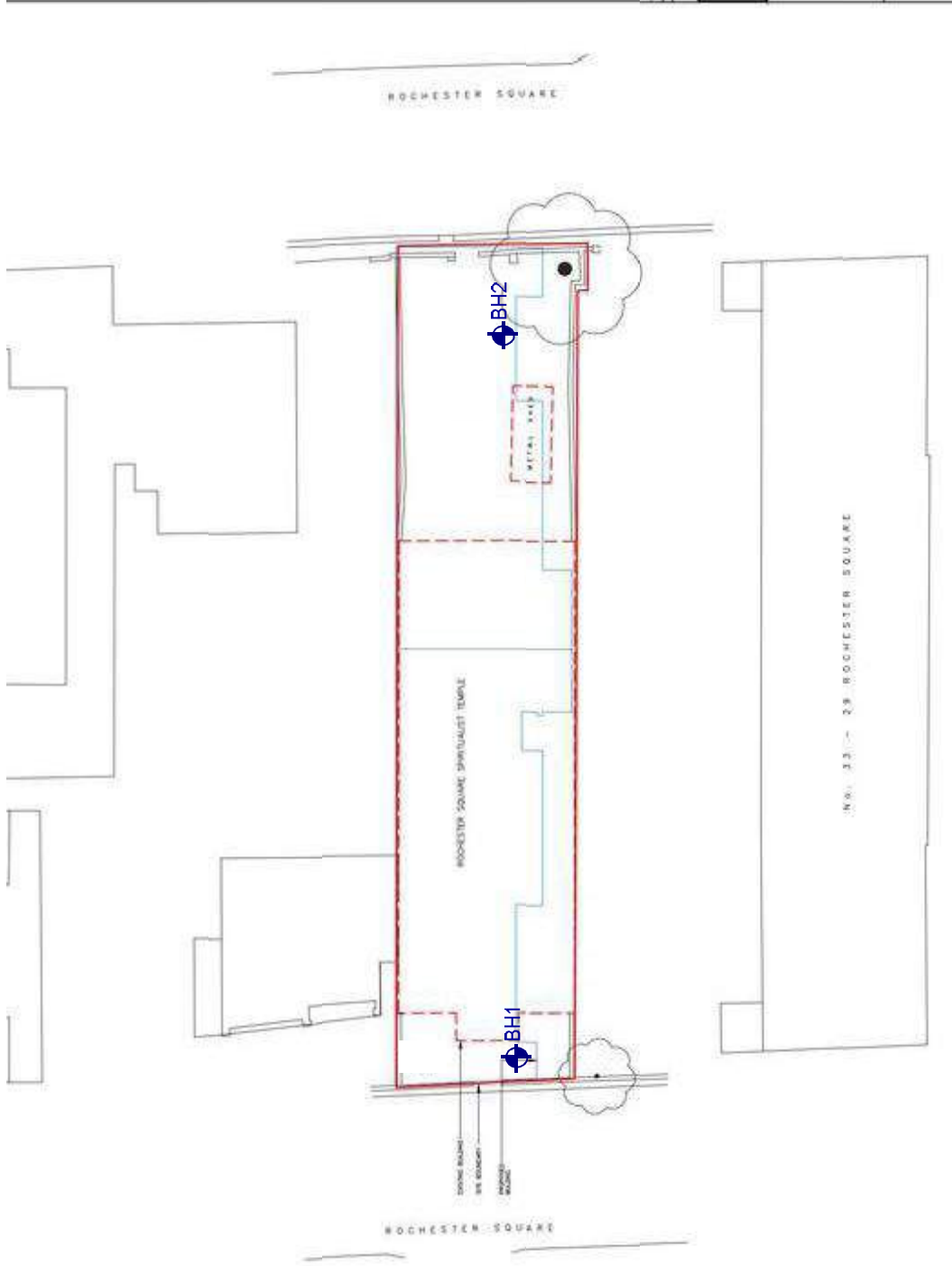


Key:



Cable Percussive  
Borehole location



**IMPORTANT – Please Read**

This drawing is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project details below. LMB accepts no liability for the misinterpretation or use of this illustration by any other parties.



Ground Investigation  
Land Contamination  
Hydrogeology  
Engineering Geology

Site:

Rochester Square London NW1

Figure  
Number:  
Figure 2

Title: Exploratory Hole Location Plan

Project No:

PIL

Date:

Nov 2016

Client: Camden Land Partnership Ltd

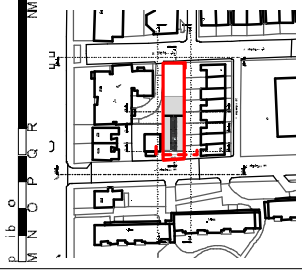
# APPENDICES

## Appendices

### APPENDIX A DEVELOPMENT SCHEMATIC

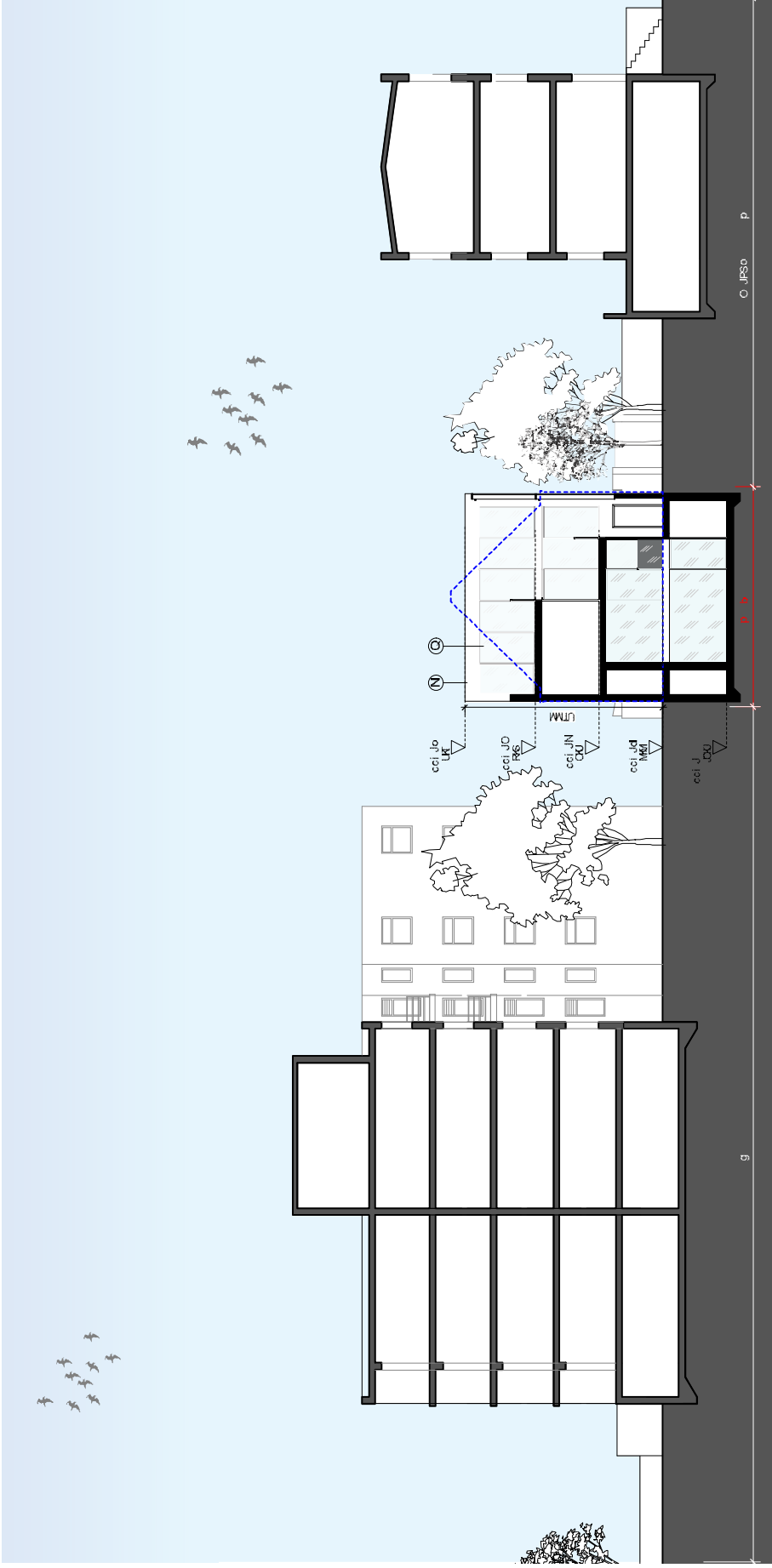
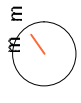


