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Basement Impact Assessment

Property:

154 Iverson Road
West Hampstead
Camden
NW6 2HH

Client:

Ground& Water Ltd
15 Bow Street
Alton
Hampshire
GU34 1NY

Structural Design Reviewed by	Above Ground Drainage Reviewed by
Chris Tomlin MEng CEng MStructE	Phil Henry BEng MEng MICE

Hydrogeology Report	Land Stability Report
(Separate Report) Hannah Fraser CGeol	(Separate Report) Jon Smithson CGeol

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Executive (non-technical) Summary

	<p>The London Borough of Camden requires a Basement Impact Assessment (BIA) to be prepared for developments that include basements and lightwells. This document forms the main part of the BIA and gives details on the impact of surface water flow. The scheme design for the proposed subterranean structure is also included.</p> <p>This document should be used in conjunction with the Land Stability BIA (June 2016) and the Groundwater BIA (23 June 2016 Ref. 30142) are separate reports and are referred to, where relevant, within this document.</p> <p>This BIA follows the requirements contained within Camden Council's planning guidance CGP4 – Basements and Lightwells (2015). In summary, the council will only allow basement construction to proceed if it does not:</p> <ul style="list-style-type: none"> • cause harm to the built or natural environment and local amenity • result in flooding • lead to ground instability. <p>In order to comply with the above clauses, a BIA must undertake five stages detailed in CPG 4. This report has been produced in line with Camden planning guidance and associated supporting documents such as CPG1, DP23, DP26, DP25 and DP27. Technical information from 'Camden geological, hydrogeological and hydrological study - Guidance for subterranean development', Issue 01, November 2010 (GSD, hereafter) was also used and is referred to in this assessment.</p>
Existing Property	<p>The existing property is a three storey mid-terrace building, built from traditional building materials (brickwork and timber). The property comprises a main building and a rear addition. The roof space of the main building provides additional living space. Below the main building there is a shallow basement. There is a small front garden and a larger garden at the back.</p>
Proposed Development	<p>The proposed development involves deepening the existing basement. This will include a front and rear lightwell. With the exception of the rear lightwell and stairs to access it from ground level, the rear garden will not be altered.</p>

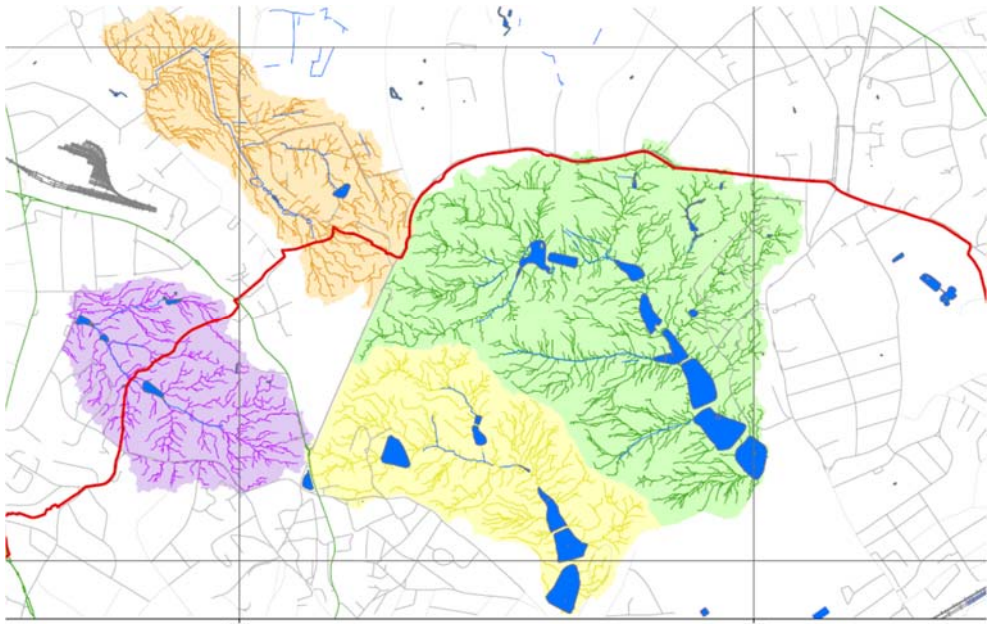


Figure 1: Aerial view with approx. site area indicated

<p>Stage 1 – Screening</p>	<p>Screening identified potential areas of concern and concluded a requirement to proceed to a scoping stage for the potential impacts relating to Land Stability, Hydrogeology, Surface Water and Flooding. The Groundwater BIA drew attention to the need to investigate the depth of the basement relative to the water table. Land Stability screening identified the site to lie on London Clay. No significant slopes or cuttings were identified. The Screening stage did not identify and surface water for flooding issues other than those that are inherent with all subterranean structures.</p>
<p>Stage 2 – Scoping</p>	<p>The Scoping stage identified the potential impacts and set the parameters required for further study of the areas of concern highlighted in the Screening phase.</p> <p>A desk survey was completed by an engineer. The information from this was utilised to formulate the requirement for a ground, geology and hydrogeology investigation.</p>
<p>Stage 3 – Site Investigation and Study</p>	<p>A structural engineer inspected the building to determine the current condition of the property.</p> <p>Visual inspections were completed of the outside of the adjacent properties to determine if there were signs of structural movement.</p> <p>Full height basements were identified in the neighbouring properties from</p>

	<p>inspection of planning drawings.</p> <p>A ground investigation with deep boreholes was completed. London Clay was confirmed to be present at the proposed formation level.</p> <p>Ground water has been measured from a repeat visit to determine water levels. Ground water was not encountered during the initial ground investigation but was recorded during the return visit.</p> <p>However, ground water may be encountered during the works, particularly as seepages through sandy silty layers within London Clay or at the base of the Made Ground.</p>
Stage 4 – Impact Assessment	<p>Land Stability</p> <p>The Land Stability BIA concluded that the basement development should not have any significant impacts on the land stability, so long as appropriate measures are adopted during the detailed design and construction phase. These include: suitable control of ground water during construction, appropriately designed retaining walls and monitoring of structures before and during construction. Proposals that demonstrate that this is possible are appended.</p> <p>Hydrogeology</p> <p>The Groundwater BIA did not anticipate groundwater levels being significantly affected by the development. The conclusions stipulated adequate water proofing for the basement structure. Suitable groundwater drainage measures were also described. Proposals to meet, to be considered at detailed design stage, are described later in this document.</p> <p>Drainage & Surface Water Flow</p> <p>With this site, there are no surface water or flooding issues other than those with are common with all subterranean structures. Measures to mitigate the impacts of these are proposed in the final section of this document.</p>

1. Screening Stage

Land Stability	Refer to the assessment on Land Stability.
Subterranean Flow	Refer to the assessment on Groundwater.
Surface Flow and Flooding	The questions below are taken from the Camden CPG 4 – Basements and Lightwells.
	<p>Question 1: Is the site within the catchment of the pond chains on Hampstead Heath?</p>  <p><i>Figure 2: Extract from Figure 14 of the GSD (site lies to the south of the shaded areas)</i></p> <p>No. The site lies outside the areas denoted by Figure 14 of the GSD (extract shown above)</p>
	<p>Question 2. As part of the proposed site drainage, will surface water flows (e.g. volume of rainfall and peak run-off) be materially changed from the existing route?</p> <p>Unknown – Due to the construction of the rear extension and the rear lightwell, the drainage system may change. <u>Carry forward to scoping</u></p>
	<p>Question 3. Will the proposed basement development result in a change to the hard surfaced /paved external areas?</p>

	<p>No. Landscaped area will not be changed. <u>Carry forward to scoping</u></p>																		
	<p>Question 4. Will the proposed basement result in changes to the inflows (instantaneous and long term) of surface water being received by adjacent properties or downstream watercourses?</p> <p>No. Surface water that is received by adjacent properties and downstream watercourses is not from the site. This will remain the case with the proposed development.</p>																		
	<p>Question 5. Will the proposed basement result in changes to the quality of surface water being received by adjacent properties or downstream watercourses?</p> <p>No. Collected surface water will be from building roofs and paving, as before. The quality of the water received downstream will therefore not change.</p>																		
	<p>Question 6 : Is the site in an area identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby surface water feature?</p> <p>The potential sources of flooding are summarised below:</p> <table border="1"> <thead> <tr> <th>Potential Source</th> <th>Potential Flood Risk at site?</th> <th>Justification</th> </tr> </thead> <tbody> <tr> <td>Fluvial flooding</td> <td>No</td> <td>EA Flood Mapping shows Flood Zone 1. Distance from nearest surface watercourse >1km</td> </tr> <tr> <td>Tidal flooding</td> <td>No</td> <td>Site location is 'inland' and topography > 40mAOD.</td> </tr> <tr> <td>Flooding from rising / high groundwater</td> <td>No</td> <td>The site is located on low permeability London Clay.</td> </tr> <tr> <td>Surface water (pluvial) flooding</td> <td>No</td> <td>154 Iverson Road is noted on the flood street list and maps from 1975 or 2002.</td> </tr> <tr> <td>Flooding from infrastructure failure</td> <td>Yes</td> <td>Drainage at or near the site could potentially become blocked or cracked and overflow or leak. Drainage of the basement terrace areas may rely on pumping.</td> </tr> </tbody> </table>	Potential Source	Potential Flood Risk at site?	Justification	Fluvial flooding	No	EA Flood Mapping shows Flood Zone 1. Distance from nearest surface watercourse >1km	Tidal flooding	No	Site location is 'inland' and topography > 40mAOD.	Flooding from rising / high groundwater	No	The site is located on low permeability London Clay.	Surface water (pluvial) flooding	No	154 Iverson Road is noted on the flood street list and maps from 1975 or 2002.	Flooding from infrastructure failure	Yes	Drainage at or near the site could potentially become blocked or cracked and overflow or leak. Drainage of the basement terrace areas may rely on pumping.
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	Flooding from reservoirs, canals and other artificial sources	No	There are no reservoirs, canals or other artificial sources in the vicinity of the site that could give rise to a flood risk.
<p>The answers to Questions 1,2,4 and 5 above indicate that the issues related to surface water flow and flooding are not significant. These questions therefore do not have to be carried forward to Scoping Stage. The extent of the possible increase in hard surfaced areas will need to be investigated further.</p> <p>In answering Question 6, a flood risk assessment is not considered necessary: the property is not on a street that has flooded in 1975 or 2002 and there are no risks to flooding that are greater than those inherent with all subterranean structures. However, the risks associated with infrastructure failure should be investigated further. The assessment, with regards to Surface Water Flow, should be carried forward to Scoping Stage.</p>			

2. Scoping Stage	
	This stage identifies the potential impacts of the areas of concern highlighted in the Screening phase.
Land Stability	Refer to the assessment on Land Stability.
Subterranean Flow	Refer to the assessment on Groundwater.
Surface Flow & Flooding	<h3>Conceptual Model</h3> <p>The development may result in a net increase in impermeable areas. This should be investigated further.</p> <p>The main significant flood risks associated with the development is due to the failure of existing sewers in the vicinity of the site. The flow paths of surface water around the property should be investigated further.</p> <p><u>Carry forward to Site Investigation & Desk Study</u></p>

3. Site Investigation and Desk Study

This section identifies the relevant features of the site and its immediate surroundings, providing further scoping where required.

Desk Study and Walkover Survey

A structural engineer from Croft Structural Engineers visited the site on 9th June 2016.

The existing property is a three storey mid-terrace building, built from traditional building materials (brickwork and timber). The property comprises a main building and a rear addition. The floors for the rear addition are lower than the main building, to suit the overall profile of the ground (the external ground level at the rear is lower). The roof space of the main building provides additional living space. Below the main building there is a shallow basement. There is a small front garden and a larger garden at the back.



Figure 3- Front View of existing property

The front yard is populated by vegetation and crossed by a paved footway to the main door access. The rear garden is populated by vegetation. The garden is covered with a layer of shingle which allows water to go into the ground.



Figure 4 - Rear view of existing property

Trees and Vegetation

In front of the property, in the pavement area there is a tree. This is described in more detail later in this section.

The front garden is populated on the edges with shrubs and small plants. The rear garden has herbs and shrubs on the edges, trees were not noted in the garden.

Site Drainage

Rain water pipes discharge into the existing sewer.

Proposed Development

The proposed development involves deepening the existing basement. This will include a front and rear light-well. The rear the rear garden will remain as it is. An approximate outline of the construction area is shown below. In addition to the basement area, this also includes areas that are likely to be temporarily occupied for construction purposes.

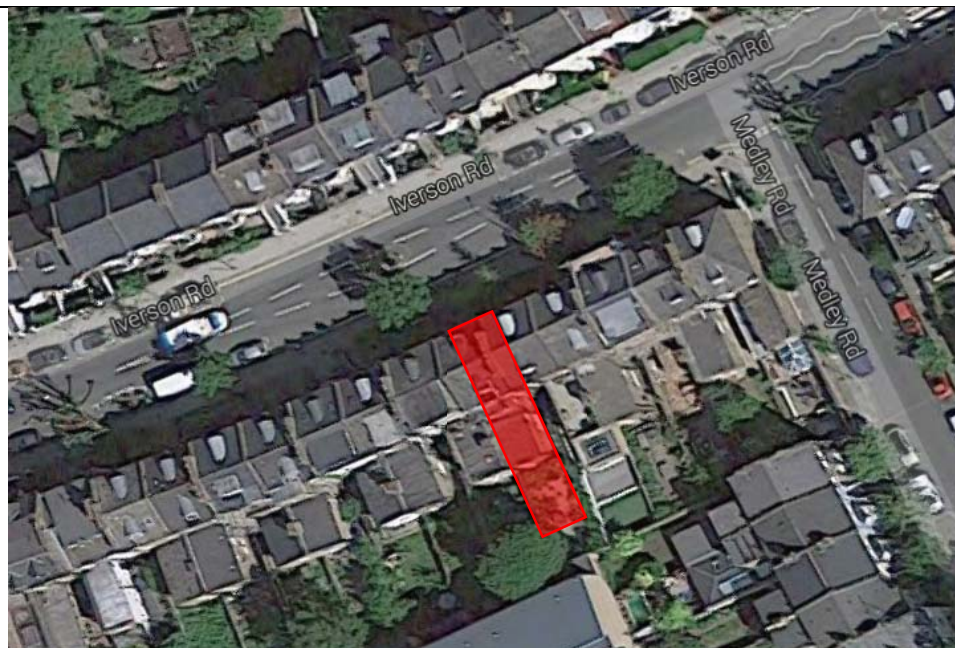


Figure 5 - Aerial view with approx. site area indicated

Croft Structural Engineers Ltd has extensive knowledge of constructing new basements. Over the last 10 years Croft Structural Engineers has been involved in the design of over 500 basements in and around London. The method to be utilised at 154 Iverson Road is:

1. Excavate front to allow for start of underpinning
2. Safely and securely support the existing building above
3. Slowly work from the front to the rear inserting narrow cantilevered retaining walls sequentially using well developed and understood underpinning methods.
4. Prop across the width of the basement, excavate central soil "dumpling"
5. Place reinforcement and cast basement slab
6. Waterproof internal space with a drained cavity system.

For further details of the architectural design, refer to the Architects drawings.

Listed Buildings and Conservation Areas

The existing building is not listed. Data from Historic England shows that there are no listed buildings close by.

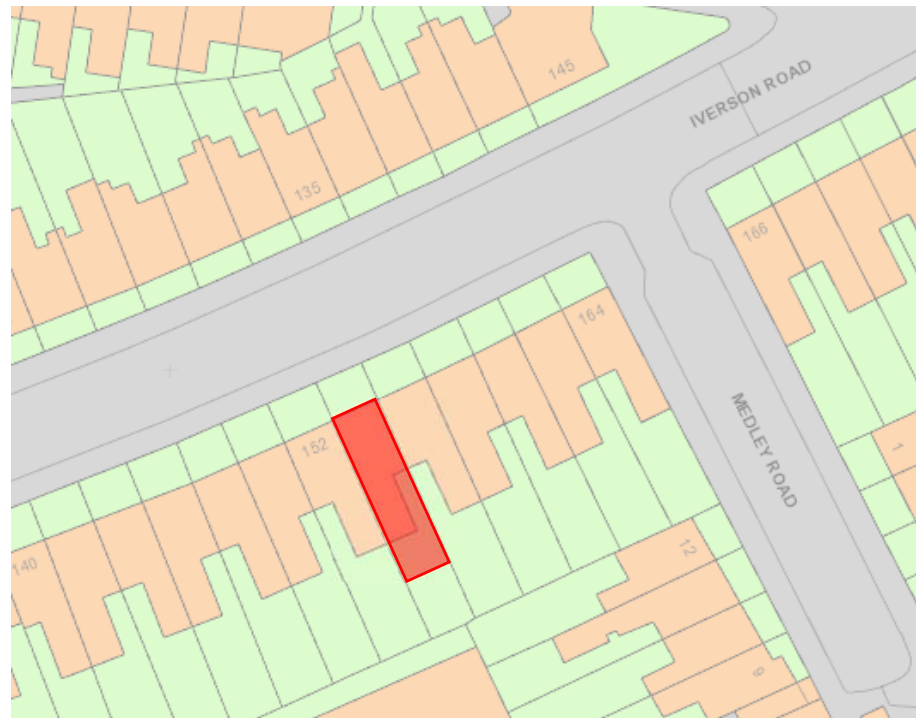


Figure 6: Extract showing listed buildings

The site is not in a conservation area.

