

14D Avenue Road, London NW8 6BP

For

Metropolitan Basements

Outline Movement Monitoring Strategy

Ref: 0018-MMS001 A

Date: August 2017

Revision A, February 2018 – Updated to revised architectural drawings

Contents

1.0 Introduction.....2
2.0 Outline Movement Monitoring Strategy.....2

1.0 Introduction

The proposed development includes the formation of a new single storey basement structure beneath the footprint of the existing building; some minor internal alterations to accommodate the construction of new stairs etc. will be required. The basement construction is to be formed using traditional underpinning techniques which will include excavating beneath the party wall with 14C Avenue Road.

A specialist independent survey company has been contacted and proposals from Field Surveyors Limited have been used in the preparation of an outline movement monitoring strategy.

2.0 Outline Movement Monitoring Strategy

Field Surveyors Limited have reviewed the scheme and propose the installation of monitoring targets on an approx. 3m x 3m grid on the front rear and side elevations. The rear elevation is considered to be more sensitive to potential movement than the front elevation due to the existing lower ground car parking area. Targets will be positioned on both sides of the party wall line with number 14C, refer to figure 1.

The monitoring strategy will be distributed to party wall surveyors in advance of any works on site. Prior to excavation of the basement the targets will be installed and base readings recorded for reference. The position and levels will be referenced to Ordnance Survey datum and grid. The targets will then be revisited and monitored fortnightly over a period of six months which will record and report any deviations from the baseline reference readings. After the initial six month period the frequency of the monitoring may be changed to monthly visits. Reports from each monitoring event will be made available to all interested parties.

The scheduled monitoring events will identify if any movement of the building has occurred and compare any movements against predetermined trigger and action levels.

Following current best practice Field Surveyors Limited propose the following:

Trigger level will be set at 4mm. Should the trigger be reached then weekly visits will be implemented to better define any trend parameters.

Action level will be set at 8mm, if movements reach the action level then the frequency of readings will be increased to daily readings. Temporary works will be initiated until further investigations have been undertaken to determine the cause of the movement.

The trigger and action levels will be reassessed once final designs are available.

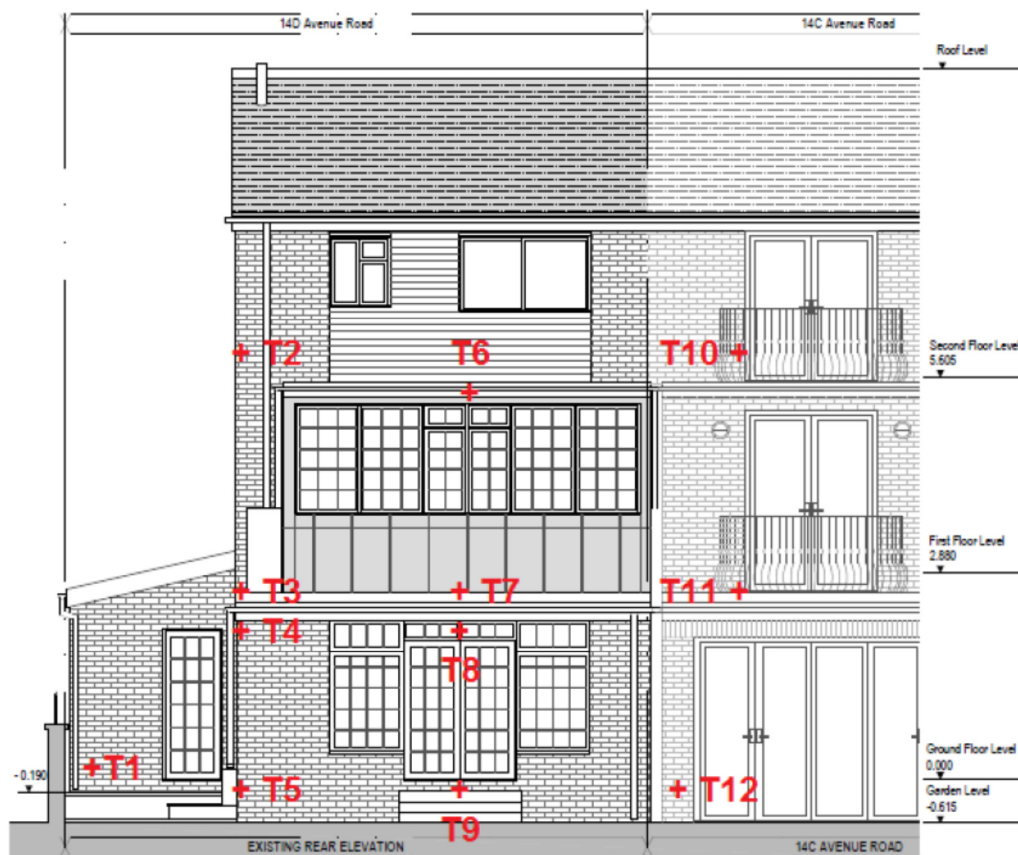


Fig 1. Typical Target positioning. 3 X 3 grid. (Maximum 30 targets).
Targets placed at approx 3m centres horizontally and 3m vertically.
On Front, back and side walls.