12 Keats Grove

Structural Engineer's Basement Impact Assessment



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Date	Version	Notes/Amendments/Issue Purpose
October 2019	1	Issued for planning

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Accompanying Documents

Existing and Proposed Architectural Drawings	CDA
Ground Investigation and Basement Impact Assessment Report	GEA
Ground Movement Analysis	GEA
Arboriculturalist's Report	ADC

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1 Introduction

The proposed alterations to this four storey late Georgian house include demolishing and rebuilding two wings to the house with basements under each. The wings are a relatively modern addition to the original building and have been remodelled several times over the years. The historic central part of the house has an original lower ground floor level under its entire footprint. In order to coordinate with the existing lower ground floor and raised ground floor levels, the wings will be set such that the proposed basement level is approximately 1m lower than the existing lower ground level; see site location and relevant historic maps in Appendix A.

2 Desk Study

Site History

With reference to Figure 2 and Figure 3 the site has been a house since before 1866, and is assumed to have been previously undeveloped. As can be seen, several of the houses on the street were demolished and some rebuilt in the period between the two maps being produced. Additionally, there is record of WW2 bombing in the area and that the property suffered some minor blast damage [Figure 4 and Figure 5]. A preliminary UXO Risk Assessment was carried out prior to the Site Investigation and gives recommendation that a more detailed assessment should be carried out which will be completed before construction commences.

Geology

The site is underlain by London Clay formation as was found in historic records [Figure 6] and confirmed with the site investigation carried out. The site investigation comprised trial pits and several boreholes which extended to a depth greater than the proposed excavation - ground water was not encountered.

Further information can be found in the accompanying report(s) produced by GEA which cover Geology and Hydrogeology, and includes their Interpretative Site Investigation report.

3 Hydrology, Drainage and Flood Risk

The site is not within the catchment of the Hampstead Heath Pond Chain, which is approximately 130m to the north-east of the site [Figure 7]

The site surface area is currently approximately 1510m², of which approximately 700m² is permeable. The property drains to a combined drainage system which discharges to the combined public sewer in Keats Grove. Refer to Drainage CCTV Survey drawing [Figure 8] for existing drainage arrangements and Thames Water Asset search [Figure 9]

The proposed site surface area will be unchanged ($1510m^2$). The footprint of the proposed building footprint is $\sim 5m^2$ larger than the existing however this area is already hardstanding and so there will be no increase in hardstanding as a result. Refer to the accompanying existing and proposed architectural drawings.

The site is located in Flood Zone 1 and is not at risk of flooding. The site is not at risk of flooding from rivers or the sea, surface water flooding or reservoir flooding. Refer to Environment Agency Flood Risk map [Figure 10] and Surface Water Flooding map [Figure 11].

The site is not within a Critical Drainage Area.

4 CPG Basements - Screening, Scoping and Additional Assessments

Refer to GEA's accompanying reports for Screening, Scoping and Basement Impact Assessment. As identified in the aforementioned report, part of the works will be taking place within a tree root protection zone and the impact of this is assessed in the accompanying Arboricultural Report.

5 Construction Methodology

Reference should be made to Appendix C where proposed construction type and sequencing is illustrated. Supporting Calculations can be found in Appendix D.

Substructure

The basement structures will be formed in an underpinning construction method with base and ground floor slab to form a stiff concrete box. This is due to the relatively shallow depth of the excavation required and as it allows retention of existing structures. Notably, all of the walls that are to be underpinned are that of the Building Owner and therefore are not Party Structure

Superstructure

The wings will be single storey above ground and are currently proposed to be constructed in loadbearing masonry with timber and steel roof structures.

External Works

There are no retaining walls proposed in the landscaping works. The proposed basements will conflict with existing below ground drainage, hence this will be reconfigured during the works.

Codes and Standards

The works will be designed in accordance with the relevant British Standards.

Loadings	
Area	Load (kN/m²)
Floors	2.5
Roofs	0.8
Retaining - surcharge	10

Design Fire Periods

The concrete structure will be designed to provide an inherent fire resistance of 60mins. Fire protection of the single storey superstructure will be by lining/encasement to the Architect's details.

Disproportionate Collapse

Class 1 to Part A3 - no special measures required.

Calculations

Conservative geotechnical parameters for soil density, cohesion and an accidental scenario of retained water level have been adopted for the design. Heave of the clays has also been considered.

Damage Classification

A ground movement analysis has been carried out by GEA and should be referred to for the impact on the surrounding buildings. The report summarises that the anticipated movement would result in damage of Category 0 to 1 in accordance with the Burland scale and so is considered acceptable.

