

Job Number: 150323
26th May 2016

Certifying Engineer Review

Site Details
23 Rochester Road
London
NW1 9JJ

Clients Details
Kevin Dhami



Project Engineer	Chartered Civil Engineer
Noma Manzini MEng BEng	Philip Henry MEng CEng MICE

Revision	Date	Comment
-	26.05.16	First issue
1	27.05.16	Updated following TW revision



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23 Rochester Road

1. Introduction

The ground floor flat at 23 Rochester Road is to have a new basement level constructed under the existing lower ground floor. The development was granted Planning Permission, subject to a Section 106 Agreement being completed. To comply with the terms of the Agreement, Croft Structural Engineers have been appointed by the Owner to act as the Certifying Engineer to carry out a review on the design plans. The outcome of this review is discussed in this report.

2. Review

Sub Clause	Comment	Errors, Omissions or Discrepancies
i) Condition Survey of the adjacent buildings	A condition survey has been carried out on the property at 24 Rochester Road (adjoining property). Some minor cracking was noted around the chimneys and ground floor ceiling, as well as a 'noticeable lean' on the rear boundary wall.	None
ii) Method statement	Croft Structural Engineers have been appointed as the Temporary Works designers by the Owner. Temporary Works drawings The sequencing of the works is as one would expect to see on a project of this size and nature; the basic outline is to remove the loading from above by propping the building and casting the base pads for steel columns. The steel beams to support the structure can then be placed, and once the load is supported, the external and party walls can be underpinned, following the technique described in the method statement.	Temporary Works drawings should have a note added referring to their use in conjunction with the Method Statement. None
iii) Detailed design	Croft Structural Engineers have been appointed as the Basement Design Engineer to design the permanent works. The detailed design has been carried out in accordance with the relevant statutory requirements. Conservative ground conditions have been	None

	taken, with a water table to full height of the retaining wall during the permanent phase.	
iv) Site inspections	Croft Structural Engineers have been appointed by the Owner to carry out regular site inspections during the construction works.	None
v) Measures on-going maintenance and upkeep. Drainage	Drainage drawings have been provided by WMOR architects, which show a separate pump system for both a ground water pumping system and for basement foul water. This is typical for a basement development of this size.	None
vi) Ground water monitoring equipment is installed through to practical completion	A borehole with standpipe has been installed at the property, and the Contractor has confirmed that they will be monitoring ground water levels every 2 weeks during the construction phase.	None
vii) Monitoring measure of the construction traffic	The Construction Management Plan produced by Stephen Merritt of SAB Projects covers the requirements for vehicular management and for notifying neighbours in advance of major operations.	None

3. Summary

We have reviewed the design plans and can confirm that they have been formulated in strict accordance with the terms of the Section 106 Agreement and have appropriately and correctly incorporated the provisions of sub-clauses (i)-(vii).