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Independent review of screening process
prepared by

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and
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The following schedules relate to

Camden Planning Guidance 4 - Basements and Lightwells.

STAGE 1 SCREENING REPORT

Section 1 Subterranean (ground water) flow screening chart

1a: Is the site located directly above an aquifer? Agreed

1B: Will the proposed basement extend beneath the water table surface? Agreed

2: Is the site within 100 m of a watercourse, well (used/disused) or potential spring line? Agreed

3: Is the site within the catchment of the pond chains on Hampstead Heath? Agreed

4: Will the proposed basement development result in a change in the proportion of hard surfaced / paved areas? Agreed

5: As part of the site drainage, will more surface water (e.g. rainfall and runoff) than at present be discharged to the ground? Agreed

6: Is the lowest point of the proposed excavation (allowing for any drainage and foundation space under the basement floor) close to, or lower than, the mean water level in any local pond (not just the pond chains on Hampstead Heath) or spring line? Agreed

Section 2 Slope Stability Screening

- 1: Does the existing site include slopes, natural or manmade, greater than 1 in 8? Agreed
- 2: Will the proposed re-profiling of landscaping at site change slopes at the property boundary to more than 1 in 8? Agreed
- 3: Does the development neighbour land, including railway cuttings and the like, with a slope greater than 1 in 8? Agreed
- 4: Is the site within a wider hillside setting in which the general slope is greater than 1 in 8? Agreed
- 5: Is the London Clay the shallowest strata in the area? Yes - However the Engineers BIA considers heave and possible ground movement in their assessment.
- 6: Will any trees be felled as part of the proposed development and / or any works proposed within any tree protection zones where trees are to be retained? Agreed
- 7: Is there a history of seasonal shrink - swell subsidence in the local area and / or evidence of such effects at the site? Unknown However the Engineers BIA confirms that the adjacent properties do not suffer from differential movement and there are no local trees that might promote this.
- 8: Is the site within 100 m of a watercourse or a potential spring line? Agreed
- 9: Is the site within previously worked ground? Agreed

- 10: Is the site within an aquifer? Agreed
- 11: Is the site within 50m of the Hampstead Heath Ponds? Agreed
- 12: Is the site within 5 m of a highway or pedestrian right of way? Yes. The Engineers BIA provides an underpin method that will protect the pavement during and after the works.
- 13: Will the basement significantly increase the differential depth of foundations relative to neighbouring properties? Yes. The Engineers BIA includes an analysis of potential differential movement and this is small.
- 14: Is the site over (or within the exclusion zone of) any tunnels, e.g. railway lines? Agreed

Review of items - "Detailed Basement Construction Plan"

2.9.2 (a) to (c)

in the agreement between City and County Group Limited and The Mayor and Burgess of the London Borough of Camden:

- 2 (a) The design has been carried out in accordance with current codes of practice and considers the local conditions.
- 2 (b) The design includes a Ground Movement Assessment by Gabriel Geo Consulting that includes a ground movement analysis. This confirms that any movement to the adjacent properties will "be slight", if any.
- 2 (c) A letter of Professional Certification has been provided
- (i) Party wall awards will be prepared which will include a structural appraisal of the neighbours building and a details schedule of their condition.
 - (ii) A proposal have been provided outlining the required monitoring of the adjacent properties and making this a contractual obligation in the tender documents. A temporary works method statement for the basement works has been provided, including drawings.
 - (iii) Detailed design drawings and calculations have been prepared and provided for the permanent works however the detailing of the temporary works is generic, with the advice that the contractor will be required to provide a detailed temporary works design, including for the superstructure.
 - (iv) The Engineer has confirmed that he is to be retained to supervise the project throughout the project.
 - (v) A subsequent letter has provided advice regarding the long term stability and maintenance of the basement and the surrounding drainage.
 - (vi) Ground water was monitored as part of the soil investigation and this was found to be relatively high. A method of dewatering the excavation has been given if this proves to be required during the works and this process will act as a method of monitoring the water levels.

- (vii) A construction / transport management plan has been provided based on a completed Camden Pro Forma statement and supporting street plans.

CONCLUSION

Our review of the scoping statement concludes that it covers the aspects required by Camden

The requirements of the Section 108 agreement between City and County Group Limited and The Mayor and Burgess of the London Borough of Camden have been addressed.

In some areas, mainly for example, the temporary works, a satisfactory proposal has been submitted on the basis that this will be updated by the Main Contractor and that the Contractors proposals will be reviewed and approved by the project Engineers.

Review by

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