

RADA, 16 & 18 Chenies Street, London

Description of Adjacent Buildings

Introduction

It is proposed to refurbish and extend numbers 16 & 18 Chenies Street. The extension works to both buildings involve a limited amount of excavation below the prevailing ground level to form improve headroom or extend an existing basement. This includes local areas of underpinning to permit the reduction in the levels. As part of the Planning process a Basement Impact Assessment has to be provided, a process that has been completed by Geotechnical & Environmental Associates. To assist in this process an assessment of the form of structure of the adjacent buildings is required together with an assessment of their likely sensitivity to foundation works under numbers 16 & 18 Chenies Street.

Adjacent Buildings & Potential impacts

In reading the following refer to the attached sketch 21361/sk105. The outline of numbers 16 & 18 is identified together with an approximate outline of the proposed basements.

The adjacent buildings are:

19-30 Alfred Place & 12-14 Chenies Street – This is a substantial post war office and retail development. The building is framed, probably reinforced concrete. It has a substantial basement across its footprint, a basement which is believed to extend upto the boundary of number 16. In fact we believe that the basement is used for car parking which is accessed from two shuttered entrances on Chenies Street. Most of the building is 7-8 storeys high although to the rear this drops to effectively two storeys above ground. It is reasonable to assume that this building has massive foundations at a depth greater than any of the proposed works to number 16 Chenies Street. The party wall of number 16 will be locally underpinned, works that are not considered significant in the context of the comparatively large size of 19-30/12-14. In addition the works to number 18 are too remote to have any significance for 19-30/12-14.

22 Chenies Street – This is a modern residential development executed by RADA in conjunction with a Residential developer in the period 2000-2004. RADA occupy the lower levels for teaching and storage purposes. We were the Structural Engineers for this development and we can confirm that the building has a reinforced concrete frame throughout supported on a thick reinforced concrete raft. Most of the adjacent foundations were underpinned. The lowest level of the basement works to number 22 are approximately 5m below street level and below any proposed works to numbers 16 & 18. The works to number 18 will have no impact on number 22 and the work to number 16 is far too remote to warrant consideration.

19-21 Ridgemount Street – This is an Edwardian block of solid brickwork construction, timber floors and cast iron internal columns. It bridges a drivethru' route from Ridgemount Street into the private road known as Ridgemount Mews. The flank wall of number 19-21 abuts number 22 Chenies Street, a wall which was underpinned during the 2000-2004 works. The rest of number 19-21 has a basement with an estimated 2.5-3m depth from street level. The works to number 16 & 18 are too remote from 19-21 to be considered.

University of Law Building, Ridgemount Mews – This is a substantial steel framed building dating from the 1920's. It has at least 6 storeys but doesn't appear to have a basement. The frame is encased with concrete and it's likely that the floors are formed from filler joist construction. Considering the nature of prevailing ground conditions and the scale of the building it's likely that the foundations are substantial in size and depth. The building has a small and relatively modern infill extension abutting number 16 and Rosetti Court. Little is known about the structure of this infill section. The underpinning to number 16 will impact on a section of the party wall with the law building infill section. This is potentially significant and warrants further analysis. The works to number 16 will have no impact on the main section of the Law Building. The work to number 18 is too remote from the Law Building to warrant consideration.

Rosetti Court – This is a modern residential development. The building is framed and is at least 3 storey's high and is formed from reinforced concrete throughout. It is unclear if the building has a basement. The building sits on the footprint of a major 1920's building called the Dallas Building which was heavily damaged in World War 2. It's likely that the foundations of this building are still present under Rosetti Court which imply that they were either reused or Rosetti Court's foundations are substantial in their own right. The works to numbers 16 and 18 will have no impact on Rosetti Court and do not warrant further analysis

Ridgemount Mews is a small private mews connecting the backs of various buildings fronting Ridgemount Street. It is tarmaced and contains some underground drainage runs and services to the University of Law building. The only likely disruption is loss of paving and subsequent reinstatement in close proximity to number 18. This will have no impact on the adjacent buildings.

Actions

The works to numbers 16 and 18 will have no significance on the surrounding adjacent buildings. The only potential exception is the modest infill to the rear of the Law Building which justifies a Ground Movement Analysis as part of the Basement Impact Assessment.

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