Appendix A

Site location and Historic Maps



Figure 1: Site location [Google maps 2019]

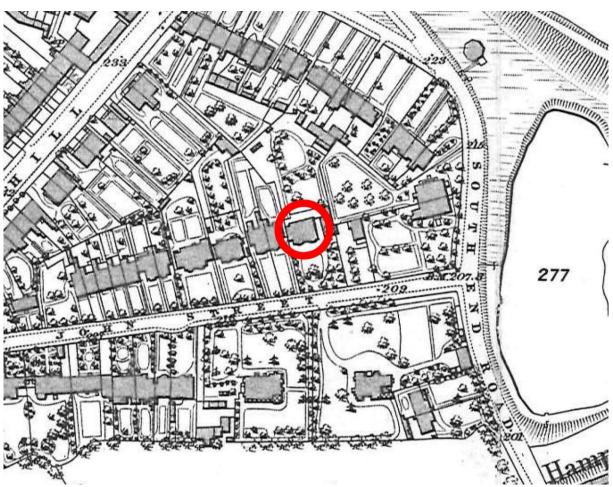


Figure 2: Extract from OS historic map of London 1866

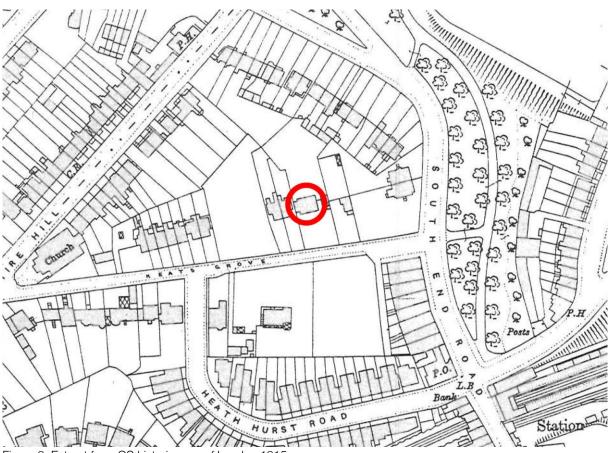


Figure 3: Extract from OS historic map of London 1915

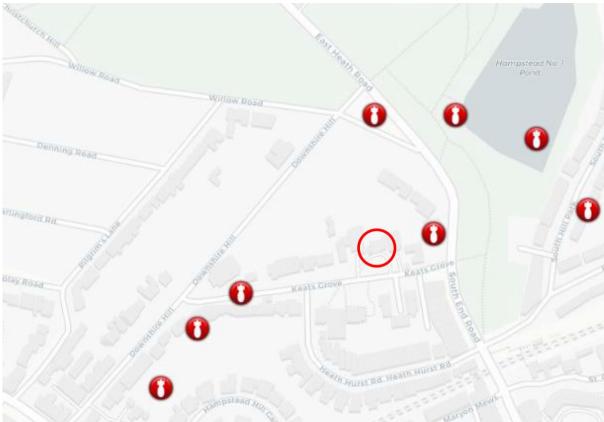


Figure 4: WW2 bomb locations [bombsight.org]

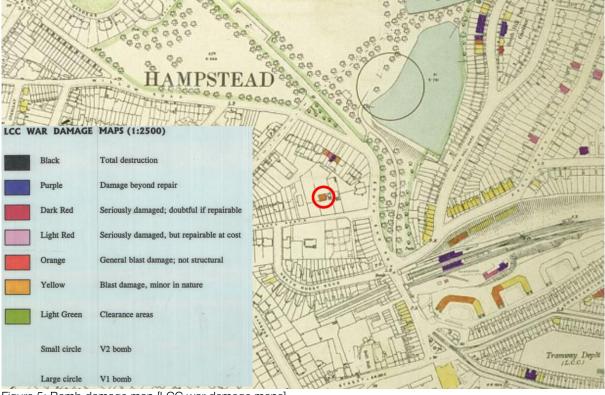


Figure 5: Bomb damage map [LCC war damage maps]

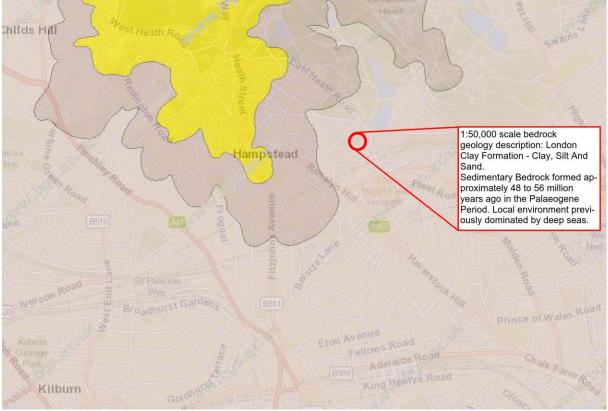


Figure 6: Site Geology [British Geological Survey – Geology of Britain Viewer accessed October 2019]