FIG. 4.2  
 အိမ်ထောင်စုအရပ်အကျဉ်းချုပ်ဆွဲချက်  
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PROJ. PERIOD: '15	PROJ. PERIOD: '15
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# APPENDICES

## APPENDIX B REGULATORY CORRESPONDENCE



**Planning Solutions Team**  
**Planning and Regeneration**  
 Culture & Environment  
 Directorate  
 London Borough of Camden  
 2<sup>nd</sup> Floor  
 5 Pancras Square  
 London  
 N1C 4AG

Date: 05/10/2016  
 Our ref: 2016/3442/PRE  
 Contact: Gideon Whittingham  
 Direct line: 020 7974 5180  
 Email: gideon.whittingham@camden.gov.uk

Dear Mandip Sahota,

**Re: Spiritualist Temple**  
**Rochester Square**  
 London  
 NW1 9RY

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Thank you for submitting a pre-planning application enquiry for the above property which was received on 21/06/2016, together with the required fee of £3,600.00.

### 1. Proposal

Redevelopment of site involving demolition of the building and erection of a 3-storey building, plus basement level, to accommodate a D1 Class use and 7 dwellings (Class C3).

### 2. Site description

The application site is located on Rochester Square, to the west of Nos.29-36 (cons) Rochester Square and to the east Nos.144, 146 and 150 (Julian Court) Camden Road.

The site is located within the Camden Square Conservation Area.

The application site includes the Rochester Square Spiritualist Temple, an arts and crafts building designed by T. Yorke with an orange-red brick base and rendered gable. Founded in 1926, its members included Sir Arthur Conan Doyle and journalist Hannen Swaffer.

The subject building is also highlighted as a positive contributor within the Camden Square conservation appraisal and management strategy.

The 2<sup>nd</sup> to last paragraph of page 22 of the Camden Square conservation appraisal and management strategy states that “the usual concept of a square is harder to decipher here [Rochester Square]; from the beginning a nursery garden was located in the centre of the Square, and houses in Stratford Villas backed onto this nursery on the east side. Plots were leased for small developments as the Estate started tentatively. A feature of this smaller development was that mews were not developed. In the 1920s space in the rear gardens of Camden Road houses was filled by the Spiritualist Temple.”

The site also contains a TPO tree for which consent has recently been granted for its replacement.

### 3. Planning history

#### **Spiritualist Temple:**

2016/3236/T: (TPO REF. C10-T39) REAR GARDEN: 1 x Lime - fell to ground level. – Approve Works 09/09/2016

Condition 3 states:

*Within the first available planting season following the completion of works, a Hornbeam shall be planted as an Extra Heavy Standard with a girth size of 14-16cm, within 5m of the removed tree unless otherwise agreed in writing by the local authority. Evidence of this shall be submitted to the council. The planting process should take into account the standards set out in BS8545:2014.*

*Reason: In order to comply with the provisions of Section 206 of the Town and Country Planning Act 1990 (as amended).*

#### **Rear Garden of 144-146 Camden Road:**

2010/2152/P: Erection of a two storey residential dwelling house (class C3) within rear garden of 144 -146 Camden Road fronting Rochester Square. - Granted planning permission subject to a section 106 legal agreement 02/11/2010

#### **4. Relevant policies and guidance**

National and Regional Policy  
 National Planning Policy Framework (NPPF) 2012  
 National Planning Policy Guidance 2014  
 London Plan 2016

##### **LDF Core Strategy and Development Policies:**

CS5 (Managing the impact of growth and development)  
 CS10 (Supporting community facilities and services)  
 CS11 (Promoting sustainable and efficient travel)  
 CS13 (Tackling climate change and promoting higher environmental standards)  
 CS14 (Promoting high quality places and conserving our heritage)  
 CS16 (Improving Camden's health and well-being)  
 DP15 (Community and leisure uses)  
 DP16 (The transport implications of development)  
 DP17 (Walking, cycling and public transport)  
 DP18 (Parking standards and the availability of car parking)  
 DP19 (Managing the impact of parking)  
 DP20 (Movement of goods and materials)  
 DP21 (Development connecting to the highway network)  
 DP22 (Promoting sustainable design and construction)  
 DP23 (Water)  
 DP24 (Securing high quality design)  
 DP25 (Conserving Camden's heritage)  
 DP26 (Managing the impact of development on occupiers and neighbours)  
 DP27 (Basements and lightwells)  
 DP28 (Noise and vibration)  
 DP32 (Air quality and Camden's Clear Zone)

Camden Planning Guidance (CPG) 2016 – CPG 2  
 Camden Planning Guidance (CPG) 2015 – CPG 1, 3, 4, 8  
 Camden Planning Guidance (CPG) 2013 – CPG 5  
 Camden Planning Guidance (CPG) 2011 – CPG 6 and 7

Camden Square conservation area appraisal and management strategy (2011)

## 5. Assessment

### Proposal

The application in more detail proposes:

- Demolition of existing building (234 sqm (GEA))
- Removal of all trees throughout
- Erection of 3-storey building, plus basement level brick clad building, covering 326sqm of the 426sqm site.
- Provision of 4 x 2 bedroom flats and 3 x 4 bedroom flats (Class C3) totalling 773sqm (7 units)
- Provision of Community Use (Gallery – Class D3) of 234 sqm (GEA)

### Principle of the development

The key planning issues are as follows:

- Land use
- Demolition of site building / Design – scale, bulk and detailed design
- Housing mix, unit size and quality of accommodation.
- Impact on neighbouring amenity
- Impact of basement development
- Trees
- Transport, access and parking

### Land Use

#### Community and leisure use loss

Policy CS10 states that the Council will support the retention and enhancement of existing community facilities and facilitate the efficient use of community facilities and the provision of multi-purpose community facilities that can provide a range of services to the community at a single, accessible location.

Policy DP15 states that the Council will protect existing community facilities by resisting their loss unless a replacement facility that meets the needs of the local population is provided (criteria c) or where the specific community facility is no longer provided and evidence is provided to show that the loss would not create, or add to, a shortfall in provision for the specific community use, and demonstrate that there is no demand for any other suitable community use on the site (criteria d). The policy requires proposals to meet either criteria (c) or criteria (d). The policy states that where this is successfully demonstrated the Council's preferred new use will be affordable housing.

In assessment of Policy DP15, a replacement facility would be provided of a similar floorspace, albeit on two floors and therefore broadly complies. It should be noted however, further details should be provided to demonstrate the replacement facility meets the needs of the local population and also represents both a marked improvement in terms of accessibility in and around the unit, particularly given that its across two floors and consists of clear, high ceiling heights.

Given that the proposal would provide a replacement facility, the principle of Class C3 accommodation on the remainder of the site is appropriate and in line with CS3, CS6 and



DP2. Housing is the priority land use of the LDF and this proposal would add to the housing stock in the borough.

### **Demolition of site building / Design – scale, bulk and detailed design**

The proposal would result in the total loss of the temple as well the tree(s) on the site which would not be replaced. This would cause harm to the character and appearance of the area.

#### *Planning Act*

Statutory provision under section 72 of the Planning Act requires special attention to be paid to the desirability of preserving and enhancing the character and appearance of a conservation area.

This has been given great weight and importance as is required by law.

#### *NPPF*

The Camden Square conservation area is a designated heritage asset. Paragraph 132 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation.

Any harm to the conservation area from the loss of the existing building would result in less than substantial harm to the conservation area. The NPPF under Paragraph 134 requires the harm to be weighed against the public benefit of the proposal including optimum viable use of the site.

