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| **Project** | | Pears Building | | | | | | Review date | | 12 October 2017 | | | |
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| **Key to Condition type:** | | | General - | | | | | | G | Prior to Completion - | | | PC |
|  | | | Prior to Start on Site - | | | | | | PS | Further to Completion - | | | FC |
|  | | |  | | | | | |  |  | | |  |
| **Summary** | | | **Condition Type** | | | | | |  | **Status** | | |  |
| Prior to Start (PS) | | | | | |  | Conditions Discharged | | |  |
| General (G) | | | | | |  | Conditions Submitted and Pending Discharge | | |  |
| Prior to Completion (PC) | | | | | |  |  | | |  |
| Further to Completion (FC) | | | | | |  |  | | |  |
| **Total Conditions** | | | | | |  | **Conditions Remaining** | | |  |
|  | | | | | | | | | | | | | |
| **No** | **Condition** | | | | | Type | **Reason** | | | | **By Whom** | **Location of response within DBCP:** | |
| **2** | **ytggggg Definitions** | | | | |  |  | | | | - |  | |
| 2.16 (1) | Detailed Basement Construction Plan | | | | | PS | detailed ground movement analyses (to include consideration of slope stability) demonstrating that the impacts of any excavation and basement works (to be carried out pursuant to the Planning Permission) on St. Stephen’s Church and/or Hampstead Hill School are acceptable such analyses to be informed by: | | | |  |  | |
| 2.16 (1)(i) | Detailed Basement Construction Plan | | | | | PS | additional ground investigation to better characterise the soil strength and groundwater regime at the Property and the slopes above the Property; | | | | SC | HTS Head Doc 2.7  Appendix B (Ground Investigation) | |
| 2.16 (1)(ii) | Detailed Basement Construction Plan | | | | | PS | a specific study of the history of all buildings ground movements affecting all structures at the Neighbouring Properties; | | | | A2 | HTS Head Doc 2.3/2.4/2.5/7  Appendix M (GMA) | |
| 2.16 (1)(iii) | Detailed Basement Construction Plan | | | | | PS | an analysis of the stability of the existing slopes and all historic excavations at and above the Property having particular regard to evidence of any actual or potential progressive movement. | | | | A2 | HTS Head Doc 2.3/2.4/2.5/7  Appendix M (GMA) | |
| 2.16 (2) | Detailed Basement Construction Plan | | | | | PS | a detailed construction methodology and sequence demonstrating how the stability of the buildings, structures and ground at the Neighbouring Properties shall be ensured throughout the Construction Phase and to include: | | | | WD | HTS Head Doc 4  Appendix K (WD Logistics Sequence) | |
| 2.16 (2)(i) | Detailed Basement Construction Plan | | | | | PS | detailed design of the temporary and permanent support measures to be provided to the excavation demonstrating the parameters adopted and quantifying the extent of associated soil movements to be expected. | | | | WDC/ L+C/ BACHEY | HTS Head Doc 4  Appendix F – (Bachey Contiguous Piled Wall Design – Temp and Permanent)  Appendix J – (Temp Works) | |
| 2.16 (2)(ii) | Detailed Basement Construction Plan | | | | | PS | Detailed design of any drainage measures required to preserve or improve the slopes above the excavation. | | | | OGI | HTS Head Doc 5  Appendix I (Proposed - Water Control Design) | |
| 2.16 (2)(iii) | Detailed Basement Construction Plan | | | | | PS | consideration of the impacts of the removal of any trees; and | | | | OGI | HTS Head Doc 6  Appendix H (Trees/Groundwater Report) | |
| 2.16 (2)(iv) | Detailed Basement Construction Plan | | | | | PS | Consideration of groundwater removal from the excavation and any likely impacts of doing so. | | | | OGI | HTS Head Doc 4.4 | |
| 2.16 (3) | Detailed Basement Construction Plan | | | | | PS | a detailed structural monitoring and contingency plan for the works setting out: | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(i) | Detailed Basement Construction Plan | | | | | PS | specific location monitoring points | | | | L+C / Mabey | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(ii) | Detailed Basement Construction Plan | | | | | PS | monitoring equipment for movement and vibration | | | | Mabey | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(iii) | Detailed Basement Construction Plan | | | | | PS | Frequency monitors | | | | L+C | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(iv) | Detailed Basement Construction Plan | | | | | PS | responsibilities for implementation of the monitoring plan and contingency plan; | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(v) | Detailed Basement Construction Plan | | | | | PS | criteria for assessment of monitoring data and comparison with predicted movements | | | | L+C | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(vi) | Detailed Basement Construction Plan | | | | | PS | specific contingent actions to be take in response to any exceedance of criteria | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(vii) | Detailed Basement Construction Plan | | | | | PS | communication of the monitoring data to interested parties; | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3) (viii) | Detailed Basement Construction Plan | | | | | PS | responsibilities for implementation of the contingent actions; | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(ix) | Detailed Basement Construction Plan | | | | | PS | the resources required to enable implementation of the contingent actions; and | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (3)(x) | Detailed Basement Construction Plan | | | | | PS | the availability of the required resources | | | | WDC | HTS Head Doc Section 8  Appendix N (Monitoring Proposals) | |