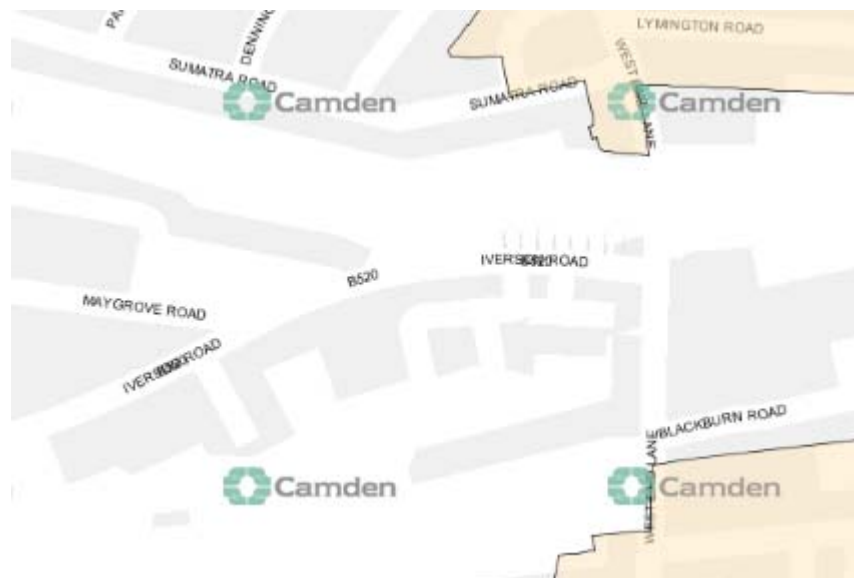

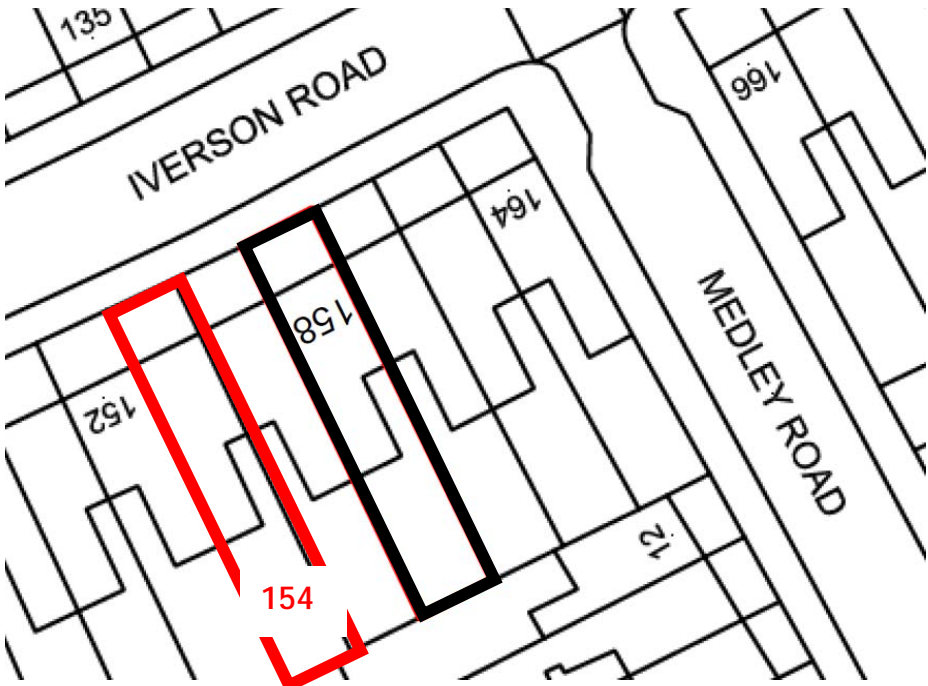


Figure 7 - Map showing property located outside of conservation areas (coloured light brown)

<p>Ordnance report</p>	<p>According to the survey of bombs dropped between 1940-1941, the nearest bomb was dropped on Medley Road, more than 50m away from the site.</p> 
<p>Local topography & external features</p>	<p>The area surrounding the site is on a very slight slope, downwards from north-west to south-east. Iverson Road is a public highway, which runs past the front of the property. A pavement separates this from the site boundary. The pavement has a kerb which forms and upstand with the road. At the side of the road, there are gullies and there are manholes present close to the centre, which indicate the presence of a trunk sewer below ground level.</p> <p>Rainwater pipes discharge surface water collected from the building into the existing sewer. As previously mentioned, the external areas of the site are mostly covered with a mix of permeable and impermeable surfaces.</p> <p>The walk over survey has confirmed that there are no surface water features (natural or man-made) within the site or on the adjacent sites.</p>
<p>Geology</p>	<p>Refer to the Ground Investigation report and the Land Stability assessment.</p>
<p>Highways & public footpaths</p>	<p>The site is not within 5m of the public highway. The front lightwell is within 5m of the pavement.</p>

<p>London Underground and Network Rail</p>	<p>The site is more than 30m away from the nearest national rail line and the nearest subterranean train line. These are unlikely to be affected by the new basement.</p>
<p>UK Power Networks</p>	<p>There are no significant items of electrical infrastructure (such as pylons or substations) in the immediate vicinity.</p>
<p>Proximity of Trees</p>	<p>As described previously, there is a tree in the pavement area in front of the property. The diameter of the trunk is less than 400mm. The distance between tree and the proposed light-well is more than 5m.</p> <p>BS 5837: 2005 <i>Trees in relation to construction</i> estimates the root protection area (RPA) equivalent to a circle with a radius of 12 times the stem diameter. Based on the diameter of the tree as being 400mm, the diameter of this circle would be 4.8m. The roots concerned would therefore be within 2.4m from the trunk. These would not be affected by a basement that is 5m away.</p>
<p>Adjacent Properties</p>	<p>The external facades of the neighbouring properties have been inspected. Planning drawings have also been inspected.</p>  <p><i>Figure 8: Plan view of site (approx. area outlined in red) and the surrounding properties</i></p> <p>In the following descriptions, references to left and right are given when</p>


	<p>facing the properties from Iverson Road.</p>
<p>Nos 156 – Property to Left</p>	<p>Property age: late-Victorian (~125 years old)</p> <p>Property use: residential</p> <p>Number of storeys: the property is three storeys high above ground level. The loft space has been converted into a habitable room. There is a rear addition which is two storeys high. As with Nos 154 and 152, the floors in the rear addition are lower than the main building. There is a full height basement. This is below the main building only.</p> <p>This building comprises separate flats. No 156a is the lowest dwelling. A search on Camden Council's planning website shows that in 2013, permission was granted to extend this property to the rear, at ground level. The site visit has confirmed that this was followed through to construction.</p>  <p><i>Figure 9 Partial view of No156a</i></p> <p>Structural assessment of ongoing movement: From observing the external façade of the building, there were no visible signs of movement.</p>
<p>Nos 152 – Property to Right</p>	<p>Property age: late-Victorian (~125 years old)</p> <p>Property use: residential</p> <p>Number of storeys: the property is three storeys high above ground level. The loft space has been converted into a habitable room. There is a rear</p>



Figure 9 Partial view of No156a

Structural assessment of ongoing movement: From observing the external façade of the building, there were no visible signs of movement.

	<p>addition which is two storeys high. As with No 154, the floors in the rear addition are lower than the main building. There is a full height basement. This is below the main building only.</p> <p>Structural Defects Noted: No structural defects were noted during the engineers site visit.</p> <p>Structural assessment of ongoing movement: From observing the external façade of the building, there were no visible signs of movement.</p>
	<p style="text-align: center;">Monitoring, Reporting and Investigation</p> <p>The ground investigation report, which has data from initial site investigations and data from subsequent monitoring, is available as a separate document. Data relevant to land stability and subterranean flow is examined separate documents.</p>

Ground Investigation	
<p>Ground Investigation Brief</p>	<p>The ground investigation was completed by Ground & Water Ltd.</p> <p>From the Scoping Stage, Croft considered that their brief should cover:</p> <ul style="list-style-type: none"> • One trial pit to confirm the extent of the existing foundations. The purpose is to consider the effect of the works on the neighbouring properties and the find the ground conditions below the site. • One borehole to a depth of 5.0m below ground level (i.e. more than twice the depth of the proposed basement). • Stand pipe to be inserted to monitor ground water; record initial strike and the water level after at least one month. • Site testing to determine insitu soil parameters. • Laboratory testing to confirm soil make up and properties. • The historic maps did not show any significant contamination sources, therefore no site test of the ground has been requested. • Factual report on soil conditions. • Interpretative reports • Indication of soil type <p>Refer to the ground investigation report by Ground & Water Ltd, which is submitted as a separate document. Data relevant to land stability and</p>

	subterranean flow is examined separate documents.
Land Stability	Refer to the Land Stability BIA for land stability issues addressed to Stage 3.
Subterranean Flow	Refer to the Groundwater BIA for hydrogeological issues addressed to Stage 3.
Surface Flow & Flooding	<p>A study of OS maps shows that there are no surface water features, either within or close to the site. A walk over survey has confirmed this. The survey has also confirmed that the garden area is mostly covered with permeable surfaces.</p> <p>At the front of the property there is a raised and uninterrupted pavement kerb. This will assist with preventing any flooding from an inundated road.</p> <p>Due to the terraced construction of the property, surface water cannot flow around the building at ground level. This will remain the case with the new development.</p>

4. Basement Impact Assessment	
Subterranean Flow	Refer to the Groundwater BIA: conclusions are stated in the Executive Summary.
Land Stability	Refer to Land Stability BIA: conclusions are stated in the Executive Summary.
Conservation and Listed Buildings	The property is not adjacent to a listed building. The site is not in a conservation area.
Surface water flow and flooding	<p>As described in previous sections, the only significant risk of flooding is from failure of infrastructure, such as flooding due to unexpected failure of the drainage, water mains, etc. This risk is inherent in the construction of all subterranean structures.</p> <p>There is a risk of flooding due to the failure of the pumping system but this can be reduced to acceptable levels with appropriate design and installation measures. Measures to mitigate this risk are described later under 'Initial Design Considerations'.</p>

Drainage Assessment	
Hard standing	<p>There is a marginal increase in hardstanding. This is due to the construction of light-wells at the front and rear of the property. The light-well will create an additional hard surfaced area at basement level. These will be drained via Aco channels (or similar) and the water will be pumped and discharged into the existing sewer system.</p> <p>Existing total impermeable area = 95m² Proposed total impermeable area = 98 m²</p> <p>Percentage Increase in permeable areas = 3.2%</p>
SUDS Assessment	<p>SUDS is currently achieved by the permeable landscaping in the rear garden. The increase in hard-standing is not significant; additional SUDS proposals would therefore be out of proportion to the changes in surface water drainage.</p>
Additional Drainage Considerations	<p>Additional discharges into the sewer are not significant; approval and conditions from the statutory water authority (Thames Water) are unlikely to be necessary. This should be considered further at detailed design stage. If approval is sought but not given for the additional discharge, then surface water from the light-well will be pumped to rain water butts in the garden.</p>

Ground Movement Assessment & Predicted Damage Category	
	<p>The design and construction methodology aims to limit damage to the existing building on the site, and to the neighbouring buildings, to Category 2 or lower as set out in Table 2.5 of CIRIA report C580. For this development, suitable temporary propping during the construction phase will limit the amount of movement due to the basement works. This is described in the Basement Method Statement (appended).</p> <p>The ground movement assessment has been produced by Ground and Water.</p>

Mitigation Measures Ground Movement

A method statement, appended, has been formulated with Croft's experience of over 500 basements completed without error. As mentioned previously, the procedures described in this statement will mitigate the impacts that the construction of the basement will have on nearby properties.

The works must be carried out in accordance with the Party Wall Act and condition surveys will be necessary at the beginning and the end of the works. The Party Wall Approval procedure will reinforce the use of the proposed method statement and, if necessary, require it to be developed in more detail with more stringent requirements than those required at planning stage.

It is not expected that any cracking will occur in nearby structures during the works. However, Croft's experience advises that there is a risk of movement to the neighbouring property.

To reduce the risk to the development:

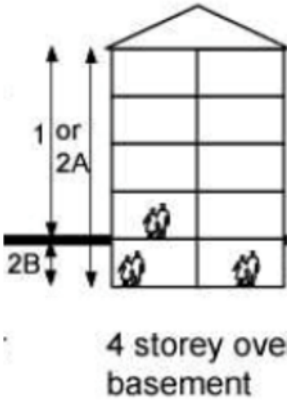
- Employ a reputable firm that has extensive knowledge of basement works.
- Employ suitably qualified consultants Croft Structural Engineers has completed over 500 basements in the last five years.
- Provide method statements for the contractors to follow
- Investigate the ground this has now been done.
- Record and monitor the properties close by. This is completed by a condition survey under the Party Wall Act, before and after the works are completed. Refer to the end of the appended Basement Construction Method Statement.

With the measures listed above, the maximum level of cracking anticipated is 'Hairline' cracking. This can be repaired with normal decorative works. Under the Party Wall Act, minor damage, although unwanted, can be tolerated it is permitted to occur to a neighbouring property as long as repairs are suitably undertaken to rectify this. To mitigate this risk, the Party Wall Act is to be followed and a Party Wall Surveyor will be appointed.

Monitoring of Structures					
	In order to safeguard the existing structures during underpinning and new basement construction, movement monitoring is to be undertaken.				
Risk Assessment	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Monitoring Level proposed</th> <th style="width: 50%;">Type of Works.</th> </tr> </thead> <tbody> <tr> <td> <p>Monitoring 4</p> <p>Visual inspection and production of condition survey by Party Wall Surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical monitoring movement by standard optical equipment</p> <p>Lateral movement between walls by laser measurements</p> </td> <td> <p>New basements greater than 2.5m and shallower than 4m deep in gravels</p> <p><u>Basements up to 4.5m deep in clays</u></p> <p>Underpinning works to grade I listed building</p> </td> </tr> </tbody> </table>	Monitoring Level proposed	Type of Works.	<p>Monitoring 4</p> <p>Visual inspection and production of condition survey by Party Wall Surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical monitoring movement by standard optical equipment</p> <p>Lateral movement between walls by laser measurements</p>	<p>New basements greater than 2.5m and shallower than 4m deep in gravels</p> <p><u>Basements up to 4.5m deep in clays</u></p> <p>Underpinning works to grade I listed building</p>
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<p>Before the works begin, a detailed monitoring report is required to confirm the implementation of the monitoring. The items that this should cover are:</p> <ul style="list-style-type: none"> • Risk Assessment to determine level of monitoring • Scope of Works • Applicable standards • Specification for Instrumentation • Monitoring of Existing cracks • Monitoring of movement • Reporting • Trigger Levels using a RED / AMBER / GREEN System <p>Recommend levels are shown within the proposed monitoring statement (appended).</p>					

Basement Design & Construction Impacts and Initial Design Considerations

Foundation type	<p>Where the existing perimeter walls have not already been extended downwards (due to the deepening of the basements of the adjacent properties), reinforced concrete cantilevered retaining walls will form the new foundation of the building.</p> <p>Calculations to demonstrate the feasibility of the retaining walls is carried out using software by TEDDS. The software is specifically designed for retaining walls and ensures that the construction is kept to a limit to prevent damage to the adjacent property.</p> <p>The overall stability of the walls is designed using K_a & K_p values, while the design of the wall structure uses K_0 values. This approach minimises the level of movement from the concrete affecting the adjacent properties.</p> <p>The investigations highlight that water is a present. The walls are designed to resist the hydrostatic pressure. The design of the walls considers long term scenarios. It is possible that a water main may break causing a local high water table. To account for this, the wall is designed for water at the top of the wall.</p> <p>The design also considers floatation as a risk. The design has accounted for the weight of the building and the uplift forces from the water. The weight of the building is greater than the uplift, resulting in a stable structure.</p> <p>The anticipated design involves reinforced concrete retaining walls below the party walls [special foundations]. This will require the consent of the adjoining owners after the planning application is completed. If consent of special foundations is not given, then mass concrete underpins will be required below the party wall.</p>						
Intended use of structure and user requirements	Family/domestic use (1 dwelling)						
Loading Requirements (EC1-1)	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #4F81BD; color: white;"> <th style="width: 60%;"></th> <th style="text-align: center;">UDL kN/m²</th> <th style="text-align: center;">Concentrated Load kN</th> </tr> </thead> <tbody> <tr> <td style="background-color: #4F81BD; color: white;">Domestic Single Dwellings</td> <td style="text-align: center;">1.5</td> <td style="text-align: center;">2.0</td> </tr> </tbody> </table>		UDL kN/m ²	Concentrated Load kN	Domestic Single Dwellings	1.5	2.0
	UDL kN/m ²	Concentrated Load kN					
Domestic Single Dwellings	1.5	2.0					
Part A3	Number of Storeys 4 + basement						

