

Appendix 3

Site investigation & Fabric Brief





BRIEF FOR GEOTECHNICAL INVESTIGATIONS & ENVIRONMENTAL ASSESSMENT

PROJECT TITLE: CAMDEN TOWN HALL
PROJECT NO. 4254
DATE 17/04/2019

1.0 INTRODUCTION

This document outlines the requirements for the geotechnical investigations and environmental assessment associated with the Camden Town Hall.

The Contractor shall mean the consultant geotechnical / geo-environmental specialist, fieldwork operatives and specialist testing laboratories.

Laboratory testing shall be carried out by appropriate laboratories, which shall operate an appropriate quality assurance scheme and accredited for the scheduled test.

The contractor shall use appropriately qualified staff for each aspect of the investigation.

The investigation shall be carried out where appropriate in accordance with BS EN 1997-2:2007 and where necessary BS5930:1999 "Code of practice for site investigations". The investigations shall also be carried out following the principles of BS10175:2001 "Investigation of potentially contaminated sites – Code of practice" and other current, relevant and nationally accepted codes / guidelines.

2.0 PROPOSED DEVELOPMENT

Refer to attached sketch drawing SK-007 giving the site location and approximate location of boreholes and trial pits.

Camden Town Hall is a grade two listed building and therefore listed building consent is required for all works of demolition, alteration or extension to a listed building that affects its character as a building of special architectural or historic interest. The scope of work proposed herein is not expected to require listed building consent.

3.0 SCOPE OF INVESTIGATIONS

The geotechnical investigations need to be undertaken to establish soil profiles and provide the necessary design parameters, to allow the design of the following elements to be completed, to include modulus of sub-grade reactions for the design of raft foundations.

- Pile or pad foundations, including recommendations for allowable bearing pressure and settlements. Requirements for foundation with regard to vegetation on the site (if any).
- Ground bearing or suspended ground floor and basement slabs.
- ~~Temporary retaining walls.~~
- ~~Slope stability during temporary and permanent conditions.~~
- Earthwork specification, including the suitability of the excavated materials for re-use and the treatment required.
- Protection against ground water and chemical / gaseous contamination.
- ~~Permanent retaining walls.~~
- Underpinning of adjacent properties.
- Service and access roads plus car parking areas.
- Underslab/ground storm and foul drainage. Assessment of the suitability of sub-soils for soakaway construction.
- Road and pavement build-ups.

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The investigations should cover the following as a minimum:-

- A detailed desk study covering existing and past use of the site and ground conditions, this should also cover anticipated contamination problems.
- All statutory undertakers and other relevant authorities to be contacted and record drawings obtained for all underground features and services.
- Boreholes (a minimum of 3 are required to a depth of 25m).
- Soil sampling and testing.
- Establishing and monitoring ground water during the period of the investigations and material testing, plus a further 3 months.
- Eight (8) trial pits to establish the depth and profile of existing foundations within and around the perimeter of the site.
- ___no. infiltration tests carried out in accordance with BRE Digest 365 - "Soakaway Design".
- ~~TBC no. California Bearing Ratio tests carried out in accordance with BS1377 4: 1990 - "Soils for civil engineering purposes. Compaction-related tests".~~

On completion of the field works and material testing a factual and interpretative report (3 copies) must be prepared covering all stages of the investigations. The report must include as a minimum the following:-

- i) The results of the desk study including the following:-
 - Geological maps
 - Historical maps
 - Topographical maps
 - Previous ground investigations
 - Literature search of technical papers
 - Underground features and services, past mining incidences
 - Likely contaminants
 - Public Register enquiries to the Environmental Agency
 - Infiltration rates for soakaway design
 - California Bearing Ratio values for road and pavement design
- ii) Daily drillers records containing the following data:-

Site name, borehole number, drilling depth - start/finish, date sampling depths and type, details of casing depth - required for each undisturbed sample and insitu test. Details of all obstruction - size and time spent chiselling, brief description of strata encountered. Details of size of hole with depth details of instrument installation. Borehole trial pit layout. Locations of any site tests related to datum and any other pertinent information.
- iii) Logs of trial pits to include colour photographs.
- iv) Interpretative information:-

This section of the report must include:-

 - Comments and recommendations on the appropriate form of construction for all the permanent and temporary elements listed above.