Appendix B

Drainage and Hydrology Maps



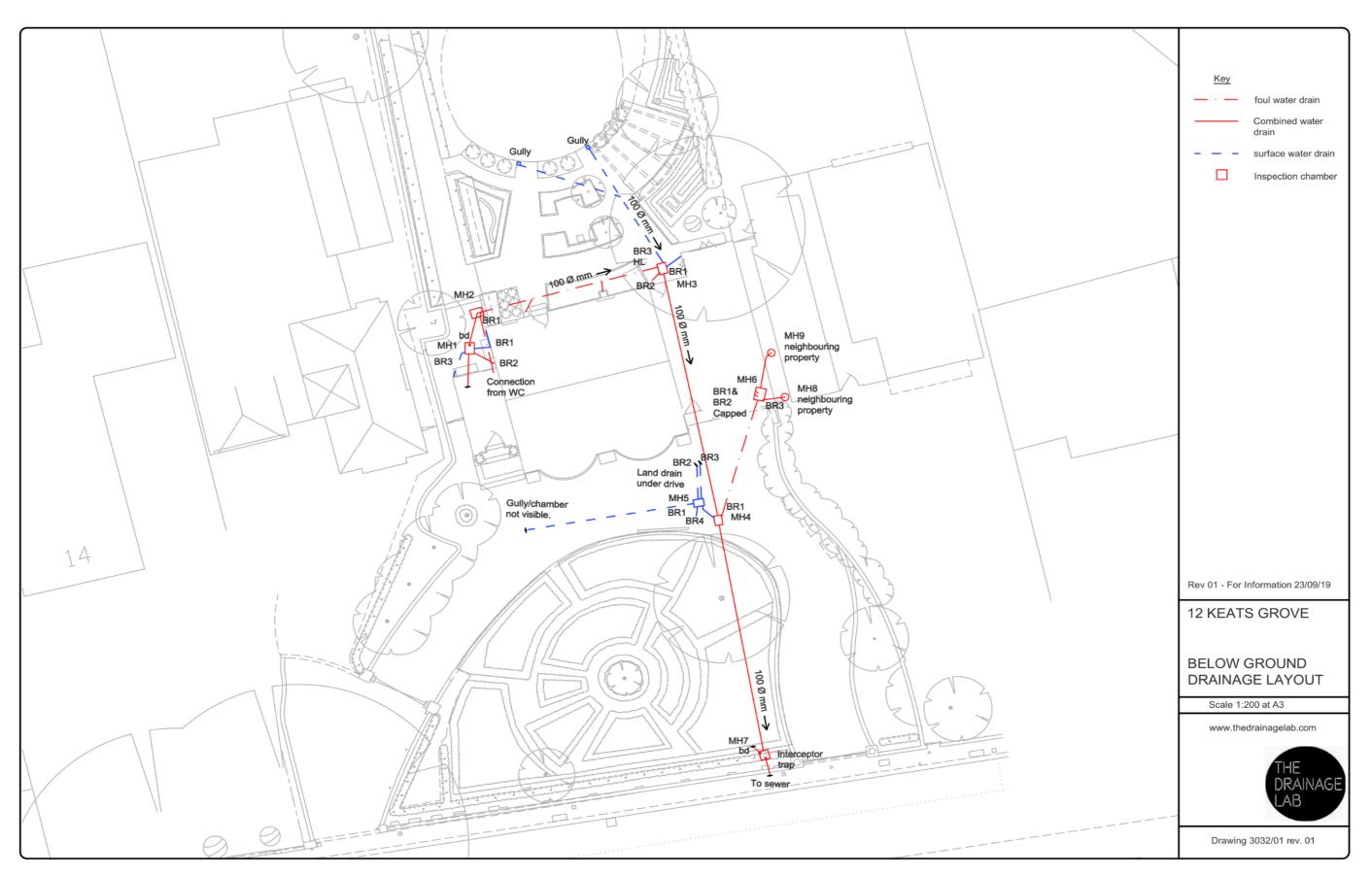


Figure 8: CCTV survey drawing

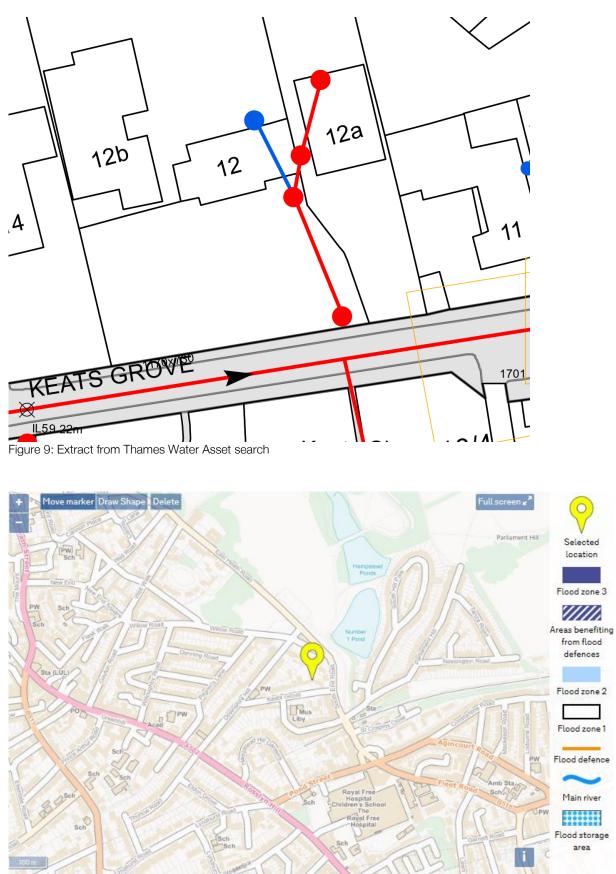


Figure 10: Extract from Environment Agency – Flood Map for Planning accessed October 2019

