

42 Elsworthy Road – Schedule of Queries and Responses

| Correspondent | Date | Query/Response |
|--------------------|----------|--|
| Richard Ball - CGL | 18/06/19 | <p>1. Piling length and methodology to be confirmed:</p> <p>Piling will be carried out using segmental CFA or rotary bored piles. The length of the piles will require confirmation at detailed design stage however for the purpose of the analysis, a pile length of 10.5m was assumed. This allows for an embedment of 3.5m below the deeper plant/pool level, this is considered a reasonable length for GMA assessment, noting that the piled wall between the pool dig and the shallower basement dig is offset by some 12m from the closest wall of No. 40.</p> <p>2. Current structural condition of 40 Elsworthy Road to be considered in impact assessment and GMA updated, as required, to ensure no more than Category 1 damage. CGL has reviewed details of this and note that the damage is likely to have been caused by trees/damage drainage. As this has now been repaired it is not considered that the proposed building/basement will increase movements further.</p> <p>3. GMA in relation to piling to be updated to provide baseline C760 movements plus settlements</p> <p>Heave will occur outside of the line of the retaining wall in this instance; there is a single storey basement dig between No. 40 and the line of piles supporting the deeper pool/plant area dig. We would also note that assuming pile installation movements fall to zero at a distance 2x or 1.5x pile length then at 12m distance predicted movements would be reduced by 57% vertical and 76% horizontal, therefore assuming 0.04% pile length as installation movements would give 4.2mm at the wall, falling to 1.8mm (v) and 1mm(h) at No. 40. These are very low values which would not be expected to generate damage even if they were to occur in isolation with no heave. The GMA can updated to accommodate the above, however we would reiterate that heave will occur due to the single storey basement excavation between the piled wall and No. 40.</p> <p>4. Impacts of removing trees in vicinity to garage of no 2 Lower Merton Rise.</p> <p>The garage to No. 2 Lower Merton Rise appears to be on the far side of the road to the trees to be removed. The impact is expected to be low. It is further noted that the garage is adjacent to a large London Plane tree that would be more likely to cause shrink/swell movements than the removal of trees across the road.</p> |
| Graham Kite - CR | 22/07/19 | <p>In relation to points 1 to 3, your explanation is very helpful. I believe those points can be closed out. Unless you are planning to issue them in a letter, we will include your email within an appendix to the audit.</p> <p>In regards to point 4, please could you check which trees are currently scheduled to be removed? In the report issued to us (1-38-4325/2, 27/09/2018, John Cromar's arboricultural report) indicates 5no trees to be removed, one of which is a 15m high acacia within <5m of the garage to 2 Lower Merton Drive, and three of which are smaller trees but within <10m of the garage. Your assessment / mitigation (if required) should be provided, please.</p> |
| Richard Ball - CR | 26/07/19 | <p>Noted on points 1-3, and thank you. Regarding point 4, five trees are to be removed, however three will remain in close proximity to the garage and will act as a buffer to any increase in moisture content and resultant swelling that may occur as a result of the tree removal. We would therefore expect the impact to be negligible. We would further note that these trees have historically present adjacent to the detached garage through recent hot summers and wet winters, and to our knowledge there has been no damage to the garage structure, which appears to be in good condition. We would not anticipate that the removal of the trees on site would substantially alter, or generate movements greater than those that are likely to have been experienced by the garage previously.</p> |