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- Any overall comments and recommendations relating to the development.
- Comments and recommendations with respect to total and differential settlements in the new structure.
- Suitability of excavated materials as back fill below and behind new structures of external works. A specification for the treatment and compaction of the material to render it suitable must be included.
- Recommendations on the appropriate measures to be taken with respect to ground contaminants during site operations and in the design of the permanent works.
- Recommendations on the suitability of sub-soils for infiltration and the design infiltration rate to be used.
- Recommendations on the design California Bearing Ratio value to be used.

4.0 ENVIRONMENTAL ASSESSMENT

A full environmental assessment of the site is required. The investigations shall establish the extent, type and levels of all contamination and gases across the site. Recommendations should be given with respect to measures to be taken during the construction stage and in using the finished development, this should include all remedial and protection measures necessary. The investigations shall be carried out to produce a defensible risk assessment carried out following methodology described in current Contaminated Land Reports (CLR) and highlighting potential liabilities with respect to human (end users and construction operatives), water resource and building receptors. The required package of tests shall be determined by the contractor, reviewed in the light of results of the desk study, and be sufficient to satisfy the aims of the investigation. The type and quantity of testing together with costs shall be reviewed by and agreed with AKT II Limited prior to proceeding with testing.

Assessment of investigatory data shall be carried out utilising current published soil guideline values (SGVs), defensible site specific assessment criteria (SSACs) where SGVs are not available or not appropriate, current Environmental Agency publications on water receptors and building materials / services.

All testing to take into account the previous use of the site and be sufficient to undertake a meaningful risk assessment of potential liabilities. The required package of tests shall be reviewed in the light of results of the desk study and agreed with Adams Kara Taylor prior to proceeding with the field work.

5.0 LANDFILL WASTE ACCEPTANCE CRITERIA

The investigation shall include sampling and testing necessary for classification for disposal of waste soils generated by the site for off-site disposal following the methodology described in the Environmental Agency publications "Framework for the classification of contaminated soils in Hazardous wastes" (version 1) and "guidelines on sampling and testing of wastes to meet landfill waste acceptance procedures" or other current publications. A separate "basic categorisation report" is required on this issue.

6.0 INFORMATION REQUIRED AT TENDER STAGE

The contractor shall provide the following information with his tender:-

1. A detailed scope of fieldwork, sampling and testing proposed.



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2. A method statement covering the fieldwork to include equipment, access routes, working hours and protection measures.
3. A detailed pricing schedule for completing the investigation.
4. A programme indicating from the receipt of the instruction to proceed to the provision of the final report.
5. A budget price for the whole of the work.

The scope of the field work and material testing will need to be varied in accordance with the actual site conditions and information revealed. Final costs of these investigations may thus vary but should not exceed the above budget without prior written approval from AKT II Limited.

The contractor shall allow in his tender for ____ man days of a senior geotechnical engineer to assist AKT II Limited in the finalisation of the substructure design. The rates for this shall be identified independently in the tender, the monies shall be expended only with the prior approval of AKT II Limited.

7.0 ACCESS AND APPROVALS

The contractor shall visit the site to establish access arrangements, working hours and protection measures during the tender period. He shall take due note of all restrictions and headrooms on pricing the works and the preparation of the method statement. It should be noted that the boreholes will need to be undertaken within the existing basement and this headroom will be restricted.

The contractor shall make all necessary arrangements for providing all plant, equipment and services required to complete the investigations. He shall also be responsible for obtaining all necessary approvals and provisions to complete the work from the statutory authorities or other relevant bodies.

The contractor shall take all necessary measures to protect the building and its contents, including that from vibrations and dust, during the site operations in accordance with the Clients requirements.

The contractor shall be responsible for establishing locations of all services within and below the building and taking all necessary safety and protection measures. The field works will be carried out in accordance with all the relevant Health & Safety regulations including the CDM regulations.

On completion of the field works the exploratory holes should be reinstated to their original condition and the site left in a clean and safe manner, any damage caused during the course of the works must be repaired to the original condition and to the satisfaction of the Client.

The contractor shall notify AKT II Limited 48 hours prior to undertaking any fieldwork, to allow them the opportunity to visit the site during these operations.