NPPF designates the building a non-designated heritage asset. The guidance states at para 135 that,

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

#### *Camden Policies*

Camden policies seek to protect building which make a positive contribution. The policy states it would prevent the demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention (policy DP25c) and that it will “preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage (DP25e)

Policy DP24 and Planning Guidance I (CPG1) refer to design. The policy and guidance presumption is for design excellence in the borough.

#### *Public benefit*

The public benefit offered by the development includes:

1. Overall the proposed community space seeks to replace the 234 sqm of the existing building. The accommodation would be positioned over 2 floors with DDA compliant lift, together with disabled access WC.

2. The 4 x 2 bed units proposed are equivalent to 57% of the overall units proposed, well in excess of the 40% target set by Policy DP5.

3. The applicants have tentatively offered the potential 3D printing of the proposed building as a benefit. This would be 3D printing of the whole building or its many parts and would possibly be the first in Camden or the UK.

The benefits are limited and the scheme could be described as offering a limited positive effect. In this regard the proposed public benefit is not considered to outweigh the loss of the building which has to be given great weight as set out by the statutory provision and which requires *exceptional circumstances* to be met under Camden's own policies.

The potential 3D printing is an intriguing prospect but insufficient evidence justification or clarity on the product, manufacturer and benefit has been provided to give much weight.

The applicants have also suggested that the design is of public benefit. This has not been included in our assessment because our policy and guidance expect this as a prerequisite to any development in the borough.

#### *Design*

Moreover there are some additional concerns about the height of the development and how it relates to the villas facing Camden Road. This wasn't previously discussed as a potential issue but is considered important that the development should remain subordinate to the principal properties to be viewed as a 'mews style' development and at present it appears to be the same height as the frontage buildings. In addition the level of glazing to each frontage may need to be reduced again to reduce the perception of scale and prominence and to provide a more mews like quality to the development.

In conclusion of the demolition and design proposed, the building is considered to be making a limited positive contribution to the character and appearance of the area. Its loss would cause less than substantial harm to the conservation area which would need to be outweighed by any potential public benefit. Some benefit is afforded to the scheme by the new residential units and provision of community use but these are not considered to outweigh the harm to the conservation area through the loss of the building. Any future proposals would need to retain the building or offer greater benefit to outweigh its harm and greater consideration should be given to revealing the significance of the conservation area and its key architectural and historic components.

#### **Housing mix, unit size and quality of accommodation.**

In accordance with Policy CS6, the Council would also expect at least 40% of additional market housing to provide 2 bedroom units (high priority). The proposal would comply in this respect.

With regard to the size and arrangement of each unit the submitted documents indicate (save for units 2 and 3 which fail and should be addressed), these would meet the minimum floorspace requirements according to the CPG and London Plan standards.

Whilst many units depict dual aspect accommodation, the necessity of obscure glazing to limit overlooking and lack of amenity space afforded is of concern in respect of natural and clear outlook, ventilation and light to each unit. The necessity for daylight and ventilation assessments submitted alongside a planning application would be required to provide comfort that these units would be suitable and provide a good level of accommodation.

### **Impact on neighbouring amenity**

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 supports this, by seeking to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and impact on daylight and sunlight.

The proposed development would be significantly close in proximity to the residential rear of Nos.29-36 (cons) Rochester Square and Nos.144, 146 and 150 (Julian Court) Camden Road, with many openings servicing habitable rooms. Therefore, as a result of the proposal's proximity, it will need to adequately be demonstrated that it would not result in a material loss of light, outlook or privacy to existing residential occupiers. In line with CPG6 (Amenity) to ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. A daylight/sunlight report is recommended to demonstrate that habitable rooms to these properties are not significantly affected.

### **Impact of basement development**

Notwithstanding the need to re-provide a mature tree(s) onsite, the proposed basement would cover 326sqm of the 426sqm site.

To accompany any application (in order to validate the application) a Basement Impact Assessment (BIA) would need to be submitted with the application. This is in line with CS13, DP22, DP23 and DP27. This is supported by CPG4 and Arup guidance for subterranean development 'Camden geological, hydrogeological and hydrological study'. Please see the website for more information.

The BIA will need to include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study;
- Stage 4 - Impact assessment; and
- Stage 5 - Review and decision making.

At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. Paragraph 2.11 of CPG4 outlines the qualifications required for assessments.

In order to provide us with greater certainty over the potential impacts of proposed basement development, we will expect independent verification of Basement Impact Assessments, funded by the applicant, when certain criteria are met.

Furthermore, it has in recent months become standard practice for 'basement construction plans' to be secured via s106 agreement, which typically follows on from the findings of the independent reviews of the BIA.

### **Trees**

As per the recent tree application, it will be necessary to replace the mature tree on site; however this has not been depicted on plan and should be addressed. You would need to demonstrate that all trees on site and those adjacent are to be retained (save for recent permissions for their removal) and would not be harmed by the proposed development.

You should provide a tree survey and arboricultural statement with your application. In accordance with BS5837:2012 (trees in relation to design, demolition and construction), you would need to provide the following information:

- A pre-development tree survey
- a tree constraints plan
- an arboricultural impact assessment
- an arboricultural method statement including a tree protection plan

### **Transport, access and parking**

The site has a PTAL rating of 6a so Transport Planners will resist any proposals for general car parking. In line with DP18, the proposal would be car free.

Details about the intended servicing of the community facility should also be considered and provided; this would be secured in full via S106. Please see CS5, DP20, DP26 and CPG7 Ch4 for more details.

Given the scale of the proposed development, contributions towards pedestrian, cycle, and environmental improvements may be sought. This is in line with CPG8 paragraphs 10.11-2 and CPG7. Such contributions would be secured via s106.

A Section 106 contribution will be required for repaving any footways around the site, as these may be damaged during the construction of the proposed development.

A Construction Management Plan (CMP) will be necessary, to be secured by S106 Agreement. A substantial CMP should be submitted at the application stage to help inform public consultation responses. Please see CPG7 for more details. The verification of its implementation during the Construction Phase would cost £1,140.

### *Cycle parking*

The application indicates 12 spaces provided by way of cycle stands. Broadly speaking this would comply with the requirement of each use, namely the D1 use would require 1 space per 100 sqm and the C3 use would require 2 spaces per all dwelling. It should be noted however the areas afforded, in terms of size and accessibility, do not comply with the requirements of CPG4 and should be reassessed.

### *Refuse*

The refuse area afforded to both the commercial and residential element should be expanded to comply with policy.

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

Yours sincerely,

Gideon Whittingham

Senior Planning Officer  
Planning Solutions Team

---

**philip lewis**

**From:** Arthur, Anona  
<Anona.Arthur@camden.gov.uk>  
**Sent:** 17 November 2016 16:14  
**To:** philip lewis  
**Subject:** Environmental Search Enquiry, 110  
Rochester Sq NW1 9RY  
**Attachments:** 542-PlanningApplicationPublic.csv; 542-  
LandUseHistoric.csv; 542-  
KellysLandUse.csv

Dear Philip Lewis

**RE: Contaminated Land Enquiry - 110 Rochester Square,  
London NW1 9RY**

Further to your contaminated land enquiry relating to the above land I would like to confirm the following.

The above site has not been determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

Our records indicate that the site has no historical industrial land use.

With regards to details under the Council's Part IIA Strategy, Camden has a Contaminated Land Database to identify and prioritise sites within the Borough with a former potentially contaminative land use. Sites recorded on the database are not contaminated land (as defined by Part IIA of the Environmental Protection Act 1990); rather they are considered as having the potential to be contaminated land through their previous use. The Council is currently reviewing its Contaminated Land

Strategy for inspecting prioritised sites. The site at **110 Rochester Square** has not been identified as a priority for inspection.

Further to your enquiry, a historical record search was performed to determine historical land uses and it appears that there was a former Electrical Sub Station within 50m of the site (see map below). The Council holds no Site Investigations etc regarding the above site.