<p>Progressive collapse</p>	<p>Is the Building Multi Occupancy? Yes</p> <table border="1" data-bbox="418 309 1353 432"> <tr> <td style="background-color: #4F81BD; color: white;">Class 2A</td> <td>Flats/residential buildings not exceeding 4 storeys</td> </tr> </table>	Class 2A	Flats/residential buildings not exceeding 4 storeys				
Class 2A	Flats/residential buildings not exceeding 4 storeys						
	<p>Change of use</p> <p>To NHBC guidance compliance is only required to other floors if a material change of use occurs to the property.</p> <table border="1" data-bbox="418 719 1353 891"> <tr> <td>Initial Building Class</td> <td>2A</td> </tr> <tr> <td>Proposed Building Class</td> <td>2A+2B</td> </tr> <tr> <td>If class has changed material change has occurred?</td> <td>No</td> </tr> </table>  <p style="text-align: center;">4 storey ove basement</p>	Initial Building Class	2A	Proposed Building Class	2A+2B	If class has changed material change has occurred?	No
Initial Building Class	2A						
Proposed Building Class	2A+2B						
If class has changed material change has occurred?	No						
<p>Lateral Stability</p>	<p>The above ground structure will be transfer the loads to the ground by shear masonry walls and masonry piers. The retaining walls will resist the lateral pressures below ground level.</p>						
<p>Stability Design</p>	<p>The cantilevered walls are suitable for carrying the lateral loading applied from above.</p>						
<p>Lateral Actions</p>	<p>Below ground level, the reinforced concrete retaining walls are designed to carry the lateral loading applied from above.</p> <p>The lateral earth pressure exerts a horizontal force on the retaining walls. The retaining walls will be checked for resistance to the overturning force this produces.</p> <p>Lateral forces will be applied from:</p> <ul style="list-style-type: none"> • Soil loads • Hydrostatic pressures • Surcharge loading from behind the wall 						

	<p>These produce retaining wall thrust. This will be restrained by the opposing retaining wall.</p>
<p>Retained soil Parameters</p>	<p>Design overall stability to K_a & K_p values. Lateral movement necessary to achieve K_a mobilisation is height/500 (from Tomlinson). This is tighter than the deflection limits of the concrete wall.</p>
<p>Water Table</p>	<p>Has a soil investigation been carried out? Yes</p> <p>A ground investigation has not found groundwater up to 5.0m below ground level. To account for the worst case conditions, the basement walls should be designed with the water table at the top of the retaining wall.</p>
<p>Additional loading requirements</p>	<p>Surcharge Loading</p> <p>The following will be applied as surcharge loads to the retaining walls:</p> <ul style="list-style-type: none"> • 10kN/m² if within 45° of road • 5kN/m² if within 45° of Pavement • Garden Surcharge 2.5kN/m² + 1 m of soil • Surcharge for adjacent property 1.5kN/m² + 4kN/m² for concrete ground bearing slab <p><u>Highways loading:</u> The basement is within 5m of the pavement but not within 5m of the public highway.</p> <p><u>Adjacent Properties:</u> All adjacent property footings within 45° to have additional geotechnical engineers input. A line at 45° from the base of the neighbours' wall footing would be intersected by the basement retaining wall. This should be accounted for in the design.</p> <p>The appended calculations show the design of one of the most heavily loaded retaining wall. The most critical parameters have been used for this.</p>
<p>Mitigation Measures - Internal Flooding</p>	<p>As described in previous sections, there are no significant risks of flooding besides those that are inherit in the construction of all subterranean structures, such as flooding due to unexpected failure of the drainage, water mains, etc. Croft would recommend the following measures to reduce these risks:</p> <ul style="list-style-type: none"> • A pumping mechanism will be installed for the proposed basement. There is a likelihood that this may fail and allow excess water to accumulate. If this were to occur, the build-up of water would be gradual and noticeable before it becomes a significant life-threatening hazard.

	<ul style="list-style-type: none"> • Install a dual pumping system to maintain operation in the event of a failure. This should include a battery backup and a suitable alarm system for warning purposes. • To reduce the impact of surface water flooding, sustainable drainage systems such as on site attenuation should be considered at detailed design stage.
<p>Mitigation Measures - Drainage and Damp-proofing</p>	<p>The design of drainage and damp-proofing is not within the scope of this assessment and would not normally be expected to be part of the structural engineer's remit at detailed design stage.</p> <p>A common and anticipated detailed design stage approach is to use internal membranes (Delta or similar). These will be integral to the waterproofing of the basement. Any water from this will enter a drainage channel below the slab. This will be pumped and discharged into the exiting sewer system.</p> <p>It is recommended that a waterproofing specialist is employed to ensure all the water proofing requirements are met. The waterproofing specialist must name their structural waterproofer. The structural waterproofer must inspect the structural details and confirm that he is happy with the robustness.</p> <p>Due to the segmental construction nature of the basement, it is not possible to water proof the joints. All waterproofing must be made by the waterproofing specialist. He should review the structural engineer's design stage details and advise if water bars and stops are necessary.</p> <p>The waterproofing designer must not assume that the structure is watertight. To help reduce water flow through the joints in the segmental pins, the following measures should be applied:</p> <ul style="list-style-type: none"> • All faces should be cleaned of all debris and detritus • Faces between pins should be needle hammered to improve key for bonding • All pipe work and other penetrations should have puddle flanges or hydrophilic strips
<p>Mitigation Measures - Localised Dewatering</p>	<p>Monitor water levels 1 month prior to starting on site and throughout the construction process.</p> <p>Localised dewatering to pins may be necessary.</p>

<p>Temporary Works</p>	<p>Walls are designed to be temporarily stable. Temporary propping details will be required for the ground and this must be provided by the contractor. Their details should be forwarded to the design stage engineer.</p> <p>Particular attention should be paid to point loads from above.</p> <p>Critical areas where point loads are present from above include:</p> <ul style="list-style-type: none">Cross wallsChimney StacksDoor openings <p>To demonstrate the feasibility of the works, a proposed basement construction method statement is appended.</p> <p>The land stability BIA expressed concern over groundwater that might be present during construction, in particular the potential for this to wash away fines in the soil. The majority of the basement will be excavated within the London Clay. Any groundwater seepage will be slow due to the low permeability of the clay. The groundwater in this soil can therefore be suitably controlled [eg. by sump pumping].</p> <p>Full height excavations will be necessary to form the front light-well. This might involve exposing sand and gravel above the clay. The highest level of water is not much greater than the top level of the clay. Groundwater is therefore unlikely to cause significant removal of sands. However, it would be prudent to limit the size of the underpins in this area to reduce the likelihood of this. This is proposed in the land stability BIA. Segmental retaining wall construction is shown in drawing SL-10 [Appendix C]. Groundwater monitoring is proposed. Before excavation of the front light-well if the groundwater level is recorded as exceptionally high [ie close to the ground surface], then excavation in this area should be postponed until the groundwater level falls below the top of the clay.</p>
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<p>Noise and Nuisance Control</p>	<p>The contractor is to follow the good working practices and guidance laid down in the 'Considerate Constructors Scheme'.</p> <p>The hours of working will be limited to those allowed; 8am to 5pm Monday to Friday and Saturday Morning 8am to 1pm.</p> <p>None of the practices cause undue noise that one would typically expect from a construction site (a conveyor belt typically runs at around 70dB).</p> <p>The site will be hoarded with 8' site hoarding to prevent access.</p> <p>The hours of working will further be defined within the Party Wall Act.</p> <p>The site is to be hoarded to minimise the level of direct noise from the site.</p> <p>Working in the basement generally requires hand tools to be used. The level of noise generally will be no greater than that of digging of soil. The noise is reduced and muffled by the works being undertaken underground. The level of noise from basement construction works is lower than typical ground level construction due to this.</p>
<p>CTMP</p>	<p>The council may require a Construction Traffic Management Plan (CTMP) to be produced. This is outside the brief of the Basement Impact Assessment and is not covered within Croft's brief.</p> <p>A CTMP would normally be required if the site is, or is adjacent to a listed building or is in a conservation area. This site does not fall under any of these categories.</p>

Appendix A: Structural Calculations

CPG4 section 5 highlights that other permits and requirements will be necessary after planning. Item 5.1 highlights that Building Regulations will be required. As part of the building control pack full calculations must be undertaken and provided at detailed design stage once planning permission is granted. The calculations must be completed to a recognised Standard (BS or Euro Codes). The calculations must take into account the findings of this report and the recommendations of the auditors.

The design must resist:

- Vertical loads from the proposed works and adjacent properties
- Lateral loads from wind, soil water and adjacent properties
- Loadings in the temporary condition
- All other applied loads on the building
- Uplift forces from hydrostatic effects and soil heave

The final proposed scheme must:

- Provide stability in the temporary condition to all forces
- Provide stability to all forces in the permanent condition

As part of the planning Croft structural engineers has considered some of the pertinent parts of the basement structure to ensure that it can be constructed. The following calculations are not a full set of calculations for the final design which must be provided for building regulations. The structural calculations we consider pertinent and included in this appendix for this development are:

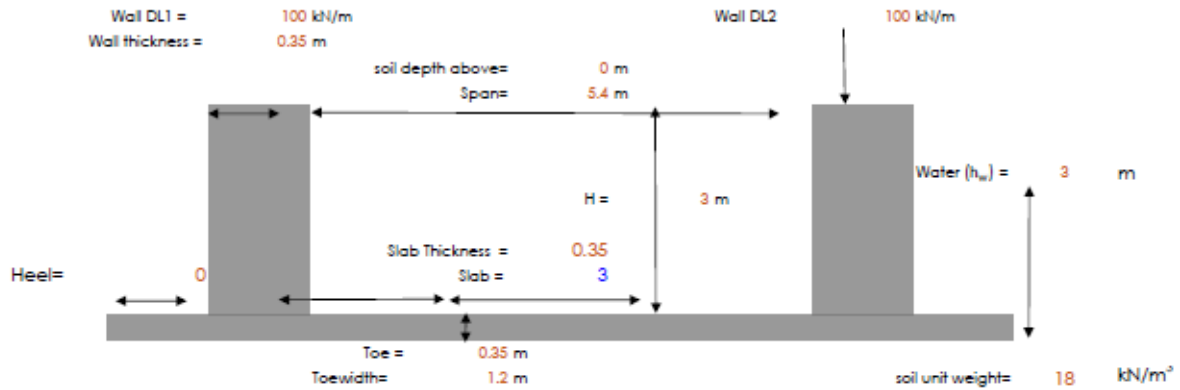
1. Front basement foundation & retaining wall with highways loading as necessary

Engineering Information Sheet



Project:	154 Iverson Rd	Section	Sheet
Date	Jun-16	Rev	Date
By	U	Description	
Checked		Status	Rev
Job No	160606		

Uplift and Heave Calculations



Uplift Calc

Total Dead Load

Slab =	26.25 kN/m	= slab thickness x slab weight x 25kN/m ³
Toe and heel =	27.125 kN/m	= (heel length + wall thickness + toe length) x slab thickness x 25kN/m ³ x 2No
RC Wall =	52.5 kN/m	= wall height above (from base) x wall thickness x 25kN/m ³ x 2No
Weight above wall =	200 kN/m	= Wall DL1 + Wall DL2
Total Dead load =	305.875 kN/m	

Total Uplift Force =

183 kN/m = (wall thickness + span + wall thickness) x h_w x 10kN/m³

F.o.S. = 1.67 No Global Uplift

Slab Uplift

Slab =	8.75 kN/m	Uplift =	30 kN/m	= h _w x 10kN/m ³
Service Moment =	-77.5 kNm/m			
Factored Design moment =	-91.6 kNm/m			
Factored Design shear =	-67.8 kN/m			

Global Heave

Weight of building =	305.875 kN/m		
Weight of soil removed =	329.4		
% change =	7%	place	7% of Slab area as heave protection
width of heave protection =	0.44 m	place	0.44 m of Slab area as heave protection



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Selhurst, London

Project 154 Iverson Road, Camden, NW6 2HH				Job Ref. 160606	
Section Basement Calculations				Sheet no./rev. 1	
Calc. by LI	Date 28/06/2016	Chk'd by GW	Date	App'd by	Date

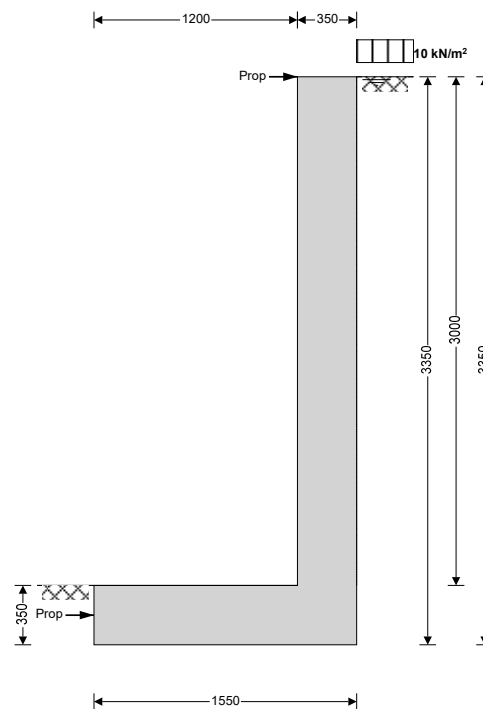
The most critically loaded retaining wall is presented here. This is the retaining wall for the front lightwell.

Refer to Section 1-1 on drawing SL-10.

RETAINING WALL DESIGN

RETAINING WALL ANALYSIS (BS 8002:1994)

TEDDS calculation version 1.2.01.06



Wall details

Retaining wall type

Cantilever

Height of wall stem

$h_{\text{stem}} = 3000$ mm

Wall stem thickness

$t_{\text{wall}} = 350$ mm

Length of toe

$l_{\text{toe}} = 1200$ mm

Length of heel

$l_{\text{heel}} = 0$ mm

Overall length of base

$l_{\text{base}} = 1550$ mm

Base thickness

$t_{\text{base}} = 350$ mm

Height of retaining wall

$h_{\text{wall}} = 3350$ mm

Thickness of downstand

$t_{\text{ds}} = 350$ mm

Depth of downstand

$d_{\text{ds}} = 0$ mm

Position of downstand

$l_{\text{ds}} = 900$ mm

Depth of cover in front of wall

$d_{\text{cover}} = 0$ mm

Unplanned excavation depth

$d_{\text{exc}} = 0$ mm

Height of ground water

$h_{\text{water}} = 3350$ mm

Density of water

$\gamma_{\text{water}} = 9.81$ kN/m³

Density of wall construction

$\gamma_{\text{wall}} = 23.6$ kN/m³

Density of base construction

$\gamma_{\text{base}} = 23.6$ kN/m³

Angle of soil surface

$\beta = 0.0$ deg

Effective height at back of wall

$h_{\text{eff}} = 3350$ mm

Mobilisation factor

$M = 1.5$

Moist density

$\gamma_m = 18.0$ kN/m³

Saturated density

$\gamma_s = 21.0$ kN/m³

Design shear strength

$\phi' = 20.0$ deg

Angle of wall friction

$\delta = 0.0$ deg

Design shear strength

$\phi'_b = 20.0$ deg

Design base friction

$\delta_b = 18.0$ deg

Moist density

$\gamma_{mb} = 18.0$ kN/m³

Allowable bearing

$P_{\text{bearing}} = 100$ kN/m²



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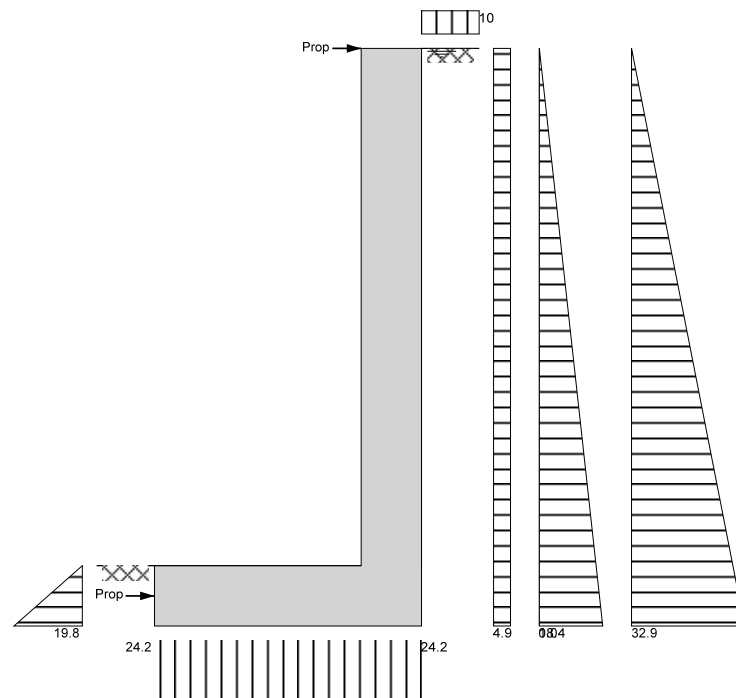
Project 154 Iverson Road, Camden, NW6 2HH				Job Ref. 160606	
Section Basement Calculations				Sheet no./rev. 2	
Calc. by LI	Date 28/06/2016	Chk'd by GW	Date	App'd by	Date

Using Coulomb theory

Active pressure $K_a = 0.490$ Passive pressure $K_p = 3.312$
At-rest pressure $K_0 = 0.658$

Loading details

Surcharge load Surcharge = **10.0 kN/m²**
Vertical dead load $W_{dead} = 0.0 \text{ kN/m}$ Vertical live load $W_{live} = 0.0 \text{ kN/m}$
Horizontal dead load $F_{dead} = 0.0 \text{ kN/m}$ Horizontal live load $F_{live} = 0.0 \text{ kN/m}$
Position of vertical load $l_{load} = 0 \text{ mm}$ Height of horizontal load $h_{load} = 0 \text{ mm}$



Loads shown in kN/m, pressures shown in kN/m²

Calculate propping force

Propping force $F_{prop} = 86.6 \text{ kN/m}$

Check bearing pressure

Total vertical reaction $R = 37.6 \text{ kN/m}$ Distance to reaction $x_{bar} = 775 \text{ mm}$
Eccentricity of reaction $e = 0 \text{ mm}$