8.0 DESIGN OF THE INVESTIGATIONS

The contractor is responsible for the design of the geotechnical investigations to ensure they are adequate to provide all the information required within this document. Any alternative proposals should be clearly defined in the tender submission.

Borehole positions should be agreed with AKT II Limited prior to work commencing on site.



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9.0 CONTRACT

AKT II Limited are arranging this work to be undertaken on behalf of their Client, Lendlease with whom the contract will be placed to undertake the geotechnical investigations.

All invoices should be addressed to the Client, but submitted via AKT II Limited for certification and approval.

10.0 CONFIDENTIALITY

The contents of this document and the results of the investigation are to remain confidential and not released to any other party without the written permission of the Client.

11.0 PROGRAMME

The works are to be undertaken in the shortest timescale, a detailed programme indicating periods for mobilisation, field works, material testing and report writing shall be submitted with the tender.

The extent of the field works and material testing is to be reviewed on completion of the desk study and agreed with AKT II Limited prior to proceeding with the investigations.

12.0 INSURANCES

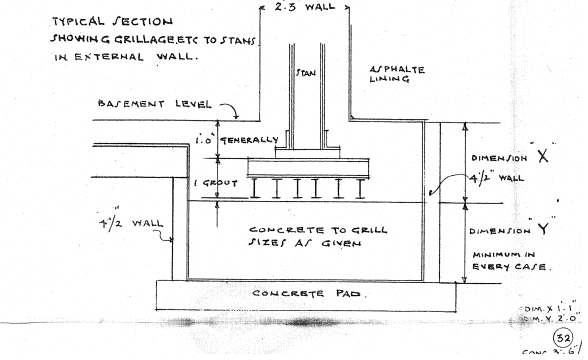
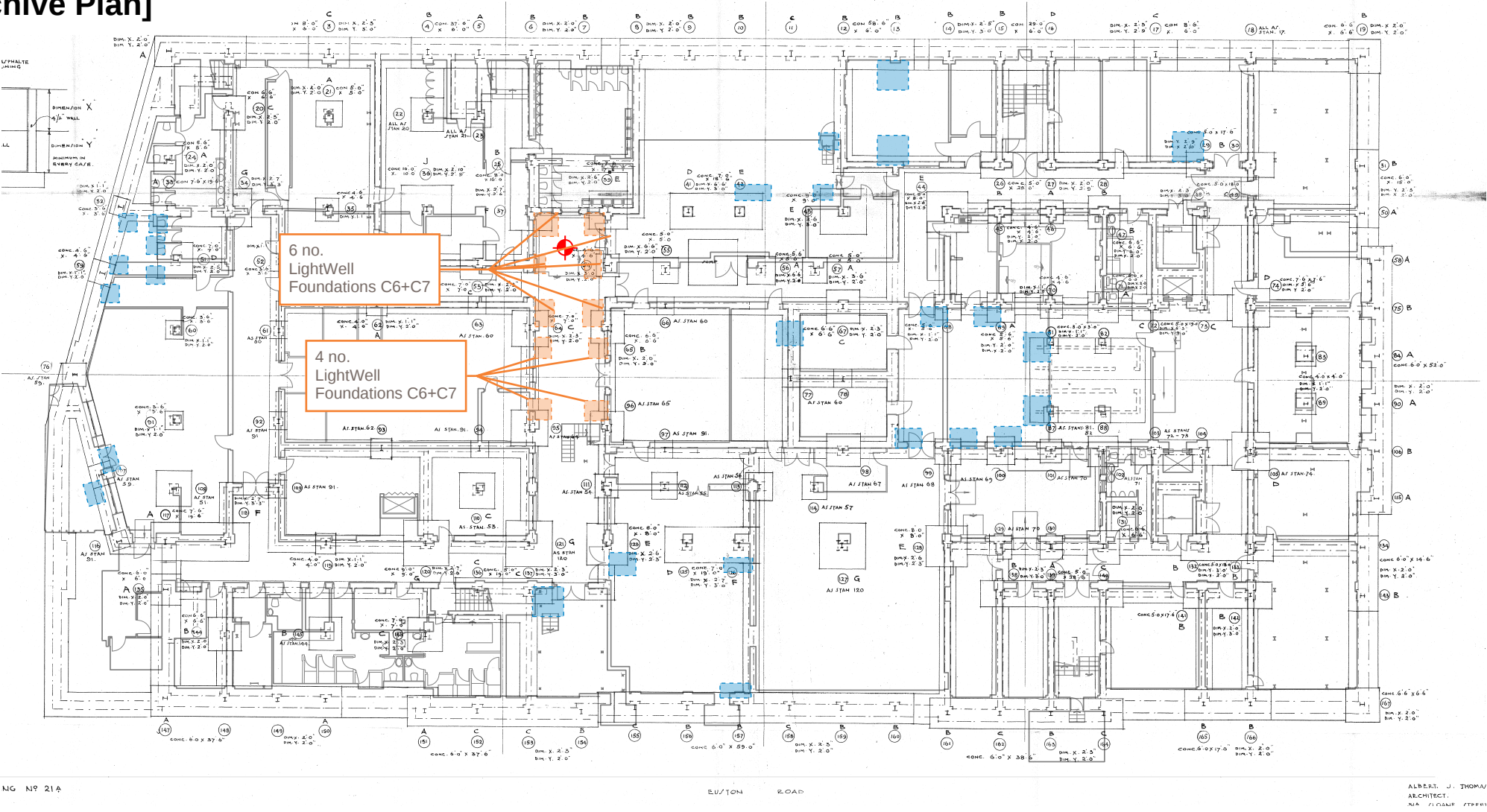
The contractor shall carry all necessary insurances related to the work undertaken, these shall include as a minimum the following levels of cover (each and every claim):-