**Additional Information:**

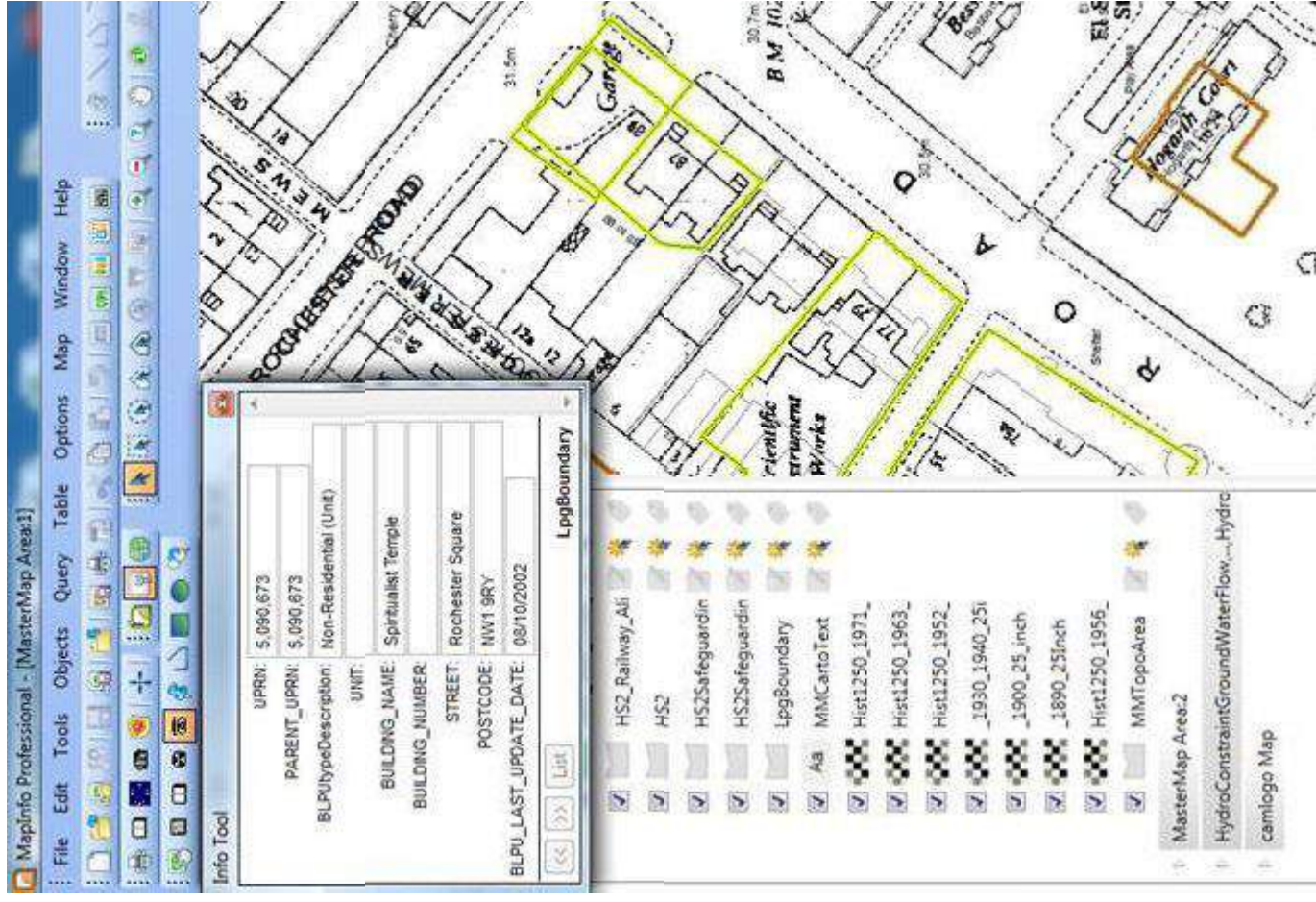
- \* The Council holds no information on pollution incidents in the area.
- \* There are no historical landfills identified within 250 metres of the site.
- \* Currently, the Council holds no information about water abstraction points or private water supplies.
- \* The Council holds no information relating to materials extraction, mine gasses, or animal burial grounds.
- \* There are no IPPC (Environment Agency) industrial processes within 50 metres of the site.
- \* There are no LAPPC (Local Authority) industrial process within 50 metres of the site.
- \* The Council holds no records relating to flooding.
- \* The Council has no information about the extent of made ground on subject site, however Camden soil profile tends to exhibit high levels of Lead (see BGS data)
- \* The Council holds no information relating to radon levels (Please enquire via the Environment Agency)
- \* Details of any records of complaints, notices etc. about nuisance relating to the current or previous site uses and its environs may be obtained from Council's Land Charges Department (0207 974 4444 - Contact Camden) but those will be limited to actual entries relating to outstanding matters i.e. fees for works in default etc. Details with regards to complaints

relating to noise issues may be obtained from Council's Noise & Licensing Team, odour issues from our Private Sector Housing Team. Both can be contact via the main line: 0207 974 4444.

**Disclaimer:**

The above response is provided from such information that is readily available to the Council and in its possession. It is believed to be correct but the Council expressly gives no warranty in this respect nor will the Council accept any liability whatsoever for any error, omission or loss occasioned thereby to any person (whether or not the person requested the information) and in particular the Council gives no warranty that it has researched all its relevant archives in order to respond to the request for information.

I hope the information provided is sufficient, however if you require further clarification please do not hesitate to contact me.



Regards

Anona Arthur  
Environmental Health Officer / Contaminated Land Officer

Telephone: 020 7974 2990



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# APPENDICES

## APPENDIX C PHOTOGRAPHIC RECORD



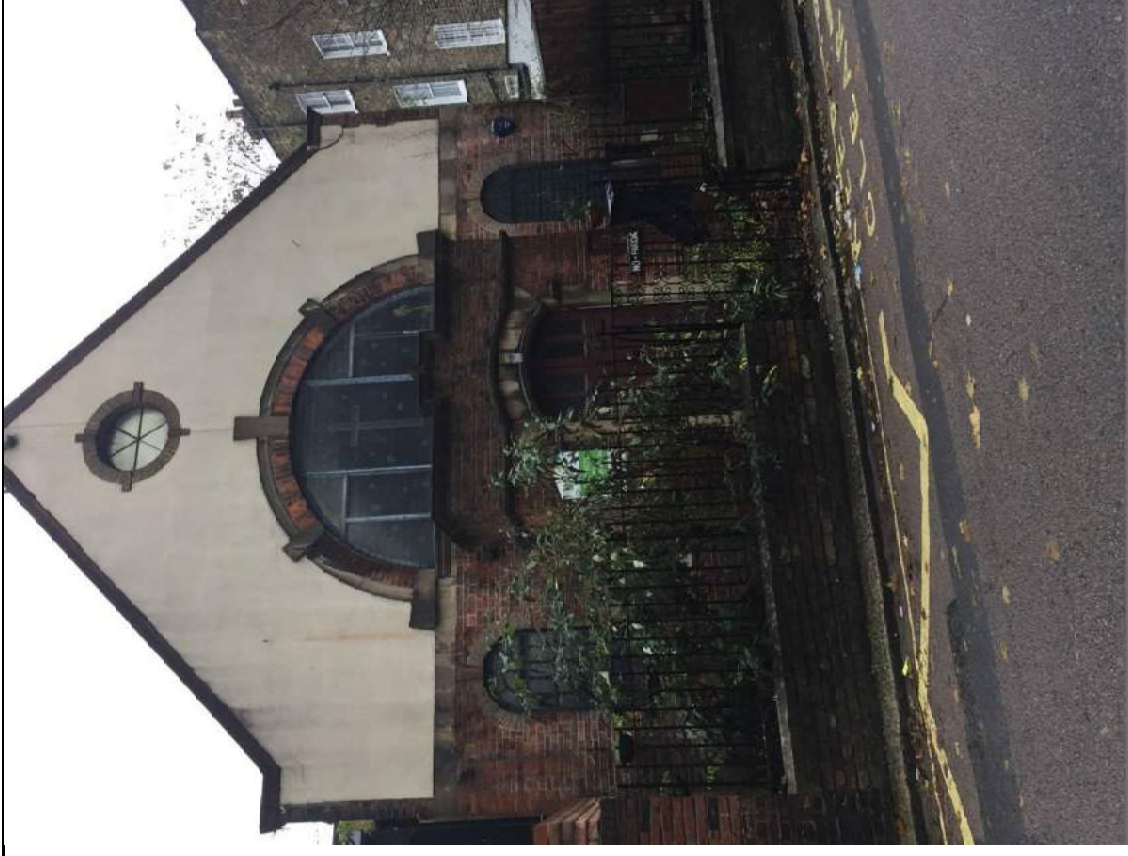


Plate 1: Main entrance.

