1232
19.05.2017
Rev. 02

Marine Ices, 4-8 Haverstock Hill, London
Structural Engineers Report Addendum

1 Introduction

This Addendum to the Structural Engineers Report (issued in January 2015) has been produced to be submitted in support of a non-material Amendment application proposing alterations to planning permission, LPA ref: 2015/0487/P.

The main change considered in this report is the shallower basement design.

2 Structural changes and implications

The numbering of items in this Addendum Report corresponds to original numbering of sections in the Structural Engineers Report (January 2015) and therefore should be read in conjunction with the original report. All other information and conclusions in the original report remain relevant.

2.7 Existing drainage

The CCTV survey has been carried out and therefore the connection points of the new drainage system to existing sewers in Haverstock Hill and Crogsland Road are now known.

3.2 Proposed sub-structure

The originally proposed approximately 10m deep basement has been changed to a shallower, approximately 5m deep basement of a uniform floor level and largely the same footprint as original. Due to this change, the earth and water as well as heave pressures on the basement structure are significantly smaller compared to the original scheme. This also results in reduced ground movements under and around the proposed structure, which, together with smaller pressures, enables decreasing diameters of the contiguous piles forming the retaining walls around the basement perimeter to 600mm dia. on the Haverstock Hill side (in proximity of Norther Line Underground tunnel) and to 450mm dia. elsewhere.

3.3 Proposed super-structure

Except for minor changes to internal column layouts, there have been no significant structural changes to superstructure.

3.4 Stability

Except for minor changes to internal shear walls layouts, there have been no significant structural changes to superstructure.

5.0 Impact on neighbouring structures

The shallower basement will result in decreased ground movements both in temporary and permanent condition and therefore smaller risk of negative impact of the new structure on the neighbouring structures. Full ground movement analysis will be carried out for shallower depth of basement and smaller diameter piles in the detail design stage. The retaining structure will be designed so that the maximum permissible `Burland Category of Damage' as stipulated in S106 is not exceeded.

The principles of the temporary supports to excavations and construction sequence with regard to existing adjacent structures remain as proposed in the original Structural Engineers Report.

Conclusion

Based on the principle changes the basement will have a lesser impact than the previous scheme which was proved previously as to not have a significant impact in line with Camden's requirements.