Reaction acts within middle third of base

Bearing pressure at toe $p_{toe} = 24.2 \text{ kN/m}^2$ Bearing pressure at heel $p_{heel} = 24.2 \text{ kN/m}^2$

PASS - Maximum bearing pressure is less than allowable bearing pressure

Calculate propping forces to top and base of wall

Propping force to top of wall $F_{prop_top} = 29.398 \text{ kN/m}$ Propping force to base of wall $F_{prop_base} = 57.174 \text{ kN/m}$



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Project 154 Iverson Road, Camden, NW6 2HH				Job Ref. 160606	
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Calc. by LI	Date 28/06/2016	Chk'd by GW	Date	App'd by	Date

RETAINING WALL DESIGN (BS 8002:1994)

TEDDS calculation version 1.2.01.06

Ultimate limit state load factors

Dead load factor $\gamma_{f_d} = 1.4$ Live load factor $\gamma_{f_l} = 1.5$
Earth pressure factor $\gamma_{f_e} = 1.5$

Calculate propping force

Propping force $F_{prop} = 86.6$ kN/m

Calculate propping forces to top and base of wall

Propping force to top of wall $F_{prop_top_f} = 53.364$ kN/m Propping force to base of wall $F_{prop_base_f} = 102.546$ kN/m

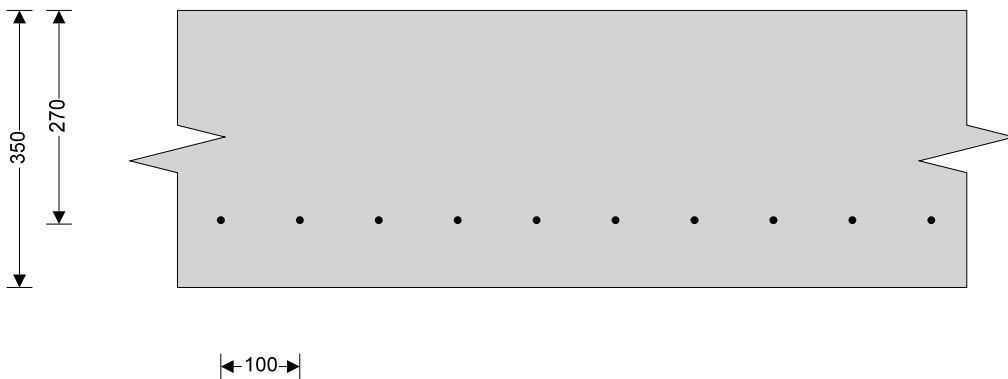
Design of reinforced concrete retaining wall toe (BS 8002:1994)

Material properties

Strength of concrete $f_{cu} = 35$ N/mm² Strength of reinforcement $f_y = 500$ N/mm²

Base details

Minimum reinforcement $k = 0.13$ % Cover in toe $C_{toe} = 75$ mm



Design of retaining wall toe

Shear at heel $V_{toe} = 25.9$ kN/m Moment at heel $M_{toe} = 20.4$ kNm/m
Compression reinforcement is not required

Check toe in bending

Reinforcement provided **B785 mesh**
Area required $A_{s_toe_req} = 455.0$ mm²/m Area provided $A_{s_toe_prov} = 785$ mm²/m
PASS - Reinforcement provided at the retaining wall toe is adequate

Check shear resistance at toe

Design shear stress $V_{toe} = 0.096$ N/mm² Allowable shear stress $V_{adm} = 4.733$ N/mm²
PASS - Design shear stress is less than maximum shear stress
Concrete shear stress $V_{c_toe} = 0.517$ N/mm²
 $V_{toe} < V_{c_toe}$ - No shear reinforcement required

Design of reinforced concrete retaining wall stem (BS 8002:1994)

Material properties

Strength of concrete $f_{cu} = 35$ N/mm² Strength of reinforcement $f_y = 500$ N/mm²

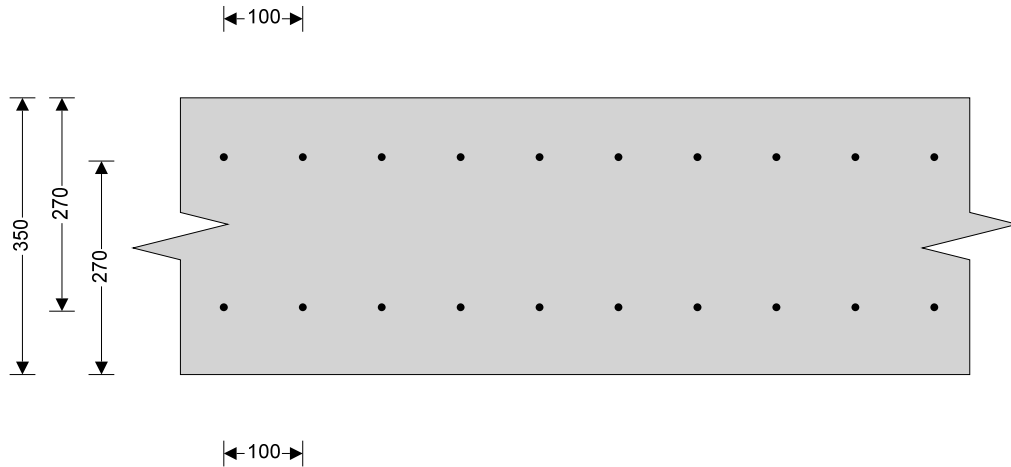
Wall details

Minimum reinforcement $k = 0.13$ % Cover in wall $C_{wall} = 75$ mm
Cover in stem $C_{stem} = 75$ mm



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Design of retaining wall stem

Shear at base of stem $V_{stem} = 111.2$ kN/m Moment at base of stem $M_{stem} = 60.8$ kNm/m
Compression reinforcement is not required

Check wall stem in bending

Reinforcement provided **B785 mesh**
Area required $A_{s_stem_req} = 545.1$ mm²/m Area provided $A_{s_stem_prov} = 785$ mm²/m
PASS - Reinforcement provided at the retaining wall stem is adequate

Check shear resistance at wall stem

Design shear stress $V_{stem} = 0.412$ N/mm² Allowable shear stress $V_{adm} = 4.733$ N/mm²
PASS - Design shear stress is less than maximum shear stress
Concrete shear stress $V_{c_stem} = 0.517$ N/mm²
 $V_{stem} < V_{c_stem}$ - No shear reinforcement required

Design of retaining wall at mid height

Moment at mid height $M_{wall} = 28.6$ kNm/m
Compression reinforcement is not required

Reinforcement provided **B785 mesh**
Area required $A_{s_wall_req} = 455.0$ mm²/m Area provided $A_{s_wall_prov} = 785$ mm²/m
PASS - Reinforcement provided to the retaining wall at mid height is adequate

Check retaining wall deflection

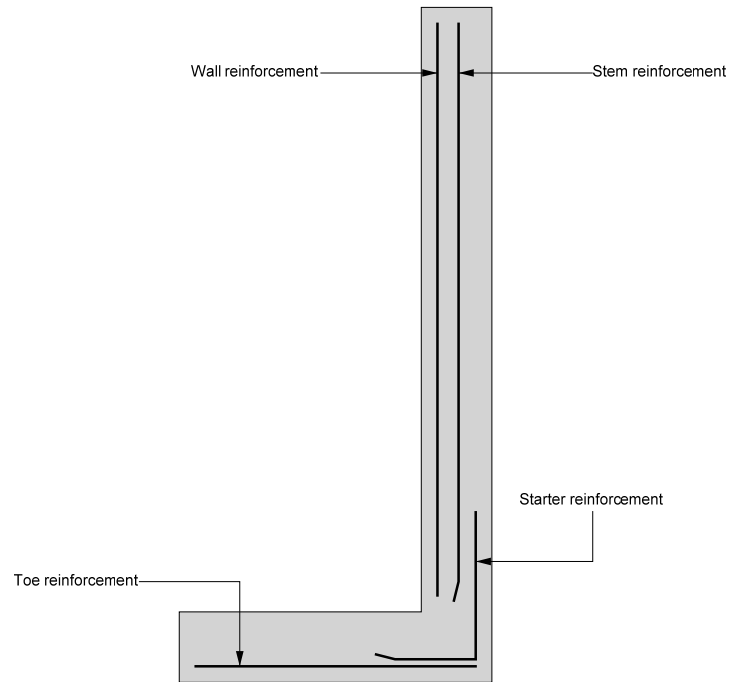
Max span/depth ratio $ratio_{max} = 34.61$ Actual span/depth ratio $ratio_{act} = 11.11$
PASS - Span to depth ratio is acceptable



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Indicative retaining wall reinforcement diagram



Toe mesh - B785 - (785 mm²/m)
Wall mesh - B785 - (785 mm²/m)
Stem mesh - B785 - (785 mm²/m)

Above diagram is indicative only and is not a final design stage representation of the reinforcement to be used.

Appendix B: Basement Method Statement

Croft Structural Engineers
Clock Shop Mews
Rear of 60 Saxon Road
London SE25 5EH

T: 020 8684 4744

E: enquiries@croftse.co.uk

W: www.croftse.co.uk

Basement Method Statement

Property:

154 Iverson Road
West Hampstead
Camden
NW6 2HH

Client:

Ground& Water Ltd
15 Bow Street
Alton
Hampshire
GU34 1NY

Revision	Date	Comment
-	11/07.2016	First Issue

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154 Iverson Road

1. Basement Formation Suggested Method Statement

- 1.1. This method statement provides an approach that will allow the basement design to be correctly considered during construction. The statement also contains proposals for the temporary support to be provided during the works. The Contractor is responsible for the works on site and the final temporary works methodology and design on this site and any adjacent sites.
- 1.2. This method statement has been written by a Chartered Engineer. The sequencing has been developed using guidance from ASUC (Association of Specialist Underpinning Contractors).
- 1.3. This method has been produced to allow for improved costings and for inclusion in the Party Wall Award. Final site conditions need there to be flexibility in the method statement: Should the site staff require alterations to the Method statement this is allowed once an alternative methodology, of the changes is provided, and an Addendum to the Party Wall Award will be required.
- 1.4. Contact Party Wall Surveyors to inform them of any changes to this method statement.
- 1.5. On this development, the approach is: construct the underpin segments that will support the permanent steel work insert the new steelwork remove load from above and place it onto new supporting steelwork cast the remainder of the retaining walls that will form the perimeter of the basement.
- 1.6. On this project the retaining walls are required to be propped at both the top and bottom of the wall in the final case. During construction, in the temporary condition, the edge of the slab is buttressed against the soil in the middle of the property: Temporary props will be provided near the head and will provide support until the concrete has gained sufficient strength. Skin friction between the concrete base and the soil provides further resistance. In the temporary case, the main lateral support is provided by back propping to the central soil mass. The central soil mass is to be removed in 1/3 portions and cross propping subsequently added.
- 1.7. A ground investigation has been undertaken. The soil present at formation level is London Clay
- 1.8. Groundwater was encountered during the site investigations.
- 1.9. The structural waterproofer (not Croft) must comment on the proposed design and ensure that he is satisfied that the proposals will provide adequate waterproofing.
- 1.1. Provide engineers with concrete mix, supplier, delivery and placement methods two weeks prior to the first pour. Site mixing of concrete should not be employed apart from in small sections (less than 1m³). The contractor must provide a method on how to achieve site mixing to the correct specification. The contractor must undertake toolbox talks with staff to ensure site quality is maintained.

2. Enabling Works

- 2.1. The site is to be hoarded with ply board sheets, at least 2.2m high, to prevent unauthorised public access.

- 2.2. Licences for skips and conveyors should be posted on the hoarding.
- 2.3. Provide protection to public where conveyor extends over footpath. Depending on the requirements of the local authority, construct a plywood bulkhead over the pavement. Hoarding to have a plywood roof covering over the footpath, night-lights and safety notices.
- 2.4. Dewater: If during the works the water will be encountered, then this is to be dealt with by localised pumping. This is typically achieved by a small sump pump in a bucket.
- 2.5. On commencement of construction, the contractor will determine the foundation type, width and depth. Any discrepancies will be reported to the structural engineer in order that the detailed design may be modified as necessary.

3. Basement Sequencing

- 3.1. Begin by placing cantilevered walls 1 and 2 as noted on plans. (Cantilevered walls to be placed in accordance with Section 4.)
 - 3.1.1. Install ground drainage pipes prior to casting wall base and stem.
- 3.2. Needle and prop the front wall over.



Figure 1 Example of needling to existing wall

- 3.3. Continue excavating section pins (3-5) to form front lightwell. (Follow methodology in Section 4)
- 3.4. Place cantilevered retaining wall to the left side of front opening. After 48 hours place cantilevered retaining wall to the right side of front opening.
- 3.5. Install conveyor.
- 3.6. Continue cantilevered wall formation around perimeter of basement following the numbering sequence on the drawings.
 - 3.6.1. Excavation for the next numbered sequential sections of underpinning shall not commence until at least 8 hours after drypacking of previous works. Excavation of adjacent pin to not commence until 48 hours after drypacking. (24 hours possible due to inclusion of Conbextra 100 cement accelerator to dry pack mix). No more than
 - 3.6.2. Floor over to be propped as excavation progresses. Steelwork to support floor to be inserted as works progress.

3.7. Excavate and cast floor slab

3.7.1. Excavate 1/3 of the middle section of basement floor. As excavation proceeds, place Slim Shore props at a maximum of 2.5m c/c across the basement. Locate props at a third of the height of the wall.

Fix top waler beams along head of wall. Excavate a 1/3 of the middle section of basement floor. As excavation proceeds place Slimhor props at a maximum of 2.5m c/c across the basement. Locate props at a 1m from the base of the wall and also to the waler beam at high level.



3.7.2. Continue excavating the next 1/3 and prop then repeat for the final 1/3.

3.7.3. Place below-slab drainage. Croft recommends that all drainage is encased in concrete below the slab and cast monolithically with the slab. Placing drainage on pea shingle below the slab allows greater penetration for water ingress.

3.7.4. Place reinforcement for basement slab.

3.7.5. Building Control Officer and Engineer are to be informed five working days before reinforcement is ready and invited for inspection.

3.7.6. Once inspected, pour concrete.

3.8. Provide structure to ground floor and water proofing to retaining walls as required. It is recommended to leave 3-4 weeks between completion of the basement and installing drained cavity. This period should be used to locate and fill any localised leakage of the basement

4. Underpinning and Cantilevered Walls

4.1. Prior to installation of new structural beams in the superstructure, the contractor may undertake the local exploration of specific areas in the superstructure. This will confirm the exact form and location of the temporary works that are required. The permanent structural work can then be undertaken whilst ensuring that the full integrity of the structure above is maintained.

4.2. Provide propping to floor where necessary.

4.3. Excavate first section of retaining wall (no more than 1000mm wide). Where excavation is greater than 1.2m deep, provide temporary propping to sides of excavation to prevent earth collapse (Health and Safety). A 1000mm width wall has a lower risk of collapse to the heel face.

4.4. Excavation of pins involves working in confined spaces and the following measures should be applied:

- o Operatives must wear a harness and there must be a winch above the excavation.
- o An attendant must be present at all times, at ground level, while excavation is occupied.
- o A rescue plan must be produced prior to the works as well as a task-specific risk and method statement.
- o Working in the confined space should require a permit to work.

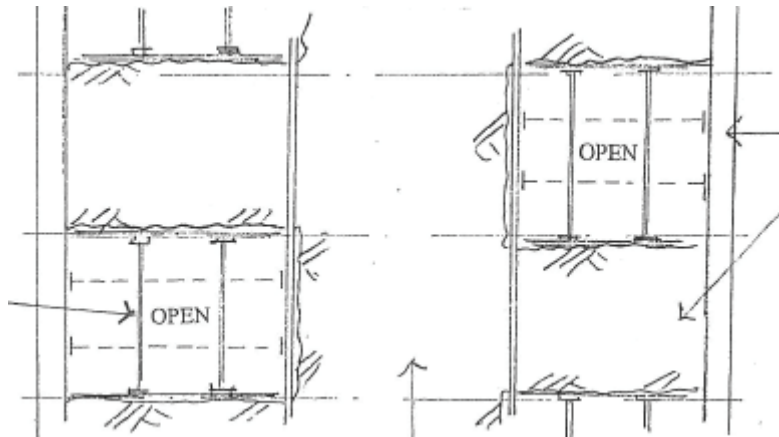


Figure 2 - Schematic Plan view of soil propping



Figure 3 Propping examples



Figure 4 Examples of excavations of pins



Figure 5 Examples of completed walls and back propping to central soil mass

4.5. Backpropping of rear face: Rear face to be propped in the temporary conditions with a minimum of 2 trench sheets. Trench sheets are to extend over entire height of excavation. Trench sheets can be placed in short sections as the excavation progresses.



Figure 6 Example of trench sheet back propping

- 4.5.1. If the ground is stable, trench sheets can be removed as the wall reinforcement is placed and the shuttering is constructed.
- 4.5.2. Where soft spots are encountered, leave in trench sheets or alternatively back prop with precast lintels or sacrificial boards. If the soil support to the ends of the lintels is insufficient, then brace the ends of the PC lintels with 150x150 C24 timbers and prop with Acrows diagonally back to the ground.

