

27 April, 2016

To whom it may concern

Your ref:

Our ref: CGL/09008

Please reply to: Mark Creighton

Dear Sir or Madam

**Certifying Engineer – Review Report**

Project: **Arthur West House, 79 Fitzjohn's Avenue, NW3 6PA**  
Planning reference: **2014/7851/P**  
Section 106 Reference: **Planning/CJ/1781.238**

**Introduction**

CGL is pleased to confirm that the design plans have been formulated in accordance with the terms of the s.106 Agreement and have appropriately and correctly incorporated the provisions of sub-clauses 2(d)-(j) of the agreement [copied below] to achieve the objectives of the Basement Construction Plan. In doing so CGL has used the due skill, care and diligence expected from a geotechnical/temporary works engineer experienced in projects of a similar nature and level of complexity. Any salient omissions, errors or discrepancies that have been identified by the Certifying Engineer have been raised directly with the Basement Design Engineer and have been translated into drawings and reports as included within the Basement Construction Plan by the Basement Design Engineer.

**Neighbourly matters (ref 2d)**

The works to all Neighbouring Properties is covered under the Party Wall etc. Act 1996. Pegasus Life Developments Ltd have appointed Simon Dove BSc (Hons) MRICS a Chartered Building Surveyor of Finley Harrison Ltd as the Building Owner's Party Wall Surveyor. Party Wall Awards are being entered into with each neighbour with all notifiable works that affect the Structure of the Buildings being reviewed together with each Neighbouring Properties Appointed Adjoining Owners' Party Wall Surveyors and Engineers where required. Schedule of Conditions have been undertaken and are included in each of the awards.

**Method statement (ref 2e)**

CGL can confirm that it has reviewed method statements detailing the contractor's proposed method of establishing the safety and stability of neighbouring properties throughout the Construction Phase, including temporary works sequence drawings and assumptions with appropriate monitoring control, risk assessment contingency measures and other methodologies associated with the basement and the basement temporary works will be implemented as specified in the Basement Construction Plan.

**Detailed Design Information (ref 2f)**

CGL can confirm that detailed design drawings prepared by the Basement Design Engineer for all elements of the groundworks and basement authorised by the Planning Permission together with specifications and supporting calculations for both the temporary and permanent basement construction works incorporate

conservative modelling relating to the local ground conditions and local water environment and structural condition of neighbouring properties. Design and Calculations have been prepared by the Basement Design Engineer and have been checked by as part of their QA procedures and for a basement design.

**Construction monitoring (ref 2g)**

CGL can confirm that client has appointed both the Basement Design Engineer (MLM) and a temporary works engineer (CGL) to make periodic site visits to the Property throughout the Basement Construction Phase to inspect and undertake regular monitoring of both permanent and temporary basement construction works throughout their duration and to confirm compliance with the plans and drawings as approved by the Building Control body.

**Proposed drainage strategy (ref 2h)**

CGL is satisfied that the design team will consider all reasonable measures to see that the on-going maintenance and upkeep of the basement forming part of the Development, and the associated drainage and/or ground water diversion measures, will maintain structural stability of the Property, the Neighbouring Properties and the local water environment (surface and groundwater).

**Ground water monitoring (ref 2i)**


CGL can confirm that ground water monitoring equipment was installed prior to commencement of demolition and retained with monitoring continuing from a single borehole during the Construction Phase and that this monitoring will continue until the issue of the Certificate of Practical Completion (or other time agreed by the Council in writing) and Monitoring of these Conditions a requirement of both GCL Enabling Works Specification and MLM Structural Works Specification

**Construction management plan (ref 2j)**

The developer has submitted a Construction Management Plan in accordance with LBC's requirements detailing the Principal Contractor's proposed amelioration and monitoring measures of construction traffic including procedures for co-ordinating vehicular movement with other development taking place in the vicinity and notifying the owners and or occupiers of the residences and businesses in the locality in advance of major operations delivery schedules and amendments to normal traffic arrangements. CGL have been advised that the Demolition Management Plan is agreed with the Council and a draft Construction Management Plan was submitted July 2015 to the Council and will be agreed prior to the main Construction works starting and covers all the logistics and traffic arrangements required to consider the neighbourhood.

We trust that we have interpreted the requirements of the London Borough of Camden's s106 agreement in the role of Certifying Engineer for the planned basement at the above named property.

For an on behalf of the Certifying Engineer Card Geotechnics Limited

Signed: 

Name: **Mark Creighton** CEng FICE

**Regional Director**

Signed: 

Name: **Ian Marychurch** MSc BSc CEng MICE CGeol FGS CMgr MCMI MIoD Dip IoD

**Managing Director**