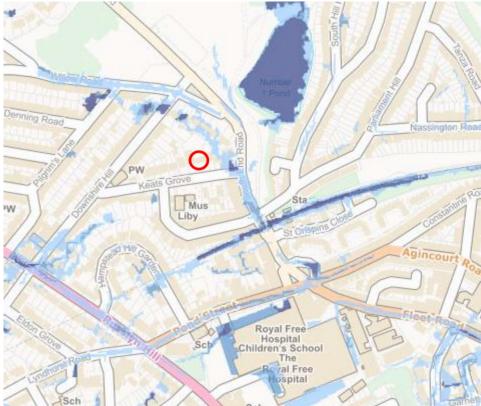
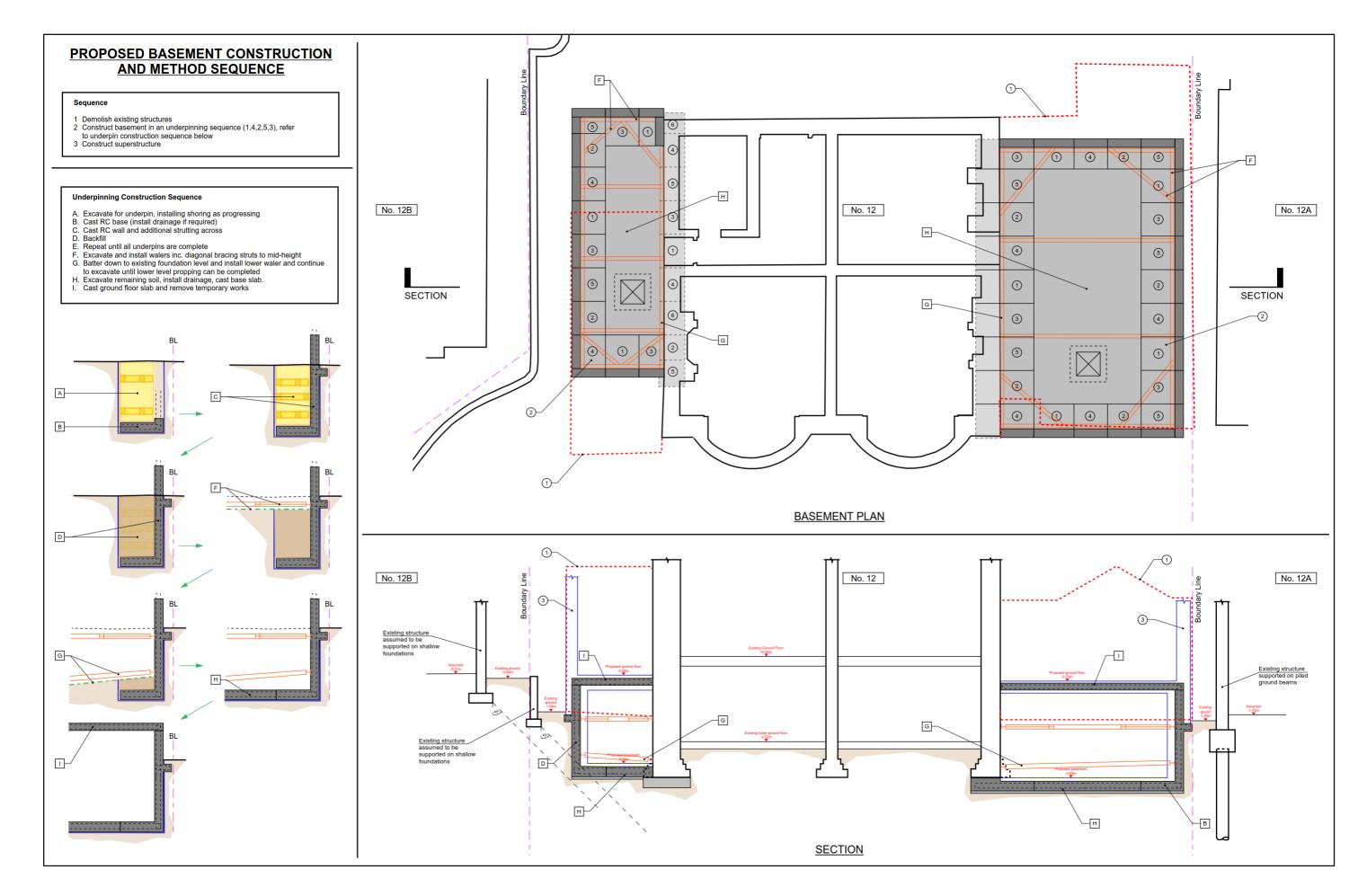


Figure 11: Environment Agency - Surface water flood risk map accessed October 2019