| 2.16 (4) | Detailed Basement Construction Plan | | | | | PS | surface water drainage calculations indicating how the risk of sewer flooding is to be mitigated Application and to include the following key stages:- | | | | HTS | HTS Head Doc Section 3.6  Appendix E (HTS Structural/Drainage Design) | |
| 2.16 (4)(i) | Detailed Basement Construction Plan | | | | | PS | the Owner to appoint an independent suitably certified engineer (qualified in the fields of geotechnical and/or structural engineering) from a recognised relevant professional body having relevant experience of sub-ground level construction commensurate with the Development (“the Basement Design Engineer”) AND for details of the appointment to be submitted to the council for written approval in advance (and for the Owner to confirm that any change in Basement Design Engineer during the Construction Phase with the Council in advance of any appointment); | | | | RFC | HTS Head Doc 1.4  Appendix A (Appointments)  Previously Discharged By Camden | |
| 2.16 (4)(ii) | Detailed Basement Construction Plan | | | | | PS | the Basement Design Engineer to formulate the appropriate plan to fulfil the requirements of the Detailed Construction Basement Plan and at all times to ensure the following:- | | | |  |  | |
| 2.16 (4)(ii) (a) | Detailed Basement Construction Plan | | | | | PS | that the design plans have been undertaken in strict accordance with the terms of this Agreement incorporating proper design and review input into the detailed design phase of the Development and ensuring that appropriately conservative modelling relating to the local ground conditions and local water environment and structural condition of Neighbouring Properties have been incorporated into the final design; and | | | | HTS | HTS Head Doc Fig 4 | |
| 2.16 (4)(ii) (b) | Detailed Basement Construction Plan | | | | | PS | that the result of these appropriately conservative figures ensure that that the Development will be undertaken without any impact on the structural integrity of the Neighbouring Properties beyond “category 0 (negligible)” with reference to the Burland Category of Damage; and | | | | A2 | HTS Head Doc 7  Appendix M (GMA) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | that the Basement Design Engineer having confirmed that the design plans have been undertaken in strict accordance with this Agreement and includes a letter of professional certification confirming this and that the detailed measures set out in sub-clauses (1) to (7) inclusive below have been incorporated correctly and appropriately and are sufficient in order to achieve the objectives of the Detailed Basement Construction Plan; | | | | HTS | HTS Head Doc Fig 4 | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | 1. reasonable endeavours to access and prepare a detailed structural appraisal and conditions survey of all the Neighbouring Properties to be undertaken by an independent suitably qualified and experienced chartered surveyor (and for details to be offered if this is not undertaken in full or part); | | | | RFC | HTS Head Doc 2.4  Appendix O (Condition Surveys) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (2) a method statement detailing the proposed method of ensuring the safety and stability of Neighbouring Properties throughout the Construction Phase including temporary works sequence drawings and assumptions with appropriate monitoring control risk assessment contingency measures and any other methodologies associated with the basement and the basement temporary works; | | | | L+C/ WD/ TOUREEN | HTS Head Doc 4  Appendix J (Temp Works)  Appendix K (Logistics Sequence) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (3) detailed design drawings incorporating conservative modelling relating to the local ground conditions and local water environment and structural condition of Neighbouring Properties prepared by the Basement Design Engineer for all elements of the groundworks and basement authorised by the Planning Permission together with specifications and supporting calculations for both the temporary and permanent basement construction works; | | | | HTS | HTS Head Doc 3  Appendix E (HTS Structural Drawings) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (4) the Basement Design Engineer to be retained at the Property throughout the Construction Phase to inspect approve and undertaking regular monitoring of both permanent and temporary basement construction works throughout their duration and to ensure compliance with the plans and drawings as approved by the building control body; | | | | HTS | HTS Head Doc 9  Appendix N (Monitoring Proposals) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (5) measures to ensure the on-going maintenance and upkeep of the basement forming part of the Development and any and all associated drainage and/or ground water diversion measures order to maintain structural stability of the Property the Neighbouring Properties and the local water environment (surface and groundwater); | | | | OGI | HTS Head Doc 5.2  Appendix I (Ground Water Collection System) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (6) measures to ensure ground water monitoring equipment shall be installed prior to Implementation and retained with monitoring continuing during the Construction Phase and not to terminate monitoring until the issue of the Certificate of Practical Completion (or other time agreed by the Council in writing); and, | | | | SC | HTS Head Doc 8/9  Appendix N (Monitoring Proposals) | |
