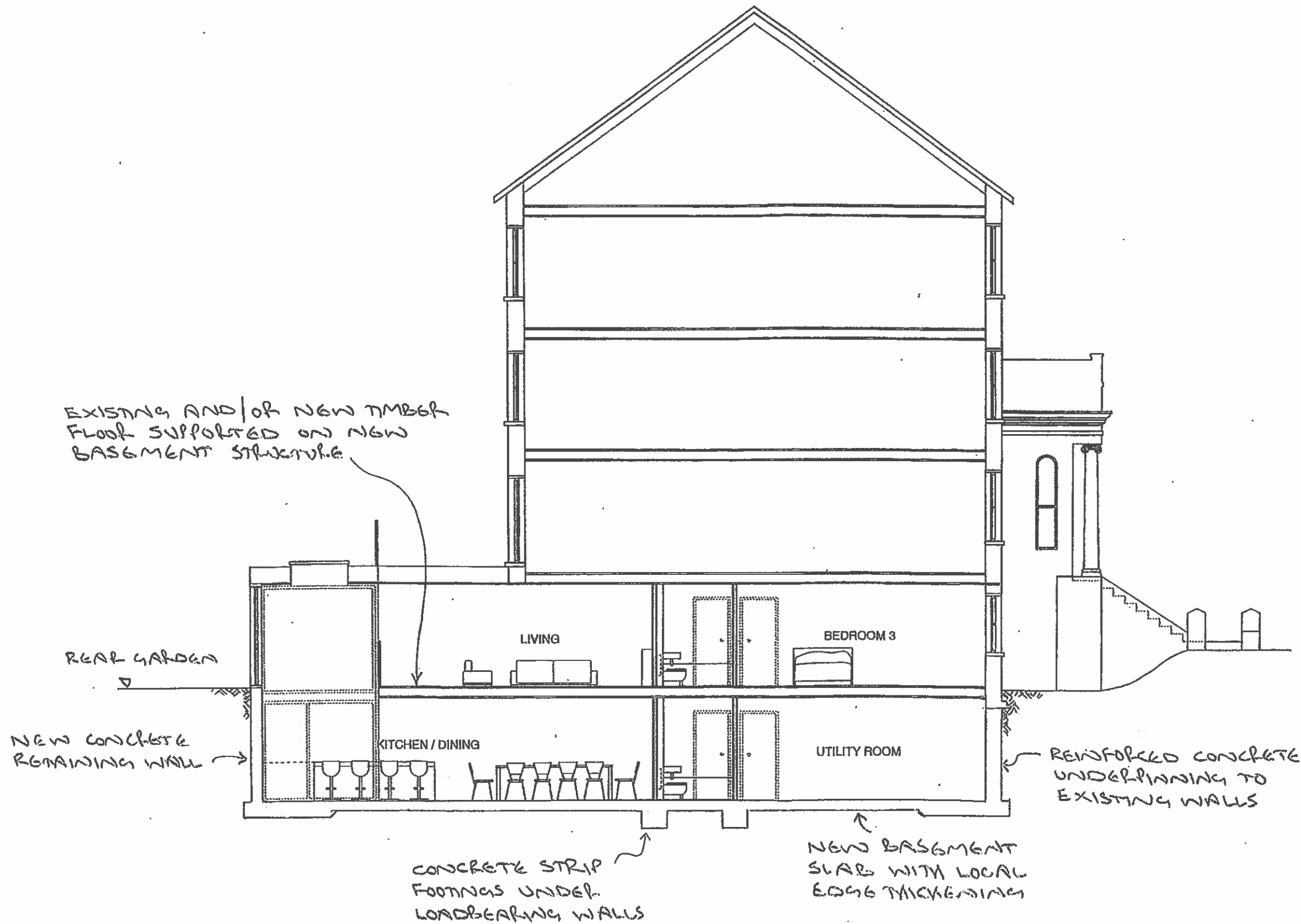
MARK	DATE	MADE BY	REVISION
		Terfection Works 12 Agyle Walk, London W2H 8HA Tel: 020 7833 0088 Fax: 020 7833 0089 email: info@roseassoc.co.uk	
ARCHITECT:			
JOB TITLE:			
35 BUCKLAND CRESCENT, LONDON NW3			
DRAWING TITLE:			
BASEMENT CONSTRUCTION DETAILS			
SCALE: As shown		DATE: Feb. 2014	
DRAWN BY:		C.D.M. CHECKED:	
JOB No:	DRAWING No:	REVISION:	
14008	P03		

PERI MULTIPROPS OR SIMILAR
WITH PERIMETER STEEL
WALING BEAMS



BASEMENT PLAN SHOWING STAGE 3 PROPPING

MARK	DATE	MADE BY	REVISION
		Tankerton Works 12 Argyle Walk London WC1H 8HA Tel: 020 7833 0000 Fax: 020 7833 0000 email: info@roseassoc.co.uk	
ARCHITECT:			
JOB TITLE:			
35 BUCKLAND CRESCENT, LONDON NW3			
DRAWING TITLE:			
BASEMENT CONSTRUCTION DETAILS			
SCALE: As shown		DATE: Feb. 2014	
DRAWN BY:		C.D.M. CHECKED:	
JOB No:	DRAWING No:	REVISION:	
1400R	P04		



TYPICAL SECTION

MARK	DATE	MADE BY	REVISION
Quantity Civil and Structural Engineers Project Managers Terenure Works 18 Argyll Walk London W6 1HA Tel: 020 7833 0800 Fax: 020 7823 0800 email: info@roseassoc.co.uk			
ARCHITECT:			
JOB TITLE:			
35 BUCKLAND CRESCENT, LONDON NW3			
DRAWING TITLE:			
BASEMENT CONSTRUCTION DETAILS			
SCALE: As shown	DATE: Feb. 2014		
DRAWN BY:	C.D.M. CHECKED:		
JOB No: 14008	DRAWING No: P05	REVISION:	

Appendix D Site Investigation

Appendix E

BGS Borehole Data