Appendix C

Proposed Structural Drawings and Construction Sequence



Appendix D

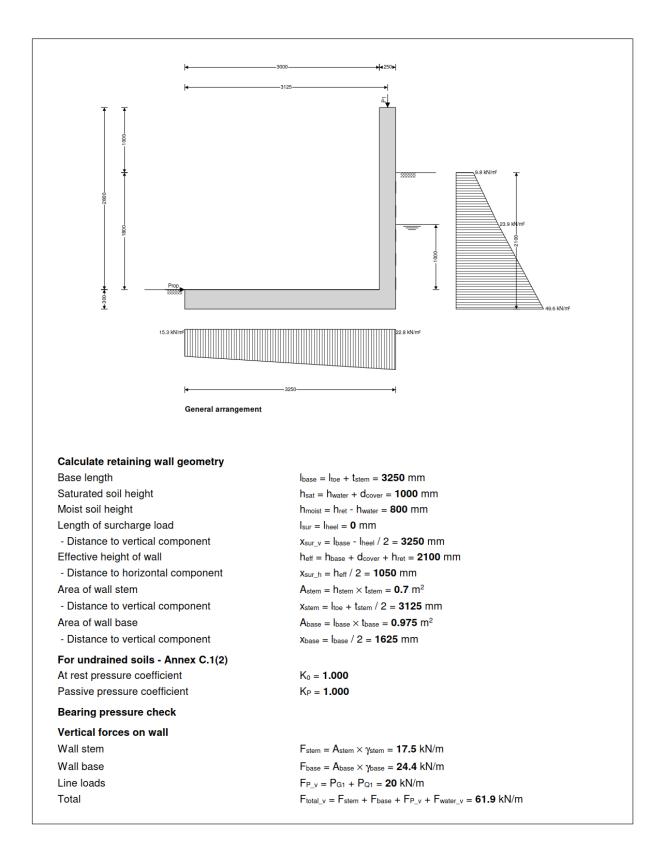
Structural Calculations

RETAINING WALL ANALYSIS

In accordance with EN1997-1:2004 incorporating Corrigendum dated February 2009 and the UK National Annex incorporating Corrigendum No.1

Tedds calculation version 2.9.10

Description	Unit	Capacity	Applied	FoS	Result
Bearing pressure	kN/m ²	100	22.8	4.385	PASS
Design summary					
Description	Unit	Provided	Required	Utilisation	Result
Stem p0 rear face - Flexural reinforcement	mm²/m	754.0	680.7	0.90	PASS
Stem p0 - Span/Depth ratio		11.5	16.6	1.44	FAIL
Base bottom face - Flexural reinforcement	mm²/m	1340.4	718.7	0.54	PASS
Base - Shear resistance	kN/m	135.1	46.5	0.34	PASS
Transverse stem reinforcement	mm²/m	392.7	250.0	0.64	PASS
Transverse base reinforcement	mm²/m	392.7	268.1	0.68	PASS
Retaining wall details					
Stem type	C	antilever			
Stem height	h	stem = 2800 m	m		stem will be propped mic
Stem thickness	ts	_{item} = 250 mm			construction and the gro ide a permanent prop at
Angle to rear face of stem	α	z = 90 deg		top. This sim	plistic analysis also negle due to the return walls.
Stem density		_{stem} = 25 kN/n	1 ³	Overall the d	eflection will be very low
Toe length		_{be} = 3000 mm		from experier	nce. Considered OK
Base thickness		_{ase} = 300 mm			
Base density		_{base} = 25 kN/n			
,	•				
Height of retained soil		_{ret} = 1800 mn	1		
Angle of soil surface	β	= 0 deg			
Depth of cover	d	_{cover} = 0 mm			
Height of water	h	water = 1000 m	ım		
Water density	γ	w = 9.8 kN/m ³			
Retained soil properties					
Soil type	С	Organic clay			
Moist density		mr = 18 kN/m ³			
Saturated density	•	$s_r = 20 \text{ kN/m}^3$			
•	•				
Characteristic effective shear resistance ang		r.k = 23 deg			
Characteristic wall friction angle	δ	_{r.k} = 11.5 deg			
Base soil properties					
Soil type	С	Organic clay			
Soil density	n	$_{0} = 18 \text{ kN/m}^{3}$			
Characteristic effective shear resistance and	•	' _{b.k} = 23 deg			
Characteristic wall friction angle		_{b.k} = 11.5 deg			
u					
Characteristic base friction angle		_{bb.k} = 12 deg			
Presumed bearing capacity	Р	bearing = 100 k	N/m²		
Loading details					
Variable surcharge load	S	urchargeo =	10 kN/m²		
Vertical line load at 3125 mm	Р	G1 = 15 kN/m			
		$P_{Q1} = 5 \text{ kN/m}$			