- 4.5.3. Where voids are present behind the lintels or trench sheeting, grout voids behind sacrificial propping. Grout to be 3:1 sand/cement packed into voids.
- 4.5.4. Prior to casting, place layer of DPM between trench sheeting (or PC lintels) and new concrete. The lintels are to be cut into the soil by 150mm either side of the pin. A site stock of a minimum of 10 lintels should be present to prevent delays due to ordering.
- 4.6. If cut face is not straight, or sacrificial boards noted previously have been used, place a 15mm cement particle board between sacrificial sheets or against the soil prior to casting. Cement particle board is to line up with the adjacent owner's face of wall. The method adopted, to prevent localised collapse of the soil, is to install these progressively, one at a time. Cement particle board must be used in any condition where overspill onto the adjacent owner's land is possible.
- 4.7. Excavate base. If soil over is unstable, prop top with PC lintel and sacrificial prop.
- 4.8. Visually inspect the footings and provide propping to local brickwork. If necessary install sacrificial Acrow, or pit props, and cast into the retaining wall.
- 4.9. Clear underside of existing footing.
- 4.10. Local Authority inspection to be carried out for approval of excavation base.
- 4.11. Place blinding.
- 4.12. Place reinforcement for retaining wall base and stem. Drive H16 Bars U-bars into soil along centre line of stem to act as shear ties to adjacent wall underpin.
- 4.13. Site supervisor to inspect and sign off works before proceeding to next stage.
- 4.13.1. For pins 1, 3 and 5, inform the engineer five days before the reinforcement is ready, to allow for inspection of the reinforcement prior to casting.
- 4.14. Cast base. On short stems it is possible to cast base and wall at the same time. It is essential that pokers/vibrators are used to compact concrete.
- 4.15. Concrete Testing:
- 4.15.1. For first 3 pins take 4 cubes and test at 7 days then at 14 days and inform engineer of results. Test last cube at 28 days. If cube test results are low then action into concrete specification and placement method must be considered.
- 4.15.2. If results are good from first three pins, then from the 4th pin onwards take 2 cubes of concrete from every third pin and store for testing. Test one at 28 days. If result is low, test second cube. Provide results to client and design team on request or if values are below those required.
- Ensure that concrete is of sufficient strength check engineer's specifications
- 4.15.3. A record of dates for the concrete pouring of each pin must be kept on site.
- 4.15.4. The location of where cubes were taken and their reference number must be recorded.
- 4.16. Horizontal temporary prop to base of wall to be inserted. Alternatively cast base against soil.

- 4.17. Place shuttering and pour concrete for retaining wall. Stop a minimum of 75mm from the underside of existing footing. It is essential that pokers/vibrators are used, hitting shutters is **not** considered adequate.
- 4.18. 24 hours after pouring the concrete pin, the gap shall be filled using a dry-pack mortar. Ram in dry-pack between the top of the retaining wall and existing masonry.
- 4.18.1. If gap is greater than 120mm, place a line of engineering bricks to the top of the wall. Dry pack from the engineering bricks to existing masonry.
- 4.19. After 24 hours, the temporary wall shutters can be removed.
- 4.20. Trim back existing masonry corbel and concrete on internal face.
- 4.21. Site supervisor to inspect and sign off for proceeding to the next stage. A record will be kept of the sequence of construction, which will be in strict accordance with recognised industry procedures.

5. Floor Support

Timber Floor

- 5.1. The timber floor will remain in situ and be supported by a series of steel beams, to provide open areas in the basement.
- 5.2. Position 100 x 100mm temporary timber beams, lightly packed, to underside of joists either side of existing sleeper wall and support with vertical Acrow props @ 750 centres. Remove sleeper walls and insert steel beams as a replacement. Steel beams to bear onto concrete padstones built into the masonry walls (refer to Structural Engineer's details for padstone and beam sizes)
- 5.3. Dismantle props and remove timber plates on completion of installation of permanent steel beams.

6. Supporting existing walls above basement excavation

- 6.1. Where steel beams need to be installed directly under load-bearing walls, temporary works will be required to enable this installation. Support comprises the temporary installation of steel needle beams at high level, supported on vertical props. This will enable safe removal of brickwork below and installation of the new beams and columns.
- 6.1.1. The condition of the brickwork must be inspected by the foreman to determine its condition and to assess the centres of needles. The foreman must inspect upstairs to consider where loads are greatest. Point loads between windows should be given greater consideration.
- 6.1.2. Needles are to be spaced to prevent the brickwork above 'saw toothing'. Where brickwork is good, needles must be placed at a maximum of 1100mm centres. Lighter needles or Strongboys should be placed at tighter centres under door thresholds
- 6.2. Props are to be placed on sleepers on firm ground or, if necessary, temporary footings will be cast.
- 6.3. Once the props are fully tightened, the brickwork will be broken out carefully by hand. All necessary platforms and crash decks will be provided during this operation.
- 6.4. Decking and support platforms to enable handling of steel beams and columns will be provided as required.

- 6.5. Once full structural bearing is provided via beams and columns down to the new basement floor level, the temporary works will be redundant and can be safely removed.
- 6.6. Any voids between the top of the permanent steel beams and the underside of the existing walls will be packed out as necessary. Voids will be drypacked with a 1:3 (cement: sharp sand) drypack layer, between the top of the steel and underside of brickwork above.
- 6.7. Any voids in the brickwork left after removal of needle beams can at this point be repaired by bricking up and/or drypacking, to ensure continuity of the structural fabric.

7. Approval

- 7.1. Building Control Officer/Approved Inspector to inspect pin bases and reinforcement prior to casting concrete.
- 7.2. Contractor to keep list of dates of pins inspected and cast.
- 7.3. One month after the work is completed, the contractor is to contact Adjoining Party Wall Surveyor to attend site and complete final condition survey and to sign off works.

8. Basement Temporary Works Design Lateral Propping

This calculation has been provided for the trench sheet and prop design of standard underpins in the temporary condition. There are gaps left between the sheeting and as such no water pressure will occur. Any water present will flow through the gaps between the sheeting and will be required to be pumped out.

Trench sheets should be placed at regular centres to deal with the ground. It is expected that the soil between the trench sheeting will arch. Looser soil will require tighter centres. It is typical for underpins to be placed at 1200c/c in this condition the highest load on a trench sheet is when 2 No.s trench sheets are used. It is for this design that these calculations have been provided.

Soil and ground conditions are variable. Typically one finds that, in the temporary condition, clays are more stable and the C_u (cohesive) values in clay reduce the risk of collapse. It is this cohesive nature that allows clays to be cut into a vertical slope. For these calculations, weak sand and gravels have been assumed. The soil properties are:

Trench Sheet Design

Soil Depth

Dsoil = 3000mm

Surcharge

sur = 10kN/m²

Soil Density

$\gamma = 20\text{kN/m}^3$

Angle of Friction

$\phi = 25^\circ$

$$K_a = (1 - \sin(\phi)) / (1 + \sin(\phi)) = \mathbf{0.406}$$

$$K_p = 1 / K_a = \mathbf{2.464}$$

Soil pressure bottom

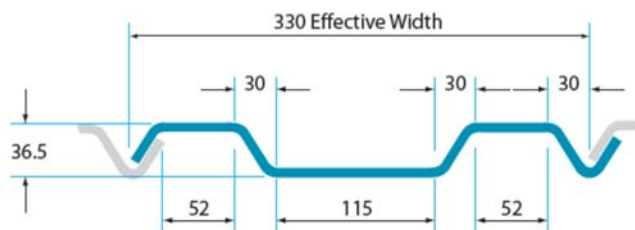
$$\text{soil} = K_a * \gamma * D_{\text{soil}} = \mathbf{24.352\text{kN/m}^2}$$

Surcharge pressure

$$\text{surcharge} = \text{sur} * K_a = \mathbf{4.059\text{ kN/m}^2}$$

STANDARD LAP

The overlapping trench sheeting profile is designed primarily for construction work and also temporary deployment.



Technical Information

Effective width per sheet (mm)	330
Thickness (mm)	3.4
Depth (mm)	35
Weight per linear metre (kg/m)	10.8
Weight per m ² (kg)	32.9
Section modulus per metre width (cm ³)	48.3
Section modulus per sheet (cm ³)	15.9
I value per metre width (cm ⁴)	81.7
I value per sheet (cm ⁴)	26.9
Total rolled metres per tonne	92.1

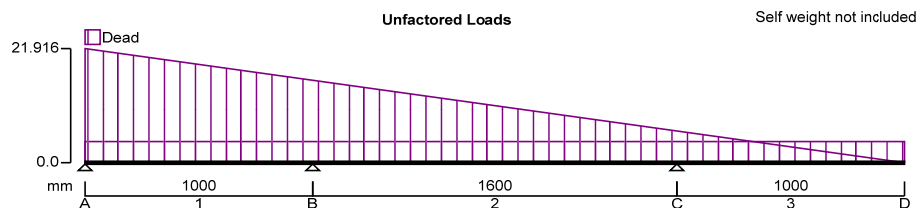
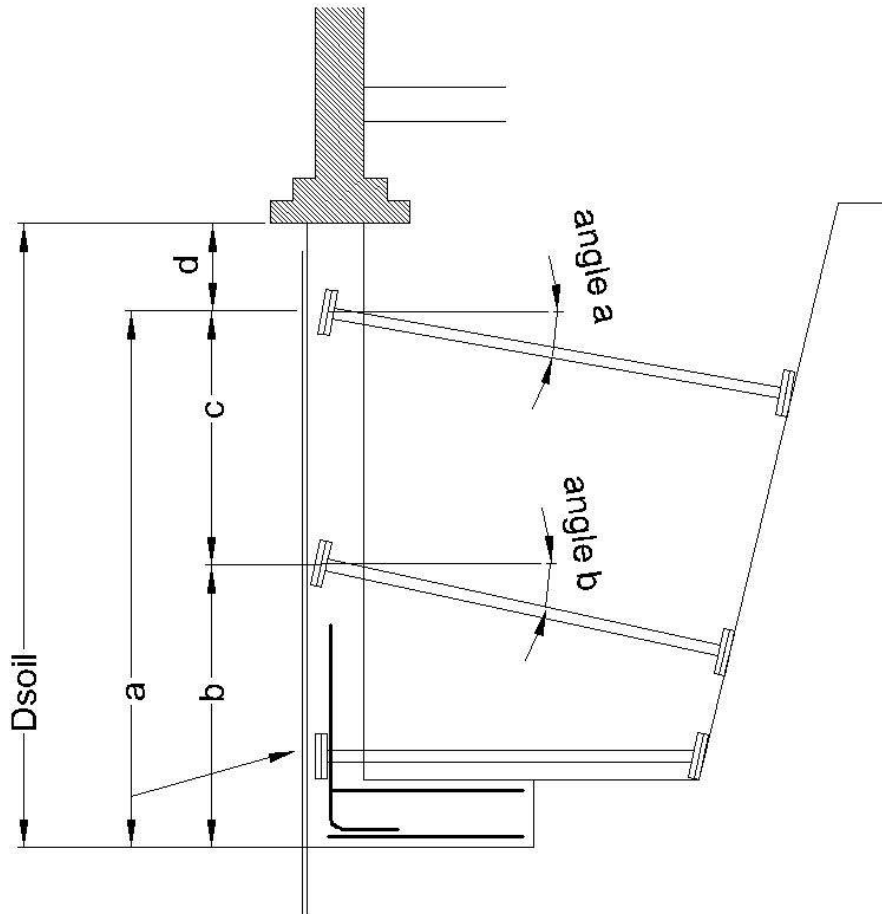


$$S_{xx} = 15.9 \text{ cm}^3$$

$$p_y = 275 \text{ N/mm}^2$$

$$I_{xx} = 26.9 \text{ cm}^4$$

$$A = (1 \text{ m} * 32.9 \text{ kg/m}^2) / (7750 \text{ kg/m}^3) = \mathbf{4245.161 \text{ mm}^2}$$



CONTINUOUS BEAM ANALYSIS - INPUT

BEAM DETAILS

Number of spans = **3**

Material Properties:

Modulus of elasticity = **205 kN/mm²**

Material density = **7860 kg/m³**

Support Conditions:

Support A Vertically **"Restrained"**

Rotationally **"Free"**

Support B Vertically **"Restrained"**

Rotationally **"Free"**

Support C Vertically **"Restrained"**

Rotationally **"Free"**

Support D Vertically **"Free"**

Rotationally **"Free"**

Span Definitions:

Span 1 Length = **1000 mm** Cross-sectional area = **4245 mm²** Moment of inertia = **269.x10³ mm⁴**

Span 2 Length = **1600 mm** Cross-sectional area = **4245 mm²** Moment of inertia = **269.x10³ mm⁴**

Span 3 Length = **1000 mm** Cross-sectional area = **4245 mm²** Moment of inertia = **269.x10³ mm⁴**

LOADING DETAILS

Beam Loads:

Load 1 UDL Dead load **4.1** kN/m
 Load 2 VDL Dead load **21.9** kN/m to **0.0** kN/m

LOAD COMBINATIONS

Load combination 1

Span 1 1.4xDead
 Span 2 1.4xDead
 Span 3 1.4xDead

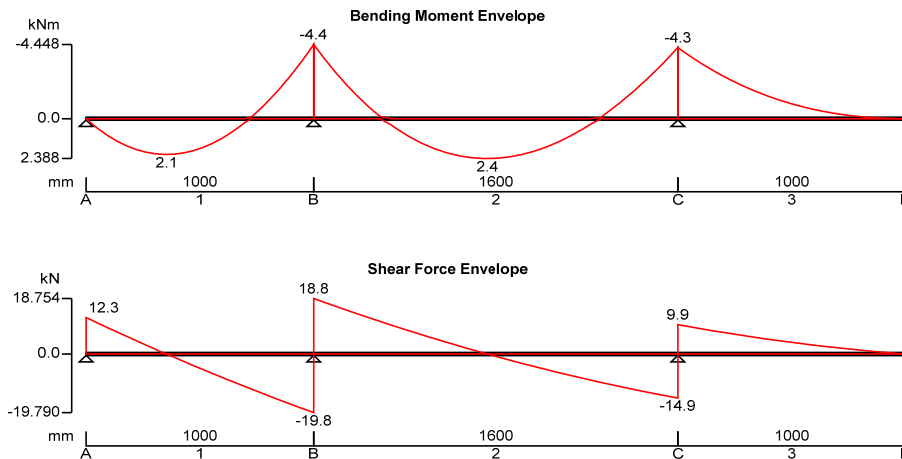
CONTINUOUS BEAM ANALYSIS - RESULTS

Support Reactions - Combination Summary

Support A	Max react = -12.3 kN	Min react = -12.3 kN	Max mom = 0.0 kNm	Min mom = 0.0 kNm
Support B	Max react = -38.5 kN	Min react = -38.5 kN	Max mom = 0.0 kNm	Min mom = 0.0 kNm
Support C	Max react = -24.8 kN	Min react = -24.8 kN	Max mom = 0.0 kNm	Min mom = 0.0 kNm
Support D	Max react = 0.0 kN	Min react = 0.0 kN	Max mom = 0.0 kNm	Min mom = 0.0 kNm

Beam Max/Min results - Combination Summary

Maximum shear = 18.8 kN	Minimum shear F_{min} = -19.8 kN
Maximum moment = 2.4 kNm	Minimum moment = -4.4 kNm
Maximum deflection = 17.1 mm	Minimum deflection = -0.1 mm



Number of sheets Nos = 3

Moment $M_{allowable} = S_{xx} * p_y * Nos = \mathbf{13.118}$ kNm

Deflection $D = / Nos = \mathbf{5.699}$ mm

Acro Load $Acro = R_{max_B} / 2 = -19.272$ kN

SRU 4.0

Safe working loads for Acrow Props – loads given in kN

For normal purposes 1 kilo Newton (kN) = 100 kg	Height	m													
		ft	2.0 6.6	2.25 7.4	2.5 8.2	2.75 9.0	3.0 9.8	3.25 10.7	3.5 11.5	3.75 12.3	4.0 13.1	4.25 13.9	4.5 14.8	4.75 15.6	
TABLE A Props loaded concentrically and erected vertically	Prop size 1 or 2	35	35	35	34	27	23								
	Prop size 3				34	27	23	21	19	17					
	Prop size 4						32	25	21	18	16	14	12		
TABLE B Props loaded concentrically and erected 1½° max. out of vertical	Prop size 1 or 2 or 3	35	32	26	23	19	17	15	13	12					
	Prop size 4						24	19	15	12	11	10	9		
TABLE C Props loaded 25 mm eccentricity and erected 1½° max. out of vertical	Prop size 1 or 2 or 3	17	17	17	17	15	13	11	10	9					
	Prop size 4						17	14	11	10	9	8	7		
TABLE D Props loaded concentrically and erected 1½° out of vertical and laced with scaffold tubes and fittings	Prop size 3				35	33	32	28	24	20					
	Prop size 4						35	35	35	35	27	25	21		

Acrow Props A or B are acceptable placed 0.5m from top, middle and 1m from bottom

Cross Props



Props should be placed a third up the wall measured from the bottom slab.