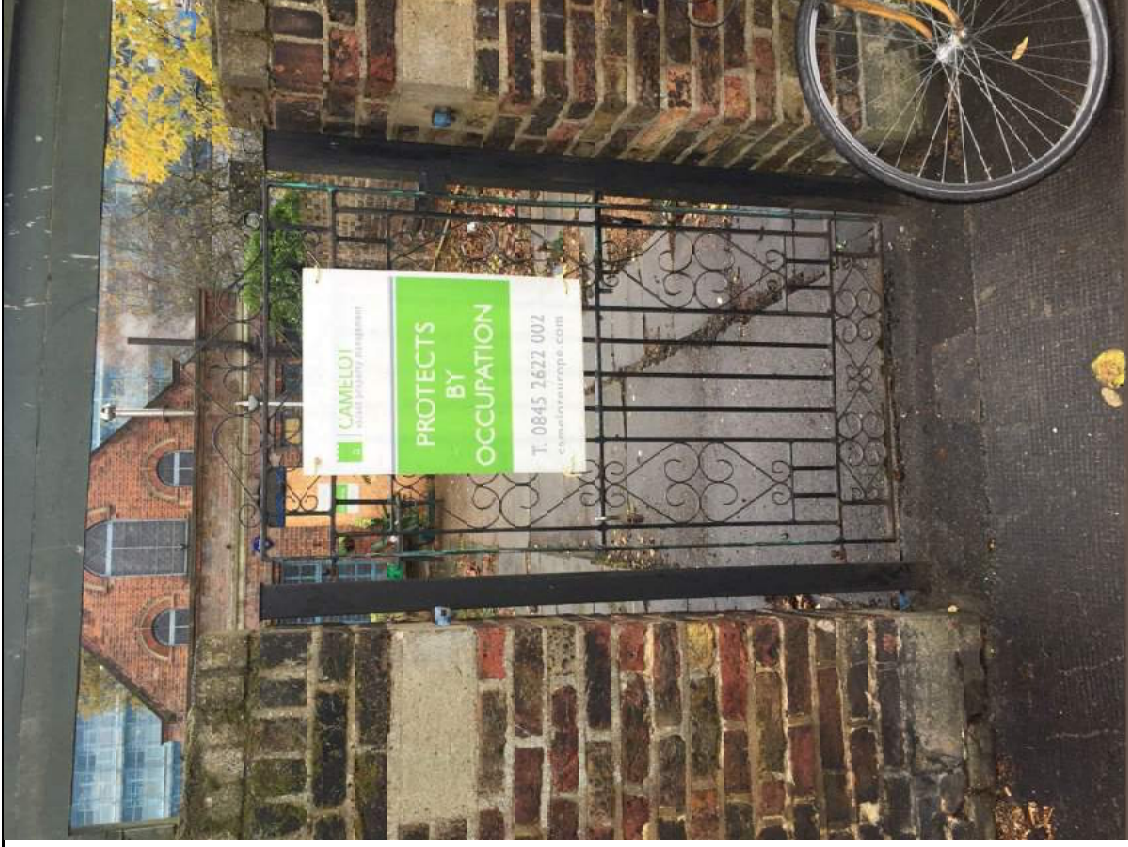


Plate 2: Rear entrance.





Plate 3: Crack along fascias and brick.



Plate 4: Property adjacent west.





Plate 5: Block of flats to north west.

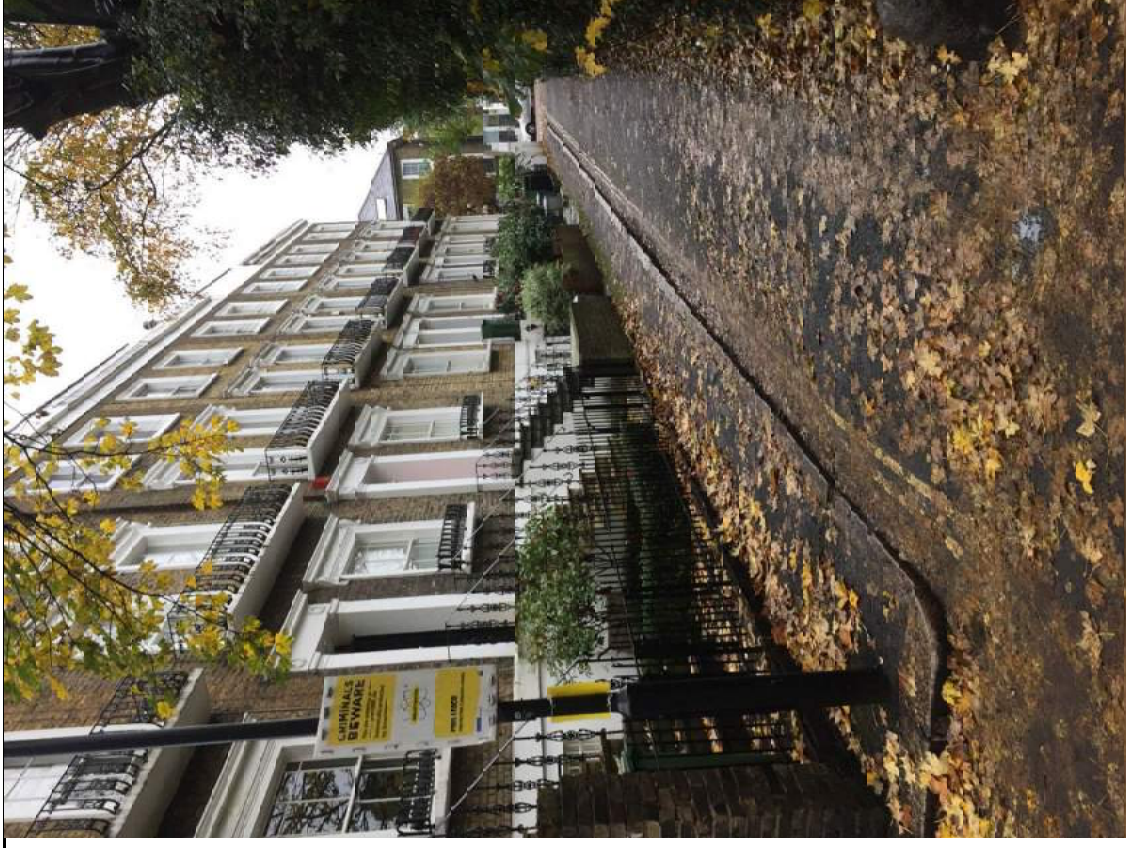


Plate 6: Terrace properties to east.

Ground Investigation  
Land Contamination  
Hydrogeology  
Engineering Geology



## Photographic Record

Project: Rochester  
Square

Plates 5 & 6

# APPENDICES

## APPENDIX D CONSULTATION WITH BELOW GROUND ASSET HOLDERS

**philip lewis**

**From:** Safeguarding  
<[Safeguarding@crossrail.co.uk](mailto:Safeguarding@crossrail.co.uk)>  
**Sent:** 15 November 2016 10:22  
**To:** 'Philip Lewis'  
**Subject:** 110 Rochester Square, London NW1 9RY  
Crossrail Ref: CRL-00-161524

Dear Mr. Lewis

**Crossrail Ref: CRL-00-161524**

**110 Rochester Square, London NW1 9RY**

Thank you for your letter dated 14 November 2016, requesting the views of the Crossrail Project Team on the above.

The area in question is outside the limits of consultation shown in the Safeguarding Direction issued by the Secretary of State for Transport on 24 January 2008.

