

**Bartram's Hostel Redevelopment  
Basement Construction Plan  
Review**

For

London Borough of Camden

Project Number: 12366-02

Revision D1

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### Document Details

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## 1.0 INTRODUCTION

- 1.1. CampbellReith was instructed by London Borough of Camden (LBC) to undertake a review of the Basement Construction Plan (BCP) submitted by Elliot Wood Partnership (EWP) following an audit of the Basement Impact Assessment (BIA) by LBH Wembley which was submitted as part of the Planning Submission documentation for the Bartram's Hostel Redevelopment, Reference **2014/6449/P**. The BCP is a stipulated requirement of the Section 106 Agreement between LBC and the developer PegasusLife Development Ltd.
- 1.2. Dependent on the recommendations of the BIA audit, a basement construction plan should contain:
- a method statement detailing the proposed method of ensuring the safety and stability of neighbouring properties throughout the construction phase including temporary works sequence drawings,
  - appropriate monitoring including details of risk assessment thresholds and contingency measures,
  - detail demonstrating that the basement has been designed using evidence of local factors including ground conditions, the local water environment and the structural condition of neighbouring properties, in order to minimise the impact on them.
  - provision to retain at the property throughout the construction phase a suitably qualified engineer from a recognised relevant professional body to monitor, inspect, and approve the permanent and temporary basement construction works.
  - measures to ensure the ongoing maintenance and upkeep of the basement.
- 1.3. The Basement Construction Plan should ensure that:
- a suitably qualified and experienced engineer has agreed the design, the modelling of ground conditions and water environment is appropriately conservative ; and best endeavours are undertaken to prevent any impact on the structural integrity of the neighbouring properties.
  - Prior to final submission to the Council for approval, basement construction plans need to be certified by a suitably qualified and experienced engineer who is independent of the design team. The certification will need to be funded by the applicant.
- 1.4. The BCP is also required to meet the requirements of Clause 2.6 of the Section 106 Agreement and to answer any queries raised by CampbellReith arising from this review.

1.5. This report covers our review of the final BCP information submitted by EWP for planning permission and includes the following:

- Basement Construction Plan Parts 1-15
- Final Basement Impact Review by LBH March 2015
- Section 106 Agreement 28.08.15
- Structural Engineering Brief by EWP
- BCP (Temporary Works Review) by EWP
- Existing Site Drawings
  
- **Proposed Plans:**
  - Basement Floor
  - Lower Ground Floor
  - Ground Floor
  - Sections
  
- Report by Certifying Engineer
- Method Statement for Underpinning

## 2.0 BASEMENT CONSTRUCTION PLAN REVIEW

The following information has been reviewed

<p><b>Condition Surveys</b></p> <ul style="list-style-type: none"> <li>• Plan drawing showing extent of condition surveys</li> <li>• Photographic and descriptive record of existing conditions</li> <li>• Condition Survey to be carried out by third party independent of the design and contractor team to be carried out prior to commencement of works.</li> </ul>	<p style="text-align: center;">✓ ✓ ✓</p>
<p><b>GMA report &amp; general temporary works arrangements.</b></p> <ul style="list-style-type: none"> <li>• Surcharge loadings</li> <li>• Vertical pile loadings</li> <li>• Vertical location of props / walers during excavation works</li> <li>• Confirmation of embedment length</li> </ul>	<p style="text-align: center;">✓ ✓ ✓ ✓</p>
<p><b>Movement Monitoring Proposals including drawings &amp; specification to include:</b></p> <ul style="list-style-type: none"> <li>• The trigger and action levels for horizontal and vertical movements</li> <li>• Monitoring targets to be indicated on the elevation drawings</li> <li>• The monitoring frequency</li> </ul>	<p style="text-align: center;">✓ ✓ ✓</p>
<p><b>Temporary works proposals including</b></p> <ul style="list-style-type: none"> <li>• Plans indicating propping arrangements.</li> <li>• Programme indicating timing of basement installation works.</li> <li>• Excavation &amp; propping sequence.</li> <li>• Sectional detailing of temporary works propping.</li> <li>• Method Statement for Underpinning</li> </ul>	<p style="text-align: center;">✓ ✓ ✓ ✓ ✓</p>
<ul style="list-style-type: none"> <li>• Details of suitably qualified and experienced engineer who is independent of the design team</li> </ul>	<p style="text-align: center;">✓</p>

### 3.0 DISCUSSION

- 3.1. The following comments apply to the BCP for the single level basement which covers the majority of the site.
- 3.2. The condition surveys of the existing buildings within the zone of influence of the basement excavations have been carried out and are generally acceptable.
- 3.3. The GMA report and Basement Impact Assessment by Card Geotechnical Ltd generally addresses the requirements of the BCP. The basement has been analysed for ground movements and results in max damage Category 1 (very slight)
- 3.4. The building monitoring proposals are acceptable. Limits of vertical movement have been set at 8mm for amber warnings and 16mm for red warnings.
- 3.5. We have reviewed the underpinning proposals and find the construction methods, sequencing, temporary propping and method statement, to be acceptable.
- 3.6. The proposals for the temporary propping of the basement retaining walls are generally acceptable although we have not undertaken any independent design checks.
- 3.7. It should be noted that the BCP proposals are not final. Options are available to the contractor i.e. the contractor can decide to adopt an alternative methodology for excavation, temporary propping and sequencing of the works as currently set out in the BCP although he must work within the specification requirements of the BCP for controlling ground movements.
- 3.8. An e-mail was issued to EWP on 15<sup>th</sup> March 2016 requesting some clarifications on the BCP submission and satisfactory responses have been received.

## 4.0 CONCLUSIONS

- 4.1. We are generally satisfied that the detailed information provided for our review complies with the requirements of CPG4 and Clause 2.6 of the Section 106 Agreement.
- 4.2. The proposals for the preconstruction condition surveys, the ground movement assessments and the methodology for excavation and temporary propping of the contiguous piled retaining walls and the underpins is generally acceptable.
- 4.3. The groundwater monitoring information is generally satisfactory and the locations of monitoring standpipes are to be provided in due course.
- 4.4. The sequencing and indicative programme of the excavation and construction works appear to be satisfactory.
- 4.5. Should the contractor change the methodology for the basement construction then a revised BCP will be required. EWP have confirmed that there are currently no changes proposed by the contractor to the proposals in the BCP for the construction and sequencing of the temporary works.
- 4.6. Details of the independent Certifying Engineer have been provided and are acceptable.



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