Professional Indemnity	-	£2 million
Public Liability	-	£5 million
Employers Liability	-	£5 million

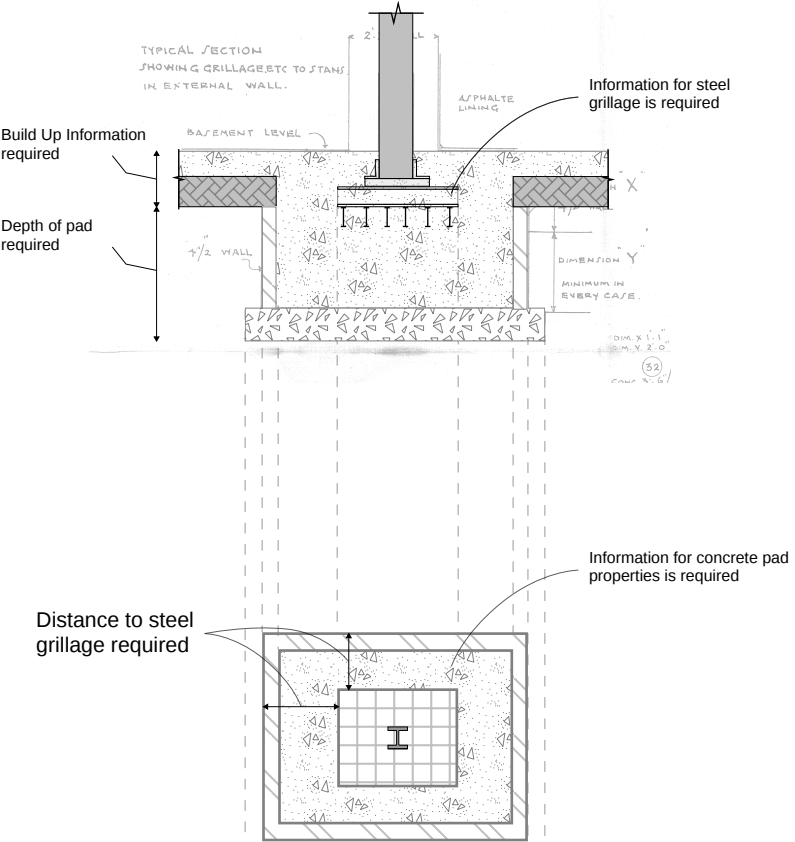
Details of insurances shall be provided if requested by the Client.

Foundations

[Archive Plan]



Additional information for orange highlighted locations



Trial pit, dug from inside the building to identify location and depth of the existing foundations

25m deep borehole

Note:
Final extent of investigations may vary (increase/decrease) according to design development and/or initial survey findings. Contractor to provide rates per type of survey to facilitate this process.

Note:
Level of Reinstatement of non structural elements to be defined by others