Surcharge $sur = 10\text{kN/m}^2$

Soil Density $\gamma = 20\text{kN/m}^3$

Angle of Friction $\phi = 25^\circ$

Soil Depth $D_{soil} = 3000\text{mm}$

$$k_a = (1 - \sin(\phi)) / (1 + \sin(\phi)) = \mathbf{0.406}$$

$$k_p = 1 / k_a = \mathbf{2.464}$$

$$1 - \sin(\phi) = \mathbf{0.577}$$

$$\text{Soil force bottomsoilforce} = k_a * \gamma * D_{soil} * D_{soil} / 2 = \mathbf{36.527\text{kN/m}}$$

$$\text{Surcharge Force Surchargeforce} = k_a * sur * D_{soil} = \mathbf{12.176\text{kN/m}}$$

Place Props every other pin spacing = 2m

$$\text{Propforce Propforce} = \text{spacing} * (\text{soilforce} + \text{Surchargeforce}) = \mathbf{97.406\text{kN}}$$

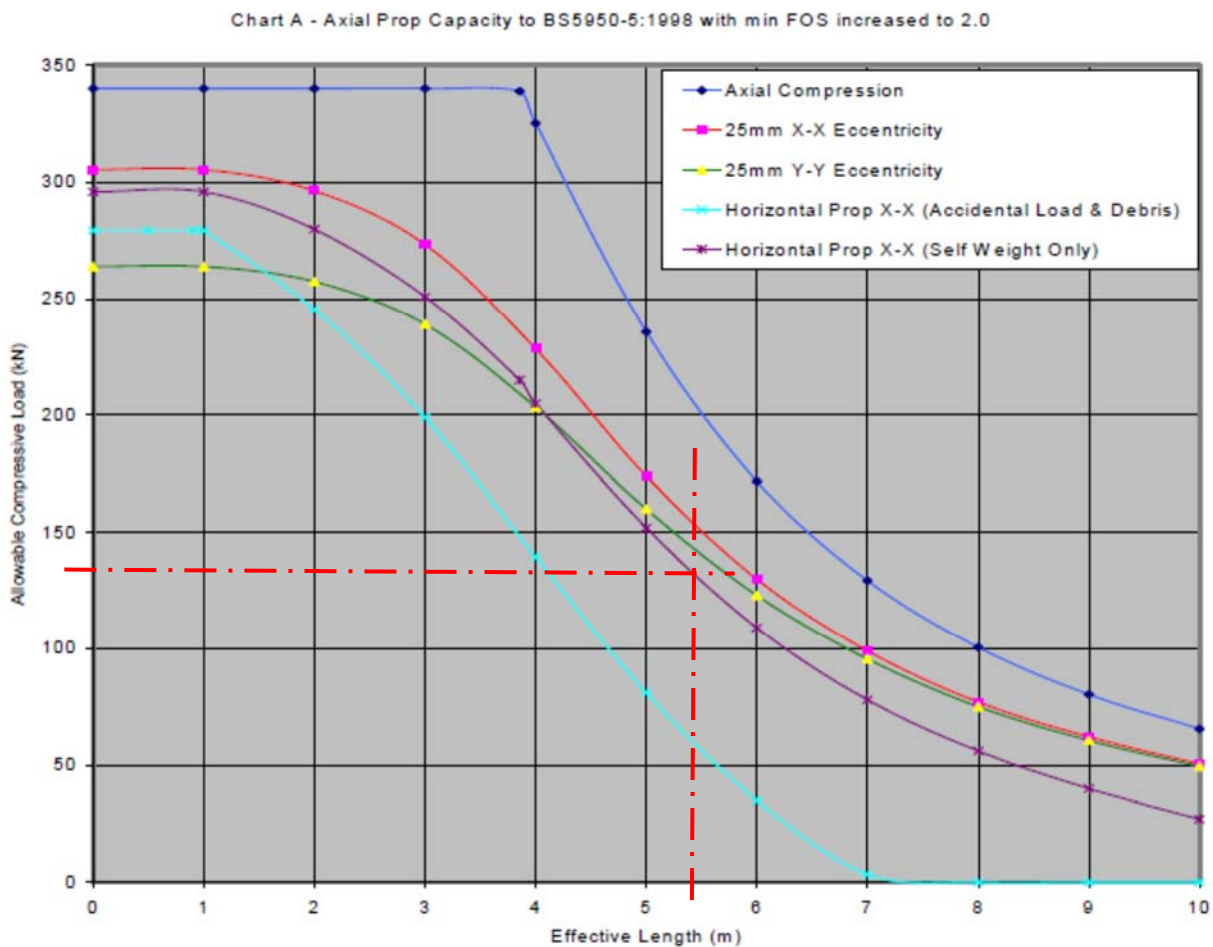


Figure 7 Mabey Mass 25 Load Chart

Chart A - Axial Prop Capacity to BS5950-5:1998 with Min. FOS Increased to 2.0

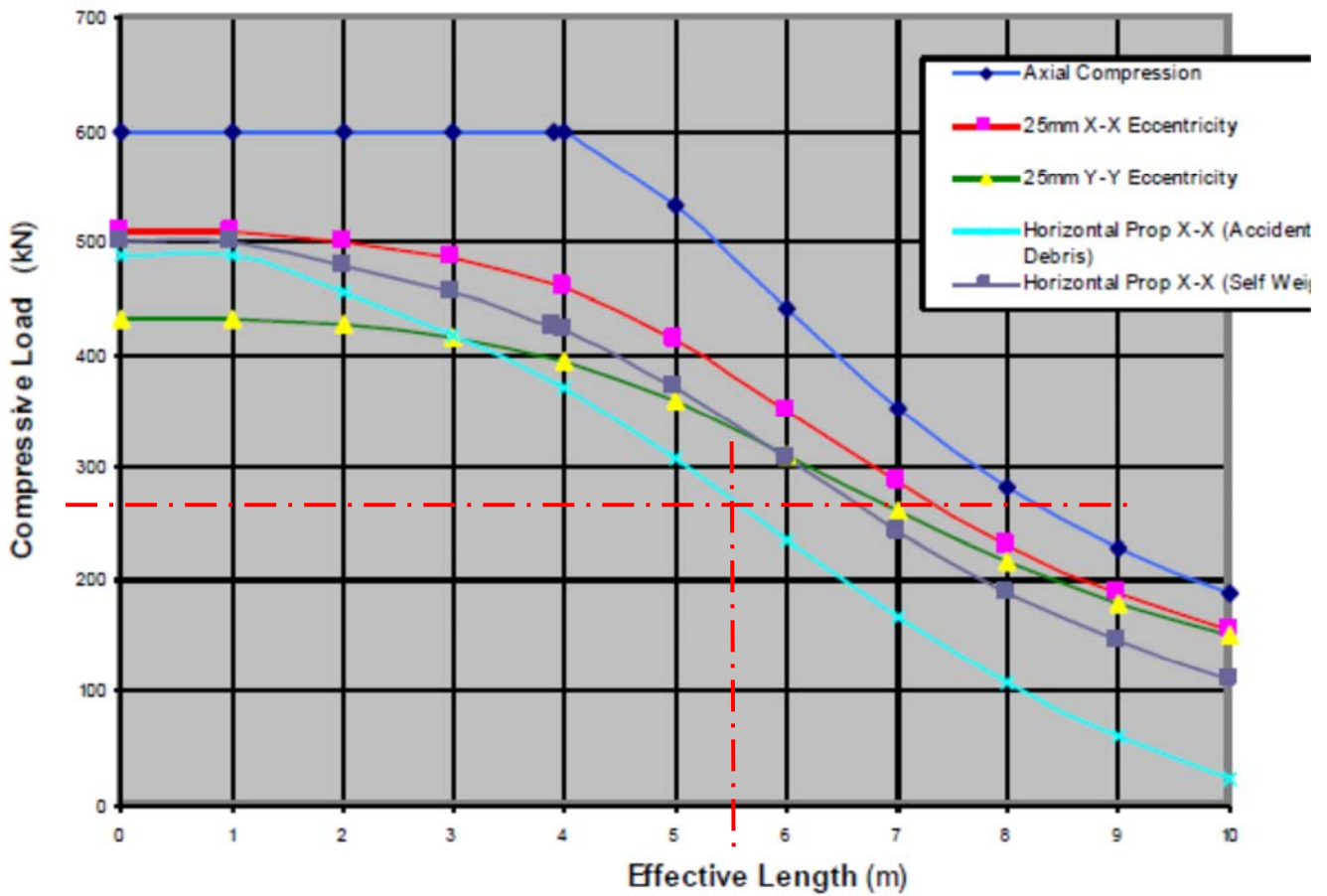
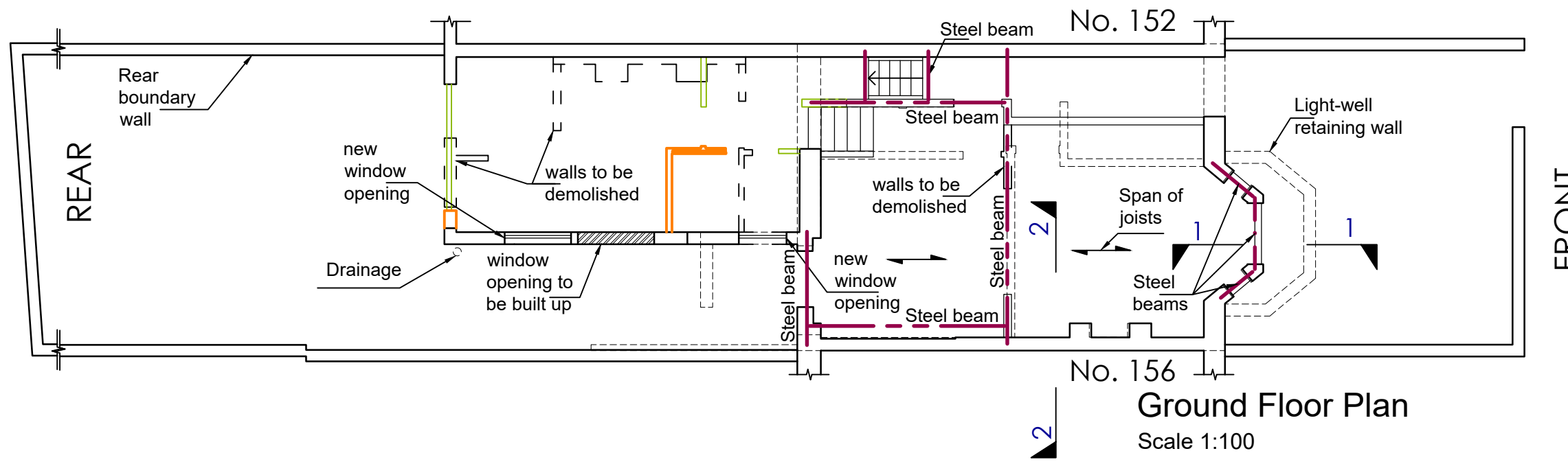


Figure 8 Mabey Mass 50 Load Chart

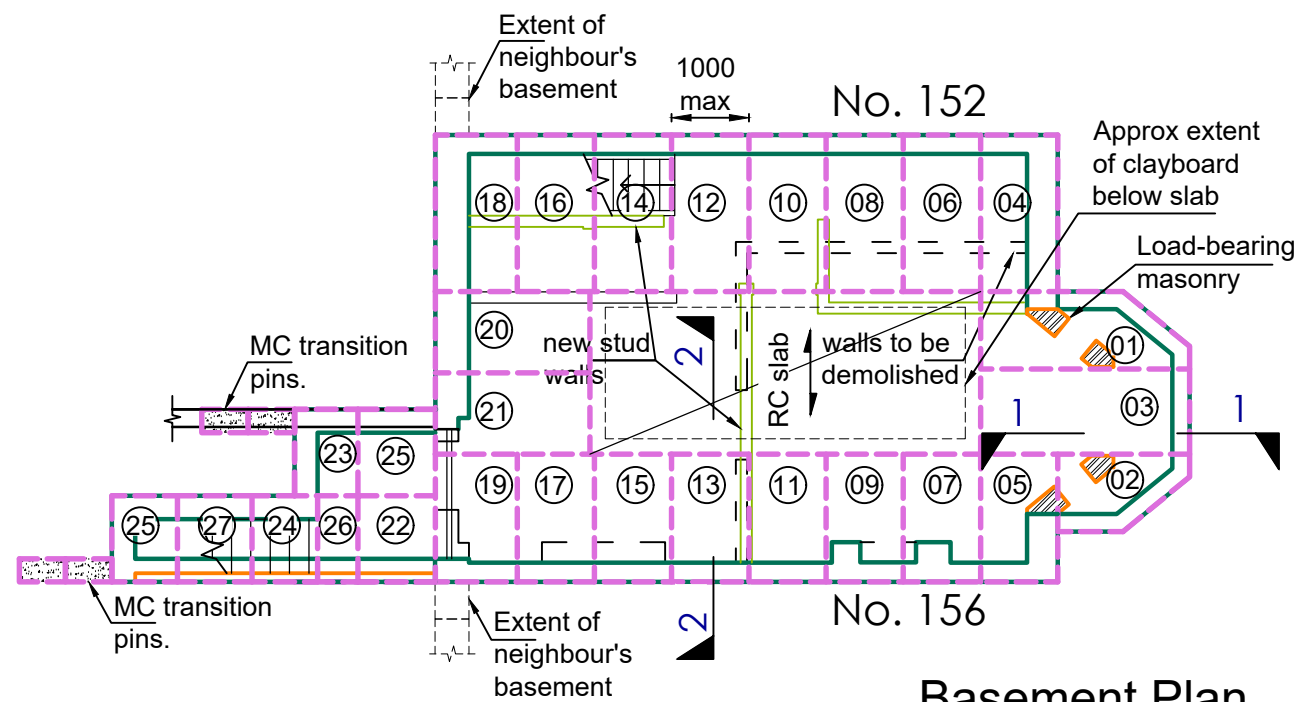
Provide Mabey Mass 50 at 2m Centres at 1/3 the height of the wall.



Appendix C: Structural Drawings



Ground Floor Plan
Scale 1:100



Basement Plan
Scale 1:100

**- PLANING ISSUE -
NOT FOR CONSTRUCTION**

Rev	Date	Amendments
-	01/07/2016	First issue for comment

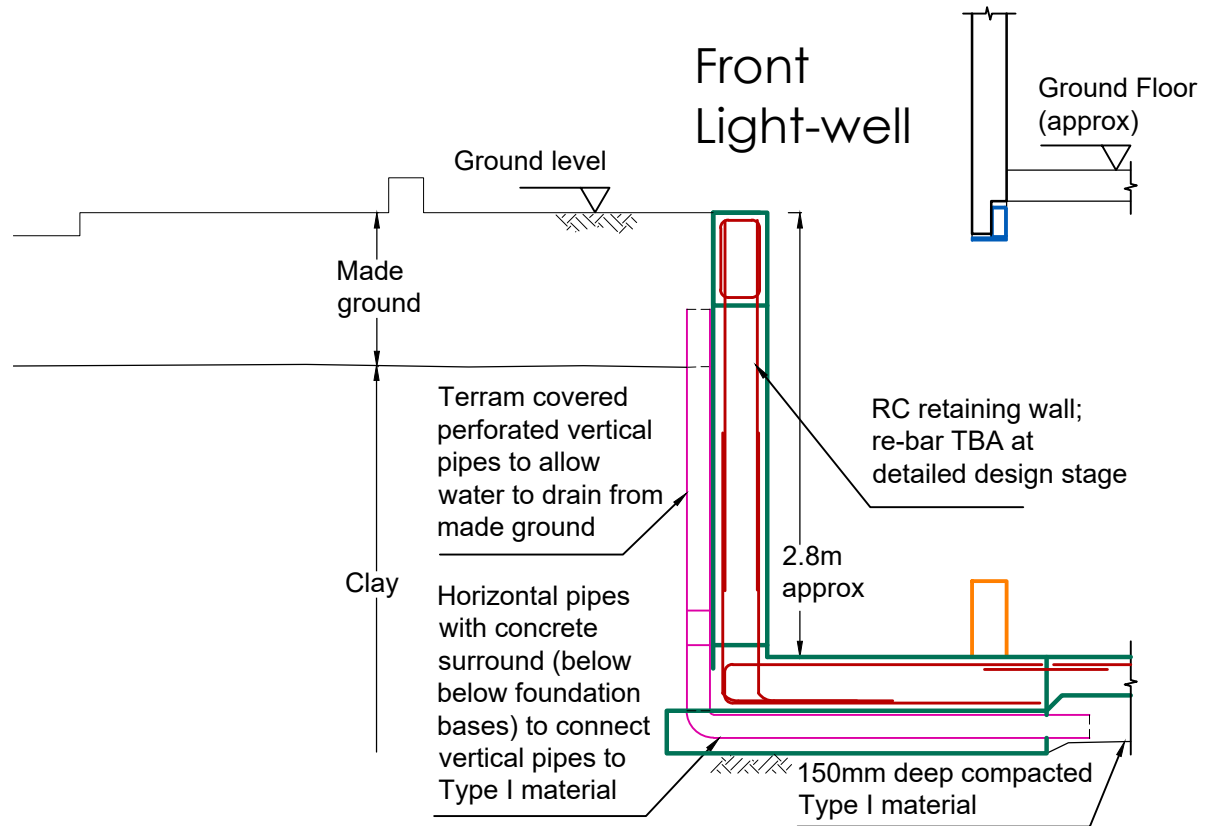
Job Number 160606	Date June '16
Dwg Number SL-10	Rev -
Drawn LI	Ch'kd CT
Scale As shown @ A3	

Client: Ground & Water Ltd
Project: 154 Iverson Road
Title: Ground Floor and Basement Plan

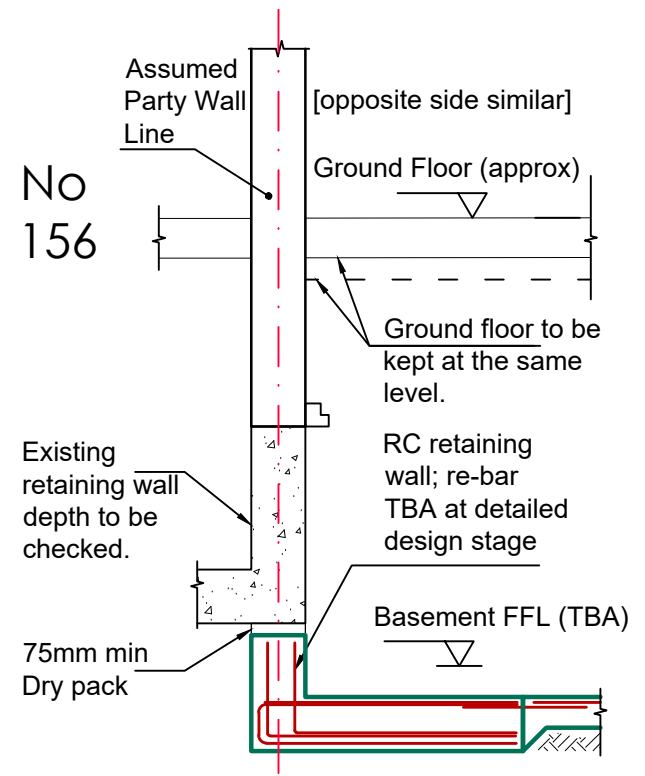
Croft Structural Engineers

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**- PLANING ISSUE -
NOT FOR CONSTRUCTION**



Section 1-1
(1:50)



Section 2-2
(1:50)

Rev	Date	Amendments
-	01/07/2016	First issue for comment

Job Number 160606	Date June '16
Dwg Number SD-11	Rev -
Drawn LI	Ch'kd CT
Scale As shown @ A3	

Client: Ground & Water Ltd
Project: 154 Iverson Road
Title : Sections

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Appendix D: Monitoring Statement

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Structural Monitoring Statement

Property:

154 Iverson Road
West Hampstead
Camden
NW6 2HH

Client:

Ground& Water Ltd
15 Bow Street
Alton
Hampshire
GU34 1NY

Revision	Date	Comment
-	11.07.2016	First Issue

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1. Introduction

Basement works are intended to 154 Iverson Road. The structural works for this require Party Wall Awards. This statement describes the procedures for the Principal Contractor to follow to observe any movement that may occur to the existing properties, and also describes mitigation measures to apply if necessary.