The implications arising from Crossrail have been considered, and we do not wish to make any comments.

The Crossrail Bill which was introduced into Parliament by the Secretary of State for Transport in February 2005 was enacted as the Crossrail Act on the 22nd July 2008. The first stage of Crossrail preparatory construction works began in early 2009. Main construction works have started with works to the central tunnel section to finish in 2018, to be followed by a phased opening of services.

In addition, the latest project developments can be found on the Crossrail website [www.crossrail.co.uk/safeguarding](http://www.crossrail.co.uk/safeguarding), which is updated on a regular basis.

I hope this information is helpful, but if you require any further assistance then please feel free to contact a member of the Safeguarding Team on 0345 602 3813, or by email to [safeguarding@crossrail.co.uk](mailto:safeguarding@crossrail.co.uk)

Yours sincerely

Helen McCarthy  
Community Relations Assistant  
CROSSRAIL HELPDESK  
Tel (24 hour): 0345 602 3813  
[Helpdesk@crossrail.co.uk](mailto:Helpdesk@crossrail.co.uk)

**MOVING LONDON FORWARD**



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## philip lewis

**From:** Harrison Andrew <AndrewHarrison1@tfl.gov.uk>  
**Sent:** 18 November 2016 15:01  
**To:** 'philip@lmbgeosolutions.com'  
**Cc:** LUL CED Infra Protection  
**Subject:** 110 Rochester Square, London NW1 9RY


**Importance:** High

Dear Sir/Madam,

With reference to your email, complete with plans showing your proposed works within the areas you have highlighted London Underground has no shallow railway structures at this location and should not be affected by this proposal.

However as a precaution, I have also passed your enquiry on to power supply division ( [lulhvpowerassets@tfl.gov.uk](mailto:lulhvpowerassets@tfl.gov.uk) ) who will contact you directly regarding any of LUL cable/duct routes which may be affected.

**Andrew Harrison**  
Streetworks | Infrastructure Protection

 **London Underground** | Albany House Floor 3, 55 Broadway,  
London SW1H 0BD.  
Email: [andrewharrison1@tfl.gov.uk](mailto:andrewharrison1@tfl.gov.uk) Mobile: 07932766603

**Find out more about Infrastructure Protection -**  
<https://youtu.be/0hGoJMTBOEg>



*Mitigating risk - while helping London develop.*

Please consider the environment before printing this e-mail

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**From:** philip lewis [mailto:[philip@lmbgeosolutions.com](mailto:philip@lmbgeosolutions.com)]  
**Sent:** 14 November 2016 10:52  
**To:** Hayden Terry  
**Subject:** 110 Rochester Square, London NW1 9RY  
**Importance:** High

Dear Terry

We will be undertaking ground investigation works at the above residential property around Wednesday 23<sup>rd</sup> November and we would be interested in finding out if you hold any below ground assets in the nearby vicinity.

Best regards,

Philip Lewis  
Bsc (Hons), Msc, FGS, CGeol  
Director  
**LMB Geosolutions Ltd**  
Tel. +44 7739735097

[Home - LMB Geosolutions Ltd](#)  
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Your ref:  
Our ref: 20403-SI-4-151116

Philip Lewis  
LMB Geosolutions Ltd  
[philip@lmbgeosolutions.com](mailto:philip@lmbgeosolutions.com)

15 November 2016

Dear Philip,

**10 Rochester Square London NW1 9RY**

Thank you for your communication of 14<sup>th</sup> November 2016.

I can confirm that London Underground has no assets within 50 metres of your site as shown on the plan you provided.

If I can be of further assistance, please contact me.

Yours sincerely

**Shahina Inayathusein**  
Information Manager  
Email: [locationenquiries@tube.tfl.gov.uk](mailto:locationenquiries@tube.tfl.gov.uk)  
Direct line: 020 3054 1365

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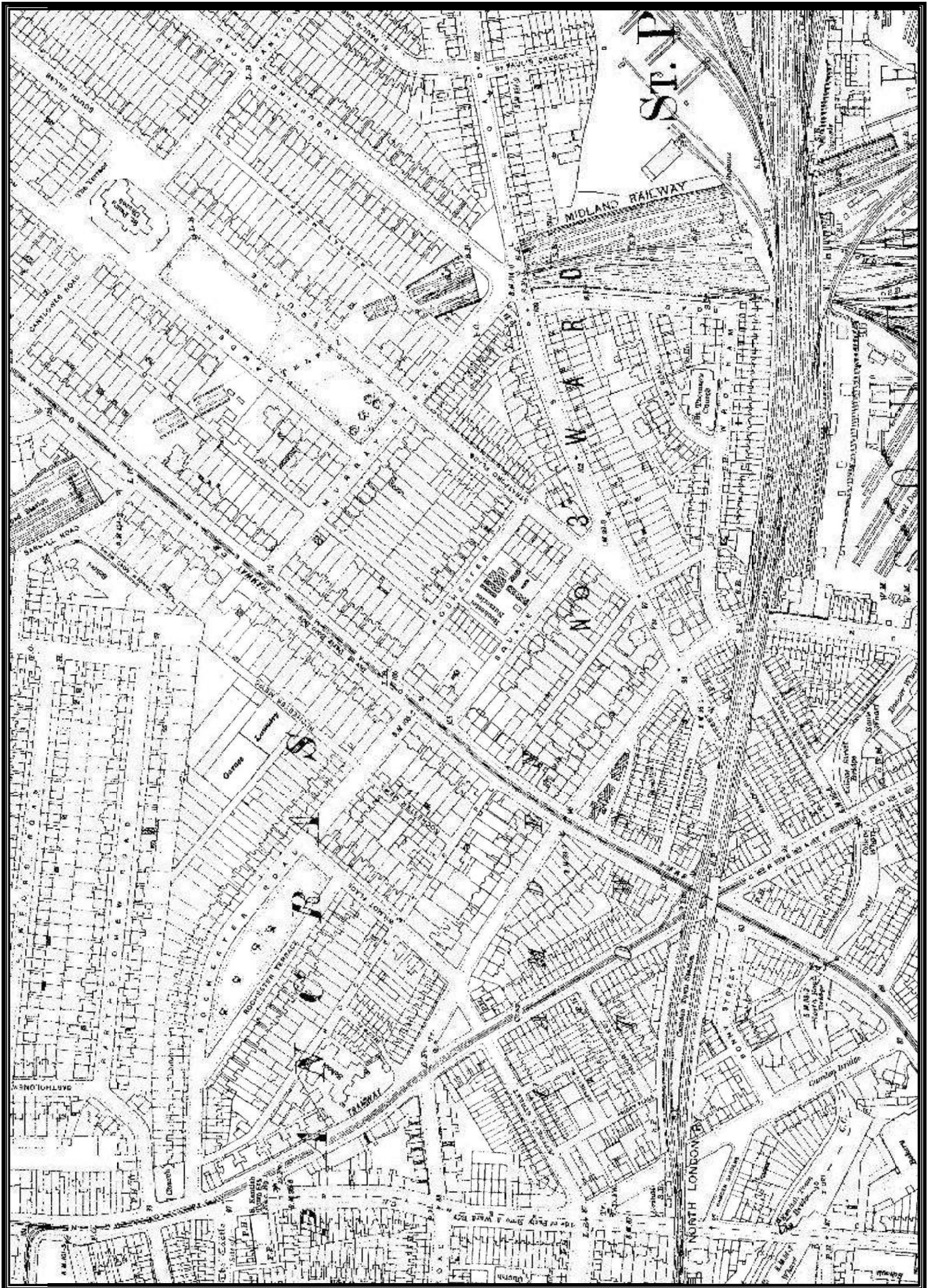
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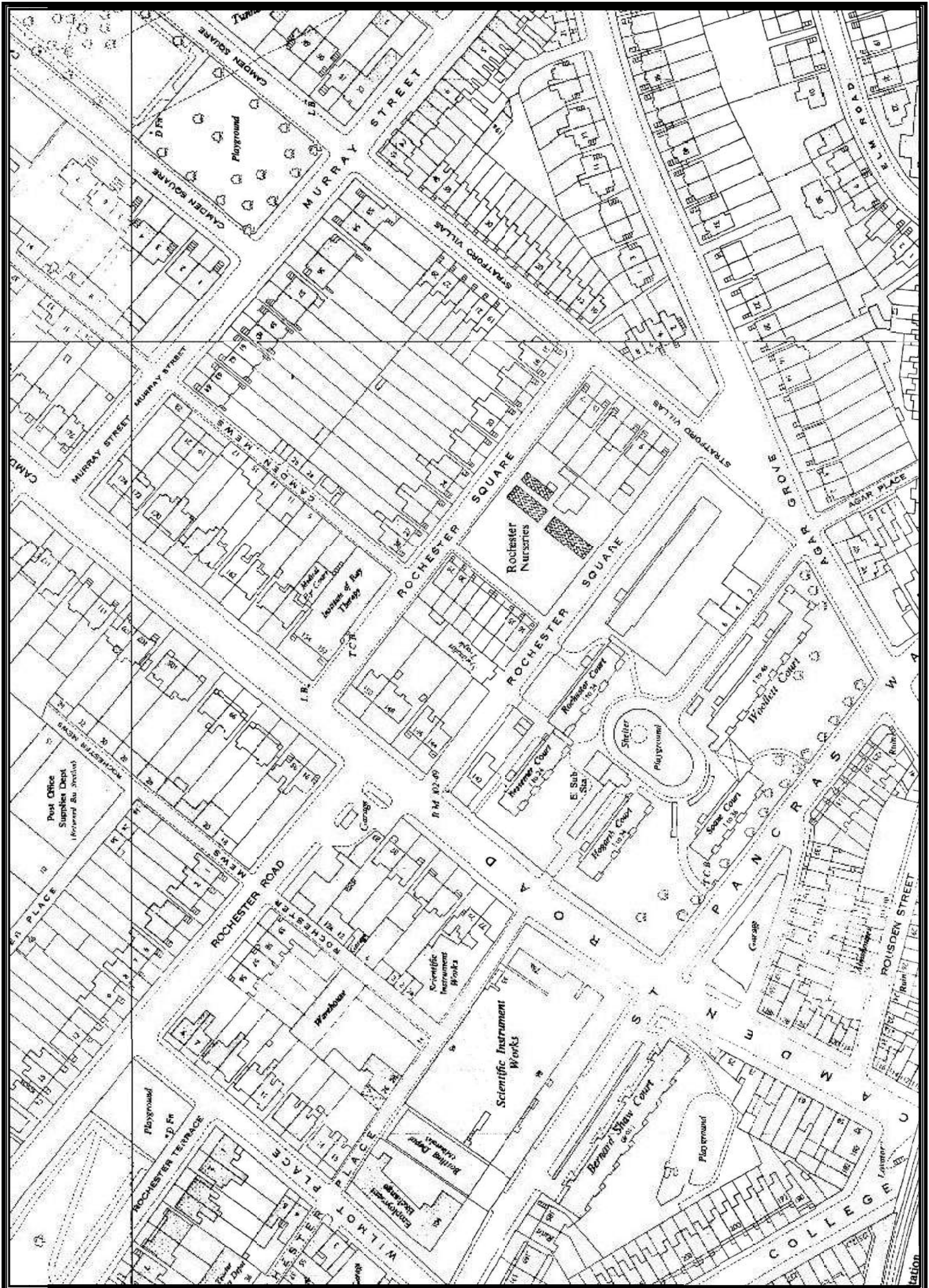
# APPENDICES

