

# Basement Impact Assessment – Supplementary Information

J2740 Cambridge House, 373-375 Euston Road

Ref: J2740-S-RP-0010 Revision: 00 Status: S9

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#### **GENERAL NOTES**

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# **REVISION HISTORY**

Revision	Status	Date	Author	Reviewer	Approver		
00	Information	04.04.2018	BM	СР	TW		

#### I INTRODUCTION

A Basement Impact Assessment (including Site Investigation), referenced J2740-S-RP-0008, Revision 01 has been submitted as part of a planning application for a proposed basement extension for the redevelopment of Cambridge House, 373-375 Euston Road. The Basement Impact Assessment (BIA) was prepared by Webb Yates Engineers Ltd (WYE) and BRD Environmental Limited (BRD).

Campbell Reith Hill LLP (CampbellReith) has undertaken a Basement Impact Assessment Audit, Rev D1, dated March 2018, which identified items to be addressed in order to complete the audit.

This document provides supplementary information which addresses the items identified by CampbellReith. This document shall be read in conjunction with the original BIA, referenced J2740-S-RP-0008, Revision 01.

#### 2 OUTLINE CONSTRUCTION SEQUENCE FOR 1.70M DEEP UNDERPINNING

This section provides an outline construction sequence for the formation of the new proposed lift pits along the party wall which is shared with 37 Warren Street. It is proposed to underpin a part of the party wall which is constructed from brick with a brick corbel footing on top of a mass concrete strip footing. The proposed lift pit structure is to be a reinforced concrete with the base acting as pad foundation.

It is proposed that the construction of the lift pit and party wall will be carried out in a hit and miss construction sequence. The sequence is highlighted in Sketch J2470-S-SK-0056 – Indicative lift pit underpinning sequence which can be found in Appendix A. Pins are to be constructed in three pins sequence, A, B and C. Pin A's are to be constructed first and allowed to be fully cured prior to construction of Pin B's then Pin C's, refer to sketch J2470-S-SK-0056 in Appendix A. Detail sequence and temporary works are to be designed by the contractor.

#### 2.1 INDICATIVE CONSTRUCTION SEQUENCE

Construction sequence for the typical pin is as follows:

- I. Break out existing ground bearing RC slab and remove part of the brick corbel footing and mass concrete pad.
- 2. Excavate a 1.2m wide strip to the formation level of new lift pit RC slab using trench box temporary works to support adjacent ground perpendicular to party wall. Ensure the open face excavation parallel to party wall is battered back to a safe angle.
- 3. Construct 1.2m width of lift pit RC structure with Kwikastrip system to allow bars to be tied into adjacent pins.
- 4. Cast reinforced concrete structure
- 5. Allow concrete to be fully cured and remove part of trench box temporary works outside of the lift pit
- 6. Back fill and compact ground to the battered back slope to reinstate horizontal equilibrium.
- 7. Install horizontal prop between walls.
- 8. Repeat sequence for Pin B's then Pin C's.



Sketch J2740-S-SK-057 in Appendix A illustrates the sequence described above.

#### 2.2 TEMPORARY LOADS AND STABILITY

The existing concrete strip footing adjacent to the underpin will have a temporary increased load during the construction of the pin. The temporary increase loads are thought to be manageable as the building will not be under full occupancy imposed load during construction. As a precaution the construction sequence is in 3 phases in order to prevent having open excavation on both side of an unexcavated pin.

Upon the completion of each pin the party wall footing will be reinstated, as the loads will be distributed to the mass concrete underpin and lift pit raft slab.

Upon the completion of a typical pin the ground is to be back filled and compacted. The horizontal force due to soil and surcharge pressures from the neighbouring building will be resisted by back filled and compacted ground through the horizontal prop between the two RC walls.

#### **3 OUTLINE PROGRAMME**

An outline construction programme has been included in Appendix B. The detailed programme for construction phase will be produced by the contractor.



### 4 TECHNICAL PERSONNEL

Additional information on technical personnel;

Name	Company	Qualifications	Signature
Camilla Ingemann Parby	WYE	Danish Equivalent BEng (Hons)	Cainthy
Guy Roy Parker-Dennison	WYE	Engineering Design and Appropriate Technology MEng (Hons)	glanter-Dennison
Tom Webster	WYE	MEng CEng MICE MIStructE	Thomes webbe
Richard Mayo	WYE	Meng CEng MICE	hio
Brian Devonshire	BRD	BEng(Hons) MSc	B.M.
Ana Leon Gomez	BRD	Spanish equivalent BSc & MSc, EurGeol [Note: EurGeol is a higher qualification than CGeol]	analis



5 APPENDIX A - INDICATIVE CONSTRUCTION SEQUENCE SKETCHES

# NOTES

- OUTLINED CONSTRUCTION SEQUENCE: CONSTRUCT A, B THENC.
- ALLOW EACH PINS TO BE FULLY CHEED PELOR TO CONSTRUCTION OF ADJACENT PIN.
- PINS TO BE MAXIMUM 1.2M WIDE.
- REFER TO WEBB YATESS SKETCH : 32740-3-52-057 FOR PIN TEMP. WORKS.
- NOTE THAT THE DETAILED SEQUENCE AND TEMP. WORKS DESIGN IS TO BE CARRIED OUT BY CONTRACTOR .













## 6 APPENDIX B – OUTLINE PROGRAMME

Detail programme for the construction phase will be produced by the contractor.

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152       Handover       0 wks       Thu 19/12/19       Thu 19/12/19       151,120       Inactive Milestone       Duration-only       Start-only       External Milestone       Inactive Milestone       Inactive Milestone       Inactive Milestone       Manual Summary Rollup ◆       Finish-only       Finish-only <th>151</th> <th>Client Fit Out</th> <th>4 wks</th> <th>Fri 22/11/19</th> <th>Thu 19/12/19 150</th> <th></th>	151	Client Fit Out	4 wks	Fri 22/11/19	Thu 19/12/19 150													
Task       Summary       External Milestone       Inactive Milestone       Inactive Milestone       Duration-only       External Milestone         Split       Project Summary       Inactive Milestone       Inactive Milestone       Manual Task       Manual Summary       Finish-only       Image: Start-only	152	Handover	0 wks	Thu 19/12/19	Thu 19/12/19 151,120													♦ 19/12
Task     Summary     External Mulestone     Inactive Mulestone     Inactive Mulestone     Inactive Mulestone     External Mulestone       Split     Project Summary     P lactive Task     Inactive Mulestone     Manual Summary Rollup     Finish-only     Progress       Milestone     External Tasks     Inactive Milestone     Manual Task     Manual Summary     External Tasks     Deadline							1       		Duration anti-		Chart		uternel Mile					
Milestone     External Tasks     Inactive Milestone     Manual Task     Manual Summary     External Tasks     Deadline		Split		Summary Project Summa	ary V External Milestone	♥	Inactive Milesi	nary	ouration-only Manual Summary Rollu	р <b>♦</b>	Finish-only		rogress		_			
Page 1		Milestone 🔶		External Tasks	Inactive Milestone	•	Manual Task	φ.	Manual Summary	•	External Tasks	•	Deadline	Ŷ				
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