2. Risk Assessment

The purpose of this risk assessment is to consider the impact of the proposed works and how they impact the party wall. There are varying levels of inspection that can be undertaken and not all works, soil conditions and properties require the same level of protection.

Monitoring Level Proposed	Type of Works.
<p data-bbox="165 875 360 909">Monitoring 1</p> <p data-bbox="165 927 890 1039">Visual inspection and production of condition survey by Party wall surveyors at the beginning of the works and also at the end of the works.</p>	<p data-bbox="940 938 1418 1010">Loft conversions, cross wall removals, insertion of padstones</p> <p data-bbox="940 1019 1445 1050">Survey of LUL and Network Rail tunnels.</p> <p data-bbox="940 1059 1414 1131">Mass concrete, reinforced and piled foundations to new build properties</p>

<p>Monitoring 2</p> <p>Visual inspection and production of condition survey by Party Wall Surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p>	<p>Removal of lateral stability and insertion of new stability frames</p> <p>Removal of main masonry load bearing walls.</p> <p>Underpinning works less than 1.2m deep</p>
<p>Monitoring 3</p> <p>Visual inspection and production of condition survey by Party Wall Surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical monitoring movement by standard optical equipment</p>	<p>Lowering of existing basement and cellars more than 2.5m</p> <p>Underpinning works less than 3.0m deep in clays</p> <p>Basements up to 2.5m deep in clays</p>
<p>Monitoring 4</p> <p>Visual inspection and production of condition survey by Party Wall Surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical monitoring movement by standard optical equipment</p> <p>Lateral movement between walls by laser measurements</p>	<p>New basements greater than 2.5m and shallower than 4m Deep in gravels</p> <p><u>Basements up to 4.5m deep in clays</u></p> <p>Underpinning works to Grade I listed building</p>
<p>Monitoring 5</p> <p>Visual inspection and production of condition survey by Party wall surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical & lateral monitoring movement by theodolite at specific times during the projects.</p>	<p>Underpinning works to Grade I listed buildings</p> <p>Basements to Listed building</p> <p>Basements deeper than 4m in gravels</p> <p>Basements deeper than 4.5m in clays</p> <p>Underpinning, basements to buildings that are expressing defects.</p>

<p>Monitoring 6</p> <p>Visual inspection and production of condition survey by Party wall surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical & lateral monitoring movement by electronic means with live data gathering. Weekly interpretation</p>	<p>Double storey basements supported by piled retaining walls in gravels and soft sands. (N<12)</p>
<p>Monitoring 7</p> <p>Visual inspection and production of condition survey by Party wall surveyors at the beginning of the works and also at the end of the works.</p> <p>Visual inspection of existing party wall during the works.</p> <p>Inspection of the footing to ensure that the footings are stable and adequate.</p> <p>Vertical & lateral monitoring movement by electronic means with live data gathering with data transfer.</p>	<p>Larger multi-storey basements on particular projects.</p>

3. Scheme Details

This document has been prepared by Croft Structural Engineers Ltd. It covers the proposed construction of a new basement underneath the existing structure at 154 Iverson Road.

Scope of Works

The works comprise:

- Visual Monitoring of the party wall
- Attachment of Tell tales or Demec Studs to accurately record movement of significant cracks.
- Attachment of levelling targets to monitor settlement.
- The monitoring of the above instrumentation is in accordance with Appendix A. The number and precise locations of instrumentation may change during the works; this shall be subject to agreement with the Principal Contractor (PC).
- All instruments are to be adequately protected against any damage from construction plant or private vehicles using clearly visible markings and suitable head protection e.g. manhole rings or similar. Any damaged instruments are to be immediately replaced or repaired at the contractors own cost.
- Reporting of all data in a manner easily understood by all interested parties.
- Co-ordination of these monitoring works with other site operations to ensure that all instruments can be read and can be reviewed against specified trigger values both during and post construction.
- Regular site meetings by the Principal Contractor (PC) and the Monitoring Surveyor (MS) to review the data and their implications.

- Review of data by Croft Structural Engineers

In addition, the PC will have responsibility for the following:

- Review of methods of working/operations to limit movements, and
- Implementation of any emergency remedial measures if deemed necessary by the results of the monitoring.

The Monitoring Surveyor shall allow for settlement and crack monitoring measures to be installed and monitored on various parts of the structure described in Table 1 as directed by the PC and Party Wall Surveyor (PWS) for the Client.

Item	Instrumentation Type
Party Wall Brickwork Settlement monitoring Crack monitoring	Levelling equipment & targets Visual inspection of cracking, Demec studs where necessary

Table 1: Instrumentation

General

The site excavations and substructure works up to finished ground slab stage have the potential to cause vibration and ground movements in the vicinity of the site due to the following:

- a) Removal of any existing redundant foundations / obstructions;
- b) Installation of reinforced concrete retaining walls under the existing footings;
- c) Excavations within the site

The purpose of the monitoring is a check to confirm building movements are not excessive.

This specification is aimed at providing a strategy for monitoring of potential ground and building movements at the site.

This specification is intended to define a background level of monitoring. The PC may choose to carry out additional monitoring during critical operations. Monitoring that should be carried out is as follows:

- a) Visual inspection of the party wall and any pre-existing cracking
- b) Settlement of the party wall

All instruments are to be protected from interference and damage as part of these works.

Access to all instrumentation or monitoring points for reading shall be the responsibility of the Monitoring Surveyor (MS). The MS shall be in sole charge for ensuring that all instruments or monitoring points can be read at each visit and for reporting of the data in a form to be agreed with the PWS. He shall inform the PC if access is not available to certain instruments and the PC will, wherever possible, arrange for access. He shall immediately report to the PC any damage. The Monitoring Surveyor and the Principal Contractor will be responsible for ensuring that all the

instruments that fall under their respective remits as specified are fully operational at all times and any defective or damaged instruments are immediately identified and replaced.

The PC shall be fully responsible for reviewing the monitoring data with the MS - before passing it on to Croft Structural Engineers - determining its accuracy and assessing whether immediate action is to be taken by him and/or other contractors on site to prevent damage to instrumentation or to ensure safety of the site and personnel. All work shall comply with the relevant legislation, regulations and manufacturer's instructions for installation and monitoring of instrumentation.

Applicable Standards and References

The following British Standards and civil engineering industry references are applicable to the monitoring of ground movements related to activities on construction works sites:

1. BS 5228: Part 1: 1997 - Noise and Vibration Control on Construction and Open Sites -Part 1. Code of practice for basic information and procedures for noise and vibration control, Second Edition, BSI 1999.
2. BS 5228: Part 2: 1997 - Noise and Vibration Control on Construction and Open Sites -Part 2. Guide to noise and vibration control legislation for construction and demolition including road construction and maintenance, Second Edition, BSI 1997.
3. BS 7385-1: 1990 (ISO 4866:1990) - Evaluation and measurement for vibration in buildings - Part 1: Guide for measurement of vibrations and evaluation of their effects on buildings, First Edition, BSI 1990.
4. BS 7385-2: 1993 - Evaluation and measurement for vibration in buildings - Part 2: Guide to damage levels from ground-borne vibration, First Edition, BSI 1999.
5. CIRIA SP 201 - Response of buildings to excavation-induced ground movements, CIRIA 2001.

SPECIFICATION FOR INSTRUMENTATION

General

The Monitoring Contractor is required to monitor, protect and reinstall instruments as described. The readings are to be recorded and reported. The following instruments are defined:

- a) Automatic level and targets: A device which allows the measurement of settlement in the vertical axis. To be installed by the MS.
- b) Tell-tales and 3 stud sets: A device which allows measurement of movement to be made in two axes perpendicular to each other. To be installed by the MS.

Monitoring of existing cracks

The locations of tell-tales or Demec studs to monitor existing cracks shall be agreed with Croft Structural Engineers.

Instrument Installation Records and Reports

Where instrumentation is to be installed or reinstalled, the Monitoring Surveyor, or the Principal Contractor, as applicable, shall make a complete record of the work. This should include the position and level of each instrument. The records shall include base readings and measurements taken during each monitoring visit. Both tables and graphical outputs of these measurements shall be presented in a format to be agreed with the CM. The report shall include photographs of each type of instrumentation installed and clear scaled sections and plans of each instrument installed. This report shall also include the supplier's technical fact sheet on the type of instrument used and instructions on monitoring.

Two signed copies of the report shall be supplied to the PWS within one week of completion of site measurements for approval.

Installation

All instruments shall be installed to the satisfaction of the PC. No loosening or disturbance of the instrument with use or time shall be acceptable. All instruments are to be clearly marked to avoid damage.

All setting out shall be undertaken by the Monitoring Surveyor or the Principal Contractor as may be applicable. The precise locations will be agreed by the PC prior to installation of the instrument.

The installations are to be managed and supervised by the Instrumentation Engineer or the Measurement Surveyor as may be applicable.

Monitoring

The frequencies of monitoring for each Section of the Works are given in Appendix A.

The following accuracies/ tolerances shall be achieved:

Party Wall settlement	$\pm 1.5\text{mm}$
Crack monitoring	$\pm 0.75\text{mm}$

REPORT OF RESULTS AND TRIGGER LEVELS

General

Within 24 hours of taking the readings, the Monitoring Surveyor will submit a single page summary of the recorded movements. All readings shall be immediately reviewed by Croft Structural Engineers prior to reporting to the PWS.

Within one working day of taking the readings, the Monitoring Contractor shall produce a full report (see below).

The following system of control shall be employed by the PC and appropriate contractors for each section of the works. The Trigger value, at which the appropriate action shall be taken, for each section, is given in Table 2, below.

The method of construction by use of sequential underpins limits the deflections in the party wall.

Between the trigger points, which are no greater than 2 m apart (giving a combined horizontal distance of 4m between two points either side of each node), there should be no more than:

Allowable movement to BS5950 for brittle finishes

$$\underline{\text{Vertical}} = \text{Span} / 360 = 4000\text{mm} / 360 = 11.1\text{mm}$$

Croft proposes a tighter recommendation of 2mm

Above Monitoring Level 3, lateral movement is required to be measured. Based on studs placed 1m above ground level (which will be 4500mm above the formation level), the figures should be

$$\underline{\text{Horizontal}} = \text{Height} / 500 = 4500\text{mm} / 500 = 9\text{mm}$$

Croft proposes a tighter recommendation of 2mm

During works measurements are taken, these are compared with the limits set out below:

MOVEMENT		CATEGORY	ACTION
Vertical	Horizontal		
0-2mm	0-2mm	Green	No action required
2-5mm	2-5mm	AMBER	<p>Detailed review of Monitoring: Check studs are OK and have not moved. Ensure site staff have not moved studs. If studs have moved reposition.</p> <p>Relevel to ensure results are correct and tolerance is not a concern.</p> <p>Inform Party Wall surveyors of amber readings.</p> <p>Double the monitoring for 2 further readings. If stable revert back.</p> <p>Carry out a local structural review and inspection.</p> <p>Preparation for the implementation of remedial measures should be required.</p> <p>Double number of lateral props</p>
5-8mm	5-8mm		Implement remedial measures review method of working and ground conditions
>8mm	>8mm	RED	<p>Implement structural support as required;</p> <p>Cease works with the exception of necessary works for the safety and stability of the structure and personnel;</p> <p>Review monitoring data and implement revised method of works</p>

Table 2 – Movement limits between adjacent sets of Tell-tales or stud sets

Any movements which exceed the individual amber trigger levels for a monitoring measure given in Table 2 shall be immediately reported to the PWS, and a review of all of the current monitoring data for all monitoring measures must be implemented to determine the possible causes of the trigger level being exceeded. Monitoring of the affected location must be increased and the actions described above implemented. Assessment of exceeded trigger levels must not be carried out in isolation from an assessment of the entire monitoring regime as the monitoring measures are

inter-related. Where required, measures may be implemented or prepared as determined by the specific situation and combination of observed monitoring measurement data.

Standard Reporting

1 No. electronic copy of the report in PDF format shall be submitted to the PWS.

The Monitoring Surveyor shall report whether the movements are within (or otherwise) the Trigger Levels indicated in Table 2. A summary of the extent of completion of any of the elements of works and any other significant events shall be given. These works shall be shown in the form of annotated plans (and sections) for each survey visit both local to the instrumentation and over a wider area. The associated changes to readings at each survey or monitoring point shall be then regulated to the construction activity so that the cause of any change, if it occurs, can be determined.

The Monitoring Surveyor shall also give details of any events on site which in his opinion could affect the validity of the results of any of the surveys.

The report shall contain as a minimum, for each survey visit the following information:

- a) The date and time of each reading;
- b) The weather on the day;
- c) The name of the person recording the data on site and the person analysing the readings together with their company affiliations;
- d) Any damage to the instrumentation or difficulties in reading;
- e) Tables comparing the latest reading with the last reading and the base reading and the changes between these recorded data;
- f) Graphs showing variations in crack width with time for the crack measuring gauges; and
- g) Construction activity as described. It is very important that each set of readings is associated with the extent of excavation and construction at that time. Readings shall be accompanied by information describing the extent of works at the time of readings. This shall be agreed with the PC.

Spread-sheet columns of numbers should be clearly labelled together with units. Numbers should not be reported to a greater accuracy than is appropriate. Graph axis should be linear and clearly labelled together with units. The axis scales are to be agreed with the PC before the start of monitoring and are to remain constant for the duration of the job unless agreed otherwise. The specified trigger values are also to be plotted on all graphs.

The reports are to include progress photographs of the works both general to the area of each instrument and globally to the main Works. In particular, these are to supplement annotated plans/sections described above. Wherever possible the global photographs are to be taken from approximately the same spot on each occasion.

Erroneous Data

All data shall be checked for errors by the Monitoring Surveyor prior to submission. If a reading that appears to be erroneous (i.e. it shows a trend which is not supported by the surrounding instrumentation), he shall notify the PC immediately, resurvey the point in question and the

neighbouring points and if the error is repeated, he shall attempt to identify the cause of the error. Both sets of readings shall be processed and submitted, together with the reasons for the errors and details of remedial works. If the error persists at subsequent survey visits, the Monitoring Surveyor shall agree with the PC how the data should be corrected. Correction could be achieved by correcting the readings subsequent to the error first being identified to a new base reading.

The Monitoring Surveyor shall rectify any faults found in or damage caused to the instrumentation system for the duration of the specified monitoring period, irrespective of cause, at his own cost.

Trigger Values

Trigger values for maximum movements as listed in Table 2. If the movement exceeds these values then action may be required to limit further movement. The PC should be immediately advised of the movements in order to implement the necessary works.

It is important that all neighbouring points (not necessarily a single survey point) should be used in assessing the impact of any movements which exceed the trigger values, and that rechecks are carried out to ensure the data is not erroneous. A detailed record of all activities in the area of the survey point will also be required as specified elsewhere.

Responsibility for Instrumentation

The Monitoring Surveyor shall be responsible for: managing the installation of the instruments or measuring points, reporting of the results in a format which is user friendly to all parties; and immediately reporting to all parties any damage. The Monitoring Surveyor shall be responsible for informing the PC of any movements which exceed the specified trigger values listed in Table 2 so that the PC can implement appropriate procedures. He shall immediately inform the PWS of any decisions taken.