Horizontal forces on wall		
Surcharge load	$F_{sur_h} = K_0 \times cos(\delta_{r,k}) \times Surcharge_Q \times h_{eff} = 20.6 \text{ kN/m}$	
Saturated retained soil	$F_{sat_h} = K_0 \times cos(\delta_{r,k}) \times (\gamma_{sr} - \gamma_w) \times (h_{sat} + h_{base})^2 / 2 = 8.4 \text{ kN/m}$	
Water	$F_{water_h} = \gamma_w \times (h_{water} + d_{cover} + h_{base})^2 / 2 = 8.3 \text{ kN/m}$	
Moist retained soil	$F_{moist_h} = K_0 \times cos(\delta_{r,k}) \times \gamma_{mr} \times ((h_{eff} - h_{sat} - h_{base})^2 / 2 + (h_{eff} - h_{sat} - h_{base}))$	
	(h _{sat} + h _{base})) = 24 kN/m	
Base soil	$F_{pass_h} = -K_P \times cos(\delta_{b,k}) \times \gamma_b \times (d_{cover} + h_{base})^2 / 2 = \textbf{-0.8} \text{ kN/m}$	
Total	Ftotal_h = Fsur_h + Fsat_h + Fwater_h + Fmoist_h + Fpass_h = 60.5 kN/m	
Moments on wall		
Wall stem	Mstem = Fstem × Xstem = 54.7 kNm/m	
Wall base	M _{base} = F _{base} × x _{base} = 39.6 kNm/m	
Surcharge load	$M_{sur} = -F_{sur_h} \times x_{sur_h} = -21.6 \text{ kNm/m}$	
Line loads	$M_{P} = (P_{G1} + P_{Q1}) \times p_1 = 62.5 \text{ kNm/m}$	
Saturated retained soil	M _{sat} = -F _{sat_h} × x _{sat_h} = -3.7 kNm/m	
Water	Mwater = -Fwater_h × Xwater_h = -3.6 kNm/m	
Moist retained soil	M _{moist} = -F _{moist_h} × x _{moist_h} = -20.8 kNm/m	
Total	Mtotal = Mstem + Mbase + Msur + MP + Msat + Mwater + Mmoist = 107.2 kNm/m	
Check bearing pressure	Base resistance provided by friction with soil	
Propping force	Foron base = Ftotal b = 60.5 kN/m < Friction 0.33	
Distance to reaction		
Eccentricity of reaction	$e = \overline{x} - I_{base} / 2 = 107 \text{ mm}$ Friction resistance = 75kN/m Additionally existing founda-	
Loaded length of base	load = lbase = 3250 mm tion and passive resistance will help significantly	
Bearing pressure at toe	$q_{toe} = F_{total_V} / I_{base} \times (1 - 6 \times e / I_{base}) = 15.3 \text{ kN/m}^2$	
Bearing pressure at heel	$q_{heel} = F_{total_v} / I_{base} \times (1 + 6 \times e / I_{base}) = 22.8 \text{ kN/m}^2$	
Factor of safety	$FoS_{bp} = P_{bearing} / max(q_{toe}, q_{heel}) = 4.385$	
F	ASS - Allowable bearing pressure exceeds maximum applied bearing pressu	

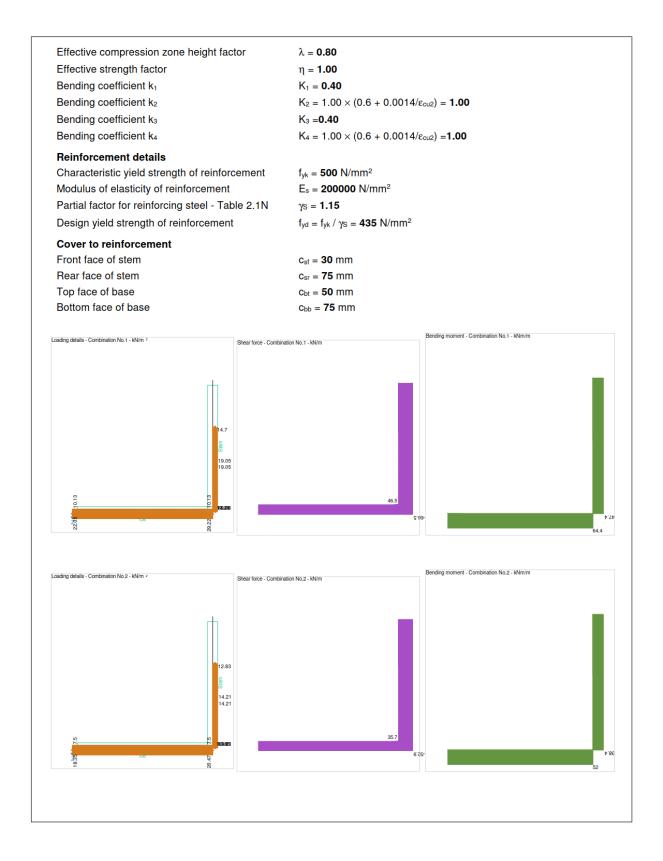
RETAINING WALL DESIGN

In accordance with EN1992-1-1:2004 incorporating Corrigendum dated January 2008 and the UK National Annex incorporating National Amendment No.1

Tedds calculation version 2.9.10

Concrete details - Table 3.1 - Strength and deformation characteristics for concrete