## APPENDIX E SELECTED HISTORICAL MAPS











# APPENDICES

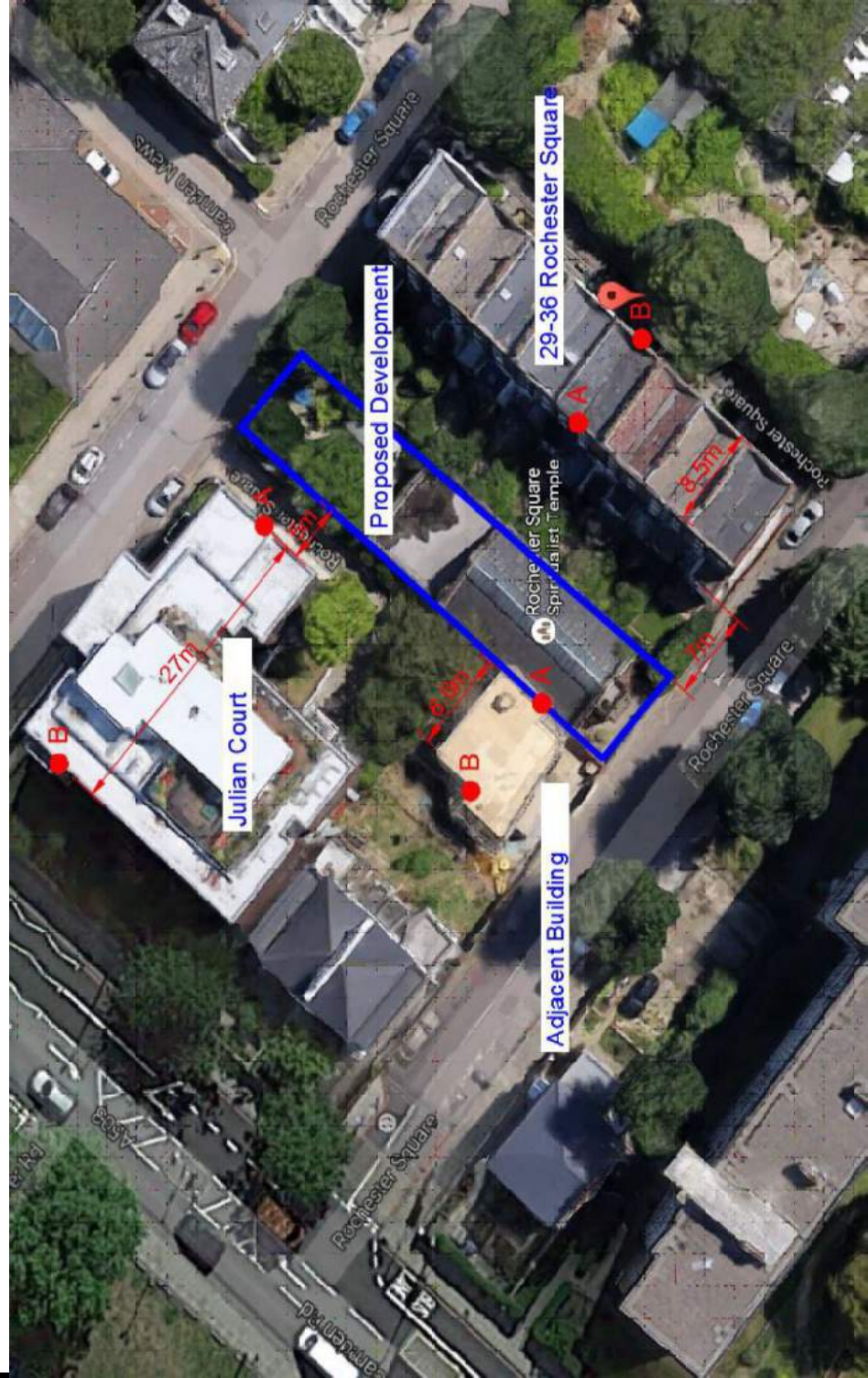
## APPENDIX F GMA CALCULATION WORKSHEETS



Calc No.	Sheet No.	Rev
	1	A

**Calculation Sheet**

Project	Ground Movement Assessment	Made by	CC
Location	Rochester Square - London	Date	02.12.16



Calculation Sheet

Project	Ground Movement Assessment		Made by	CC
Location	Rochester Square - London		Date	02.12.16

**Assumptions**  
 Excavation depth - 3.3m, basement slab -2.8m plus 0.5m thick slab  
 Secant Piled Wall to -7.0m  
 Bottom-up construction, high stiffness, fully propped  
 Max Excavation Depth 3.3 m  
 Wall Depth 7.0 m