APPENDIX A MONITORING FREQUENCY

INSTRUMENT	FREQUENCY OF READING
Settlement monitoring and Monitoring existing cracks	<p><u>Pre-construction</u> Monitored once.</p> <p><u>During construction</u> Monitored after every pin is cast for first 4 no. pins to gauge effect of underpinning. If all is well, monitor after every other pin.</p> <p><u>Post construction works</u> Monitored once.</p>

APPENDIX B

An Analysis on allowable settlements of structures (Skempton and MacDonald (1956))

The most comprehensive studies linking self-weight settlements of buildings to structural damage were carried out in the 1950's by Skempton and MacDonald (1956) and Polshin and Tokar. These studies show that damage is most often caused by differential settlements rather than absolute settlements. More recently, similar empirical studies by Boscardin and Cording (1989) and Boone (1996) have linked structural damage to ground movements induced by excavations and tunnelling activities.

In 1955 Skempton and MacDonald identified the parameter $\delta\rho/L$ as the fundamental element on which to judge maximum admissible settlements for structures. This criterion was later confirmed in the works of GRANT *et al.* [1975] and WALSH [1981]. Another important approach to the problem was that of BURLAND and WROTH [1974], based on the criterion of maximum tensile strains.

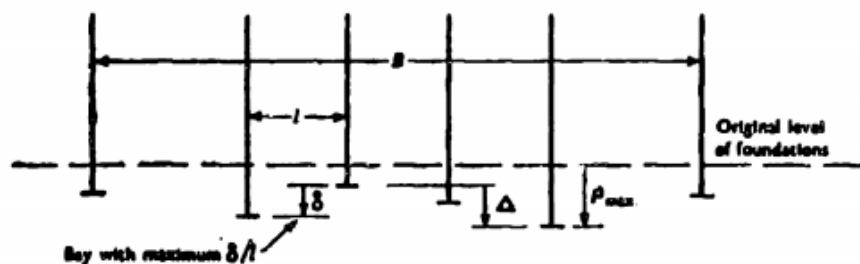


Figure 2.1 – Diagram illustrating the definitions of maximum angular distortion, δ/l , maximum settlement, ρ_{max} , and greatest differential settlement, Δ , for a building with no tilt (Skempton and MacDonald, 1956).

Figure 1: Diagram illustrating the definitions of maximum angular distortion, δ/l , maximum settlement, ρ_{max} , and greatest differential settlement, Δ , for a building with no tilt (Skempton and MacDonald, 1956)

The differential settlement is defined as the greatest vertical distance between two points on the foundation of a structure that has settled, while the angular distortion, is the difference in elevation between two points, divided by the distance between those points.

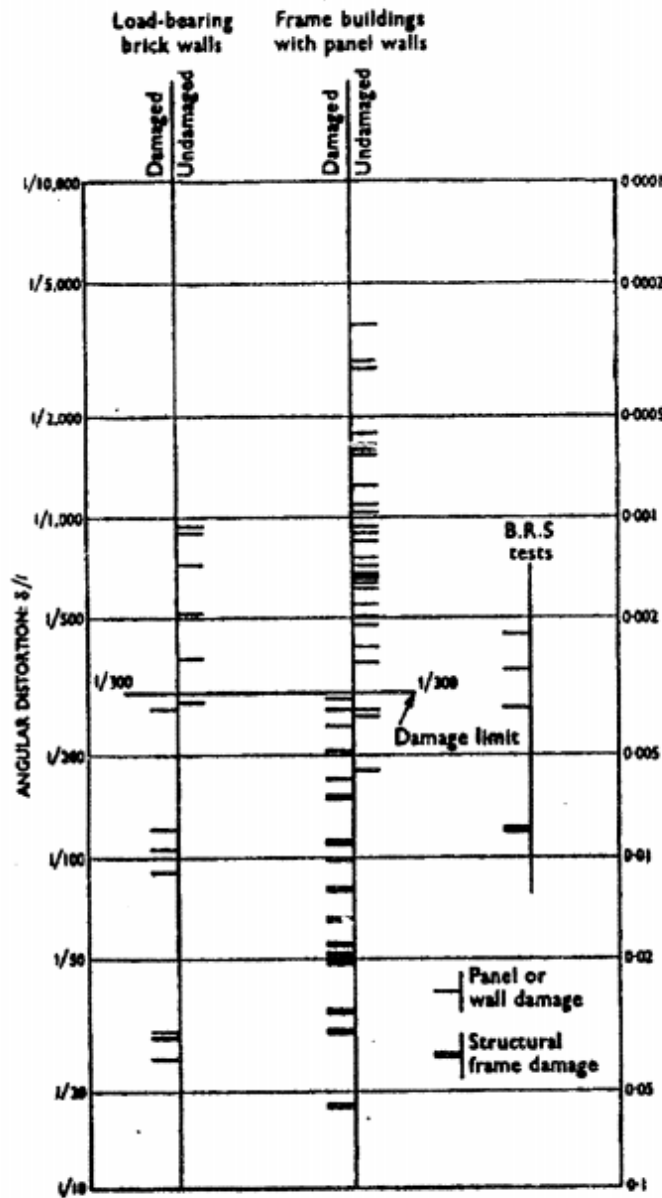
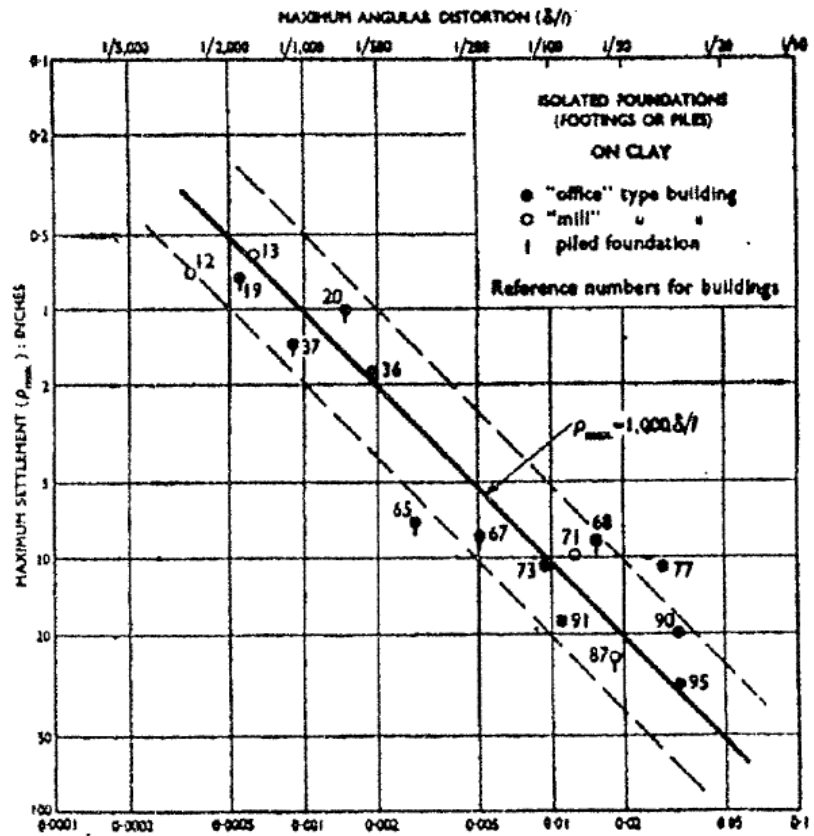
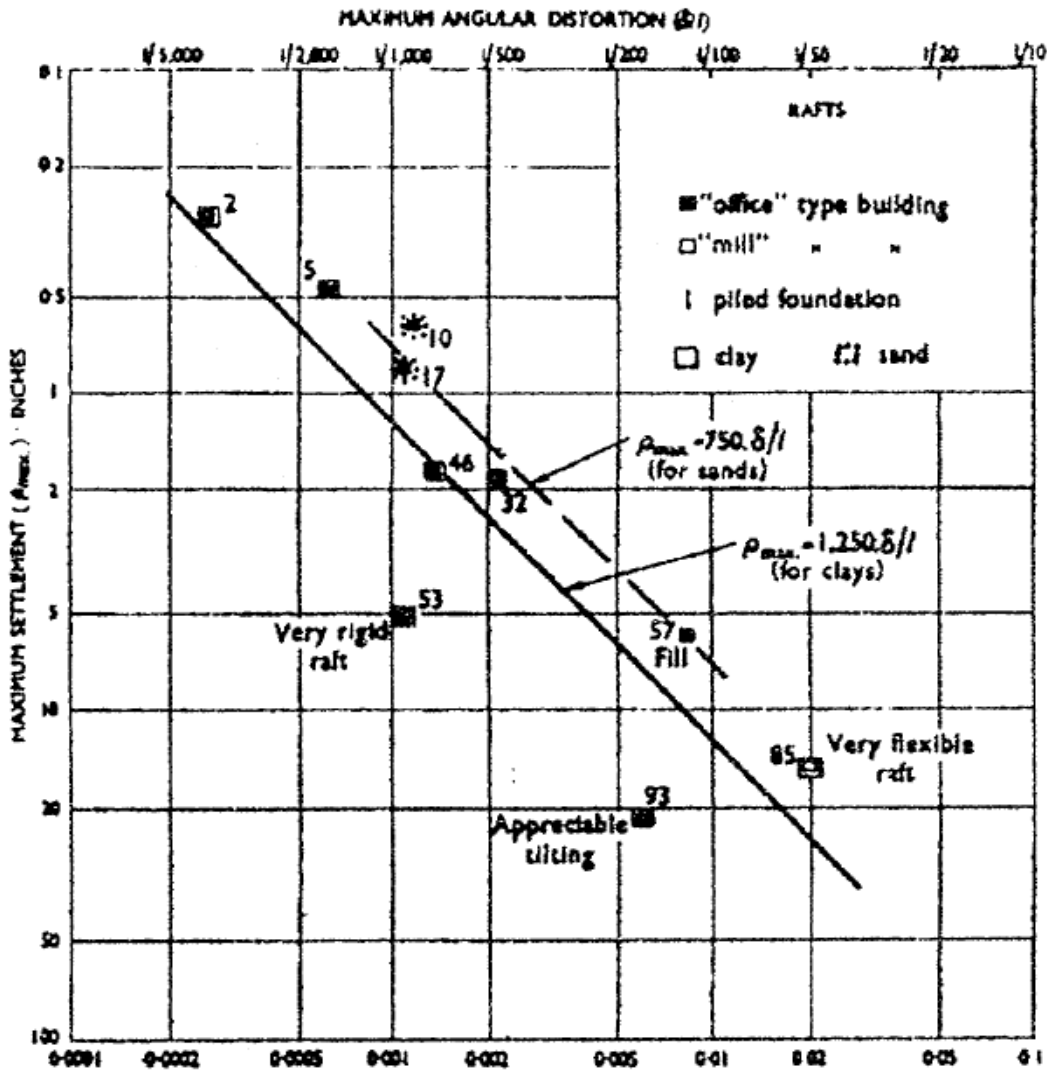


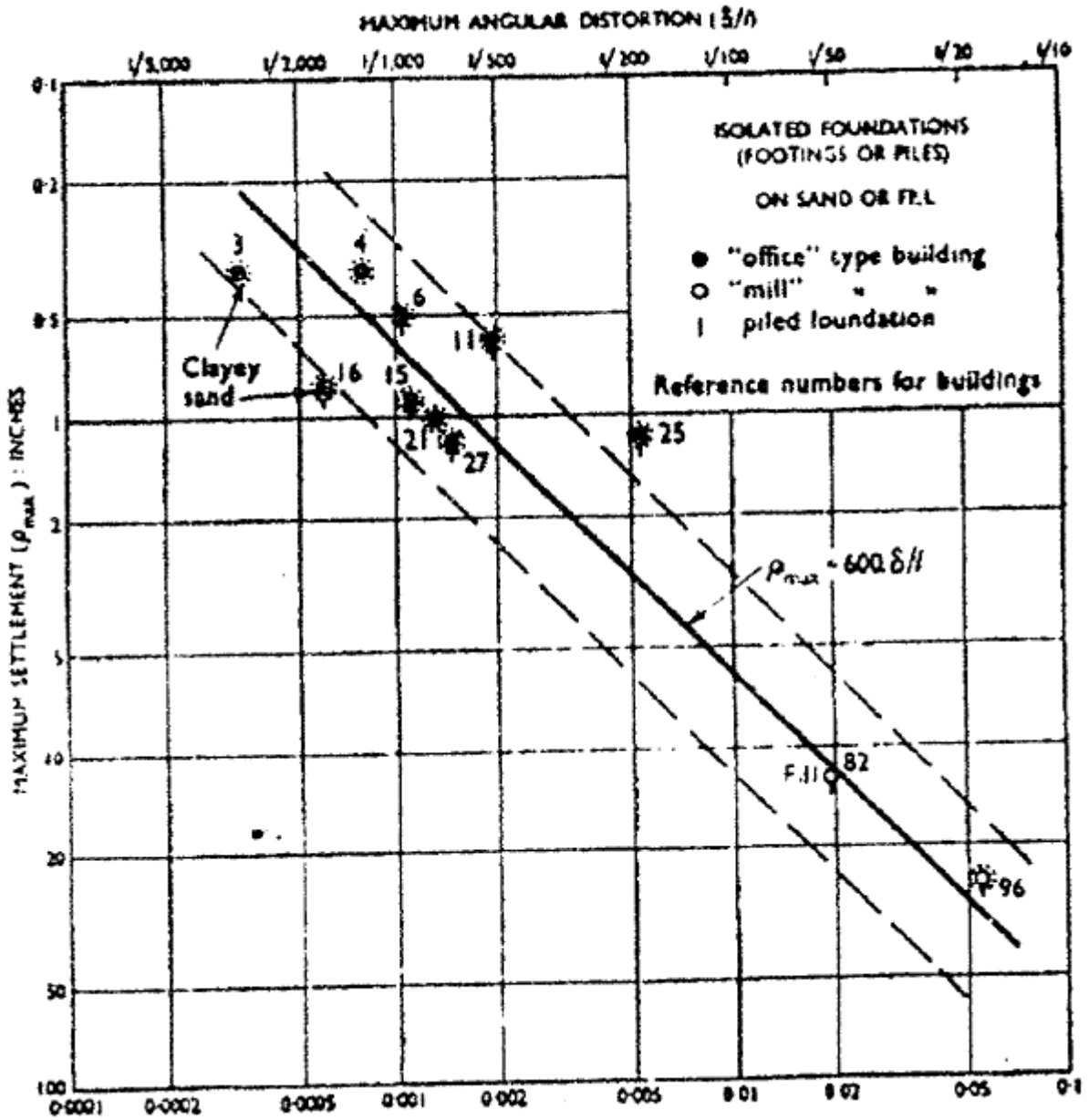
Figure 2: Skempton and MacDonald's analysis of field evidence of damage on traditional frame buildings and loadbearing brick walls

Data from Skempton and MacDonald's work suggest that the limiting value of angular distortion is 1/300. Angular distortion, greater than 1/300 produced visible cracking in the majority of buildings studied, regardless of whether it was a load bearing or a frame structure. As shown in the figure 2.

Other key findings by Skempton and MacDonald include limiting values of δ/l for structure, and a relationship between maximum settlement, p_{max} and δ/l for structures founded on sands and clays. The charts below show these relations for raft foundations and isolated footings.







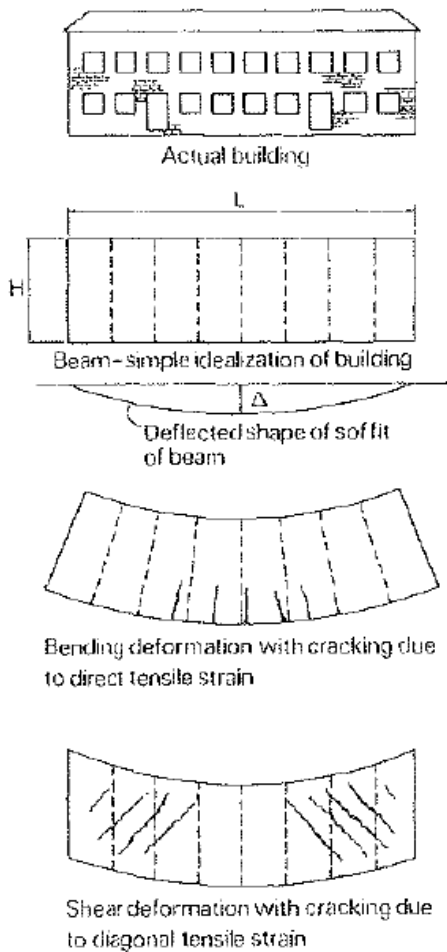


TABLE I

Angular distortion	Characteristic situation
1/300	Cracking of the panels in frame buildings of the traditional type, or of the walls in load-bearing wall buildings;
1/150	Structural damage to the stanchions and beams;
1/500	Design limit to avoid cracking;
1/1000	Design limit to avoid any settlement damage.

Appendix E: Construction Programme

Outline Construction Programme *(For Planning purposes only)*

	Month								
Item	1	2	3	4	5	6	7	8	9
Planning Approval	■	■							
Party Wall Matters		■	■						
Detailed Design	■								
Tender Process		■							
Contractor Appointed			■						
Site Set-up			■						
Basement Structure				■	■	■			
Adjacent Structure monitoring			■	■	■	■	■	■	■
Basement Tanking							■		
Superstructure							■	■	
Fit-out Services							■	■	■
Decoration									■