Concrete strength class	C30/37
Characteristic compressive cylinder strength	f _{ck} = 30 N/mm ²
Characteristic compressive cube strength	f _{ck,cube} = 37 N/mm ²
Mean value of compressive cylinder strength	$f_{cm} = f_{ck} + 8 N/mm^2 = 38 N/mm^2$
Mean value of axial tensile strength	$f_{ctm} = 0.3 \text{ N/mm}^2 \times (f_{ck} / 1 \text{ N/mm}^2)^{2/3} = 2.9 \text{ N/mm}^2$
5% fractile of axial tensile strength	$f_{ctk,0.05} = 0.7 \times f_{ctm} = 2.0 \text{ N/mm}^2$
Secant modulus of elasticity of concrete	$E_{cm} = 22 \text{ kN/mm}^2 \times (f_{cm} / 10 \text{ N/mm}^2)^{0.3} = 32837 \text{ N/mm}^2$
Partial factor for concrete - Table 2.1N	γc = 1.50
Compressive strength coefficient - cl.3.1.6(1)	$\alpha_{cc} = 0.85$
Design compressive concrete strength - exp.3.15	$f_{cd} = \alpha_{cc} \times f_{ck} / \gamma_C = 17.0 \text{ N/mm}^2$
Maximum aggregate size	h _{agg} = 20 mm
Ultimate strain - Table 3.1	ε _{cu2} = 0.0035
Shortening strain - Table 3.1	ε _{cu3} = 0.0035



Check stem design at base of stem		
Depth of section	h = 250 mm	
Rectangular section in flexure - Section 6.1		
Design bending moment combination 1	M = 47.4 kNm/m	
Depth to tension reinforcement	$d = h - c_{sr} - \phi_{sr} / 2 = 169 \text{ mm}$	
	$K = M / (d^2 \times f_{ck}) = 0.055$	
		$K_2)) {\times} (\lambda \times (\delta - K_1) / (2 \times K_2))$
	K' > K - No compressi	on reinforcement is require
Lever arm	$z = min(0.5 + 0.5 \times (1 - 2 \times K / (\eta \times \alpha_{cc} / \gamma)))$	γc)) ^{0.5} , 0.95) × d = 160 mm
Depth of neutral axis	$x = 2.5 \times (d - z) = 22 \text{ mm}$	
Area of tension reinforcement required	$A_{sr.req} = M / (f_{yd} \times z) = 681 \text{ mm}^2/\text{m}$	
Tension reinforcement provided	12 dia.bars @ 150 c/c	
Area of tension reinforcement provided	$A_{sr,prov} = \pi \times \phi_{sr}^2 / (4 \times s_{sr}) = 754 \text{ mm}^2/\text{m}$	
Minimum area of reinforcement - exp.9.1N	$A_{sr.min} = max(0.26 \times f_{ctm} / f_{yk}, 0.0013) \times d =$	= 255 mm²/m
Maximum area of reinforcement - cl.9.2.1.1(3)	$A_{sr,max} = 0.04 \times h = 10000 \text{ mm}^2/\text{m}$	
	$max(A_{sr.req}, A_{sr.min}) / A_{sr.prov} = 0.903$	
PASS - Area of I	reinforcement provided is greater than ar	ea of reinforcement requir
		Library item: Rectangular single out
Deflection control - Section 7.4		
Reference reinforcement ratio	$\rho_0 = \sqrt{(f_{ck} / 1 N/mm^2) / 1000} = 0.005$	
Required tension reinforcement ratio	$\rho = A_{sr,reg} / d = 0.004$	
Required compression reinforcement ratio	ρ' = A _{sr.2.reg} / d ₂ = 0.000	
Structural system factor - Table 7.4N	K _b = 0.4	
Reinforcement factor - exp.7.17	$K_s = min(500 \text{ N/mm}^2 / (f_{vk} \times A_{sr,reg} / A_{sr,prov}), 1.5) = 1.108$	
Limiting span to depth ratio - exp.7.16.a	$min(K_s \times K_b \times [11 + 1.5 \times \sqrt{(f_{ck} / 1 \text{ N/mm}^2)})$	$) \times \rho_0 / \rho + 3.2 \times \sqrt{(f_{ck} / 1)}$
	N/mm^2) × (ρ_0 / ρ - 1) ^{3/2}], 40 × K _b) = 11.5	
Actual span to depth ratio	h _{stem} / d = 16.6	
	FAIL - Span to depth ratio exc	ceeds deflection control lin
Crack control - Section 7.3		
Limiting crack width	w _{max} = 0.3 mm	
Variable load factor - EN1990 – Table A1.1	$\psi_{2} = 0.3$	<u> </u>
Serviceability bending moment	φ2 – 0.3 M _{sis} = 22.3 kNm/m	In reality the stem will be propped mid height during
Tensile stress in reinforcement	$\sigma_s = M_{sls} / (A_{sr,prov} \times z) = 184.2 \text{ N/mm}^2$	construction and the ground slab will provide a permanent
Load duration	Long term	prop at the top. This simplistic
Load duration factor	k _t = 0.4	analysis also neglects the stiffening due to the return
Effective area of concrete in tension	$A_{c.eff} = min(2.5 \times (h - d), (h - x) / 3, h / 2)$	walls. Overall the deflection will be very low from experi-
	$A_{c.eff} = 76079 \text{ mm}^2/\text{m}$	ence. Considered OK
Mean value of concrete tensile strength	$A_{c.eff} = 76079 \text{ mm}^{-7111}$ $f_{ct.eff} = f_{ctm} = 2.9 \text{ N/mm}^2$	
Reinforcement ratio		
	$\rho_{p,eff} = A_{sr,prov} / A_{c,eff} = 0.010$	
Modular ratio	$\alpha_{\rm e} = E_{\rm s} / E_{\rm cm} = 6.091$	
Bond property coefficient Strain distribution coefficient	k1 = 0.8 k2 = 0.5	
	$k_2 = 0.5$ $k_3 = 3.4$	
	$k_3 = 3.4$ $k_4 = 0.425$	