Nearby Structure	Note	Point	Distance from wall (m)	Ground movements arising from wall installation				Ground movements arising from excavation in front of wall				
				Distance from wall / wall depth	Horizontal movement / wall depth (%) Fig. 2.8a	Horizontal movement (mm)	Settlement / wall depth (%) Fig. 2.8b	Vertical movement (mm)	Distance from wall / max excavation depth	Horizontal movement (mm)	Settlement / max excavation depth (%) Fig. 2.11b	Vertical movement (mm)
Adjacent Building	2 Storey plus Basement	A	0.0	0.0	5.6	0.05	3.5	0.0	0.15	5.0	0.04	1.3
		B	8.6	0.01	0.7	0.02	1.4	2.6	0.04	1.3	0.02	0.7
Julian Court	5 Storey No basement	A	5.0	0.03	2.1	0.03	2.1	1.5	0.09	3.0	0.05	1.7
		B	32.0	0	0.0	0	0.0	9.7	0	0.0	0	0.0
29-36 Rochester Square	3 Storey plus Basement	A	7.0	0.018	1.3	0.025	1.8	2.1	0.07	2.3	0.03	1.0
		B	15.5	0	0.0	0	0.0	4.7	0	0.0	0	0.0

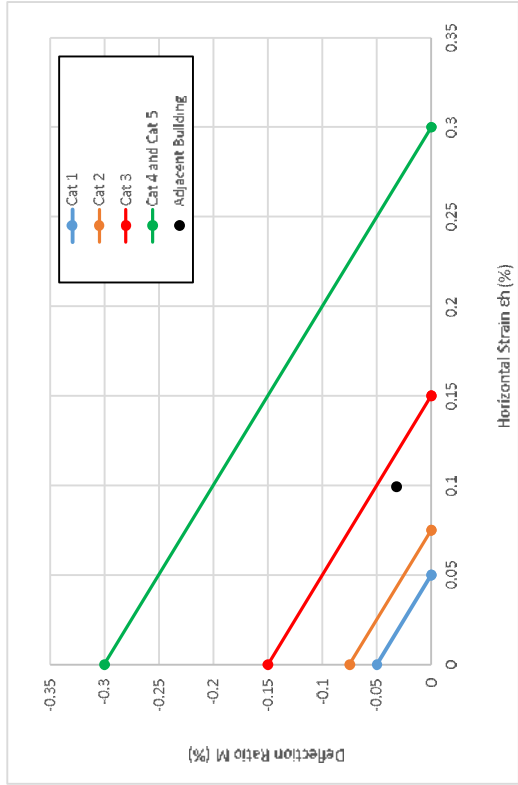
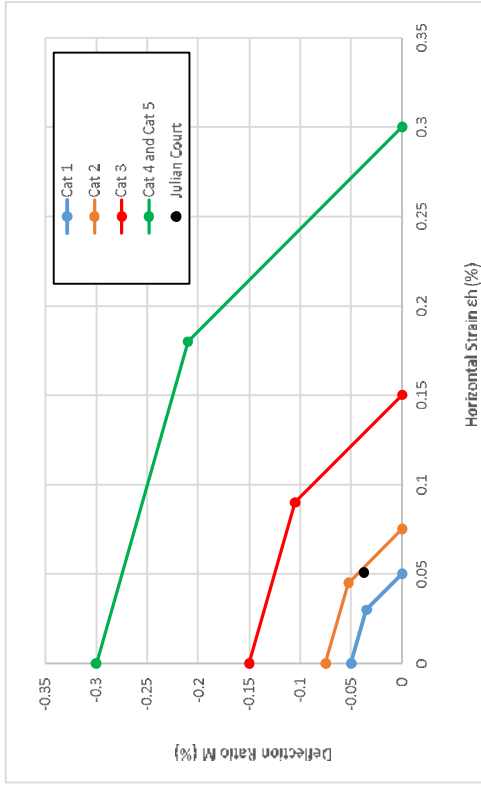
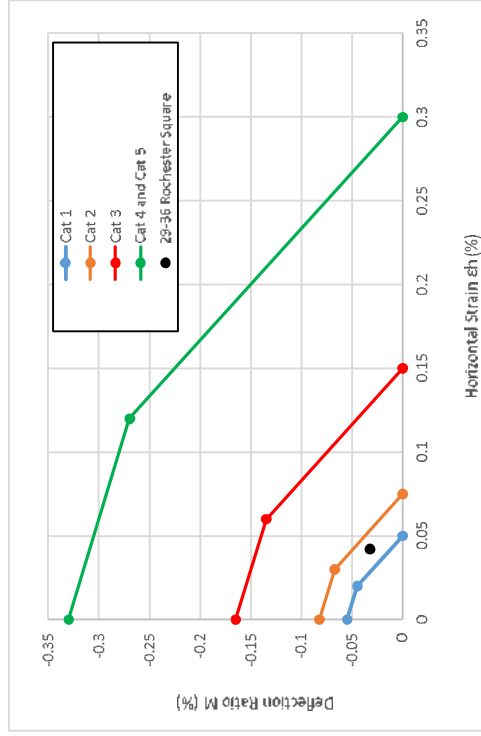
Nearby Structure	Total Movements								
	Horizontal movement (mm)	Vertical movement (mm)	L (m)	H (m)	L/H	$\Delta$ (mm)	$M=\Delta/L$ (%)	$\delta h$ (mm)	$\epsilon h=\delta h/L$ (%)
Adjacent Building	10.6	4.8	8.6	6.0	1.4	2.8	0.032	8.5	0.099
	2.0	2.1							
Julian Court	5.1	3.8	10.0	18.0	0.6	3.8	0.038	5.1	0.051
	0.0	0.0							
29-36 Rochester Square	3.6	2.7	8.5	10.0	0.9	2.7	0.032	3.6	0.042
	0.0	0.0							



Calc No.	Sheet No.	Rev
	3	A

### Calculation Sheet

Project	Ground Movement Assessment	Made by	CC
Location	Rochester Square - London	Date	02.12.16



### Calculation Sheet

Project: Ground Movement Assessment

Made by: CC

Location: Rochester Square - London

Date: 07.12.16

**Assumptions**

Excavation depth - 4.0m

Secant Piled Wall to -7.0m

Bottom-up construction, high stiffness, fully propped

Max Excavation Depth 4.0 m

7.0 m

Wall Depth

Nearby Structure	Note	Point	Distance from wall (m)	Ground movements arising from wall installation				Ground movements arising from excavation in front of wall				
				Distance from wall / wall depth	Horizontal movement / wall depth (%) Fig. 2.8a	Horizontal movement (mm)	Settlement / wall depth (%) Fig. 2.8b	Vertical movement (mm)	Distance from wall / max excavation depth	Horizontal movement / max excavation depth (%) Fig. 2.11a	Horizontal movement (mm)	Settlement / max excavation depth (%) Fig. 2.11b
Adjacent Building	2 Storey plus Basement	A	0.0	0.0	5.6	0.05	3.5	0.0	0.0	6.0	0.04	1.6
		B	8.6	0.01	0.7	0.02	1.4	2.2	2.2	1.6	0.02	0.8
Julian Court	5 Storey, No basement	A	5.0	0.03	2.1	0.03	2.1	1.3	0.09	3.6	0.05	2.0
		B	32.0	0	0.0	0	0.0	8.0	0	0.0	0	0.0
29-36 Rochester Square	3 Storey plus Basement	A	7.0	0.018	1.3	0.025	1.8	1.8	0.07	2.8	0.03	1.2
		B	15.5	0	0.0	0	0.0	3.9	0	0.0	0	0.0

**Total Movements**

Nearby Structure	Horizontal movement (mm)	Vertical movement (mm)	L (m)	H (m)	L/H	Δ (mm)	M=Δ/L (%)	δh (mm)	εh=δh/L (%)
Julian Court	5.7	4.1	10.0	18.0	0.6	4.1	0.041	5.7	0.057
29-36 Rochester Square	4.1	3.0	8.5	10.0	0.9	3.0	0.035	4.1	0.048



### Calculation Sheet

Project	Ground Movement Assessment	Madeby	CC
Location	Rochester Square - London	Date	07.12.16