| 2.16 (4)(ii) (c) | Detailed Basement Construction Plan | | | | | PS | (7) amelioration and monitoring measures of construction traffic including procedures for co-ordinating vehicular movement with other development taking place in the vicinity and notifying the owners and or occupiers of the residences and businesses in the locality in advance of major operations delivery schedules and amendments to normal traffic arrangements. | | | | WDC | Appendix L (Construction Management Plan)  Previously Discharged By Camden 24/7/17 | |
| 2.16 (4)(iii) | Detailed Basement Construction Plan | | | | | PS | (iii) the Owner to appoint a second independent suitably certified engineer (qualified in the fields of geotechnical and/or structural engineering) from a recognised relevant professional body having relevant experience of sub-ground level construction commensurate with the Development (“the Certifying Engineer”) AND for details of the appointment of the certifying engineer to be submitted to the council for written approval in advance; and | | | | RFC | Campbell Reith have been appointed.  Previously Discharged By Camden. | |
| 2.16 (4)(iv) | Detailed Basement Construction Plan | | | | | PS | for the Certifying Engineer to review the design plans and offer a 2 page review report to the Council confirming that the design plans have been formulated in strict accordance with the terms of this Agreement and have appropriately and correctly incorporated the provisions of sub-clauses (1) to (7) inclusive above and are sufficient to achieve the objectives of the Detailed Basement Construction Plan AND should any omissions, errors or discrepancies be raised by the Certifying Engineer then these to be clearly outlined in the report and thereafter be raised directly with the Basement Design Engineer with a view to addressing these matters in the revised design plans. | | | | RFC |  | |
| 2.16 (4)(v) | Detailed Basement Construction Plan | | | | | PS | only thereafter shall the Owner submit the agreed finalised version of the Detailed Basement Construction Plan to the Council for its written approval with a letter of professional certification from the Certifying Engineer confirming that the Detailed Basement Construction Plan is an approved form and has been formulated in strict accordance with the terms and clauses of this Agreement. | | | | RFC |  | |
| 2.16 (4)(vi) | Detailed Basement Construction Plan | | | | | PS | The Owner to respond to any further questions and requests for further information about the submitted plan from the Council AND IN THE EVENT that a further technical assessment be required then the Owner agrees to reimburse the Council for any costs expended which requires the instruction of an independent assessment in order to resolve any unresolved issues or technical deficiencies in the Council’s consideration of the submitted plan | | | | RFC |  | |
| **4.3** | **Basement Construction Plan** | | | | |  |  | | | |  |  | |
| 4.3.1 | Basement Construction Plan | | | | | PS | Prior to commencing any New Building Works. Provide a Draft Detailed “Basement Construction Plan” For approval | | | | NOTE |  | |
| 4.3.2 | Basement Construction Plan | | | | | PS | Works can Begin once the Basement Construction Plan has been approved by the council demonstrated by a written notice. | | | | NOTE |  | |
| 4.3.3 | Basement Construction Plan | | | | | PS | The Council will not approve the Basement Construction Plan without confirmation from an external qualified engineer from a relevant recognised professional body to ensure satisfaction that works can be constructed safely in both ground and water conditions and control measures for vibration on neighbouring property’s is limited to category 0. | | | | RFC |  | |
| 4.3.4 | Basement Construction Plan | | | | |  | All works carried out must strictly comply with the Basement Construction Plan or works will be stopped and the owner will be made to remedy such non-compliances | | | | NOTE |  | |
| 4.3.5 | Basement Construction Plan | | | | |  | A Post Completion Review needs to be undertaken by a suitably qualified engineer from a recognised professional body before submitting to the council for approval. | | | | RFC |  | |
| 4.3.6 | Basement Construction Plan | | | | |  | Following the Occupation date, the owner will not allow any occupation if the development does not comply with the Detailed Basement Construction Plan | | | | RFC |  | |