Maximum crack spacing - exp.7.11	$\mathbf{s}_{r,max} = \mathbf{k}_3 \times \mathbf{c}_{sr} + \mathbf{k}_1 \times \mathbf{k}_2 \times \mathbf{k}_4 \times \phi_{sr} / \rho_{p,eff} = 461 \text{ mm}$
Maximum crack width - exp.7.8	$w_{k} = s_{r.max} \times max(\sigma_{s} - k_{t} \times (f_{ct.eff} / \rho_{p.eff}) \times (1 + \alpha_{e} \times \rho_{p.eff}), 0.6 \times \sigma_{s}) / E_{s}$
•	w _k = 0.255 mm
	w _k / w _{max} = 0.849
	PASS - Maximum crack width is less than limiting crack width
Rectangular section in shear - Section 6.2	
Design shear force	V = 66.5 kN/m
	$C_{\text{Rd,c}} = 0.18 \ / \ \gamma_{\text{C}} = 0.120$
	k = min(1 + √(200 mm / d), 2) = 2.000
Longitudinal reinforcement ratio	$\rho_{I} = min(A_{sr,prov} / d, 0.02) = 0.004$
	$v_{min} = 0.035 \; N^{1/2} / mm \times k^{3/2} \times f_{ck}{}^{0.5} = \textbf{0.542} \; N / mm^2$
Design shear resistance - exp.6.2a & 6.2b	$V_{\rm Rd,c} = max(C_{\rm Rd,c} \times k \times (100 \ N^2/mm^4 \times \rho_i \times f_{ck})^{1/3}, v_{min}) \times d$
	V _{Rd.c} = 96.3 kN/m
	V / V _{Rd.c} = 0.690
	PASS - Design shear resistance exceeds design shear force
Horizontal reinforcement parallel to face of ste	m - Section 9.6
Minimum area of reinforcement – cl.9.6.3(1)	$A_{\text{sx,req}} = max(0.25 \times A_{\text{sr,prov}}, 0.001 \times t_{\text{stem}}) = \textbf{250} \text{ mm}^2/\text{m}$
Maximum spacing of reinforcement – cl.9.6.3(2)	s _{sx_max} = 400 mm
Transverse reinforcement provided	10 dia.bars @ 200 c/c
Area of transverse reinforcement provided	$A_{sx,prov} = \pi \times \phi_{sx}^2 / (4 \times s_{sx}) = 393 \text{ mm}^2/\text{m}$
PASS - Area of re	einforcement provided is greater than area of reinforcement required
Check base design at toe	
Depth of section	h = 300 mm
Rectangular section in flexure - Section 6.1	
Design bending moment combination 1	M = 64.4 kNm/m
Depth to tension reinforcement	$d = h - c_{bb} - \phi_{bb} / 2 = 217 \text{ mm}$
	$K = M / (d^2 \times f_{ck}) = 0.046$
	$K' = (2 \times \eta \times \alpha_{cc}/\gamma_{C}) \times (1 - \lambda \times (\delta - K_{1})/(2 \times K_{2})) \times (\lambda \times (\delta - K_{1})/(2 \times K_{2}))$
	K' = 0.207 K' > K - No compression reinforcement is required
Lever arm	$z = min(0.5 + 0.5 \times (1 - 2 \times K / (\eta \times \alpha_{cc} / \gamma_c))^{0.5}, 0.95) \times d = 206 mm$
Depth of neutral axis	$x = 2.5 \times (d - z) = 27 \text{ mm}$
Area of tension reinforcement required	$A_{bb,reg} = M / (f_{yd} \times z) = 719 \text{ mm}^2/\text{m}$
Tension reinforcement provided	16 dia.bars @ 150 c/c
Area of tension reinforcement provided	$A_{bb,prov} = \pi \times \phi_{bb}^2 / (4 \times s_{bb}) = 1340 \text{ mm}^2/\text{m}$
Minimum area of reinforcement - exp.9.1N	$A_{bb.min} = max(0.26 \times f_{ctm} / f_{yk}, 0.0013) \times d = 327 \text{ mm}^2/\text{m}$
Maximum area of reinforcement - cl.9.2.1.1(3)	$A_{bb,max} = 0.04 \times h = 12000 \text{ mm}^2/\text{m}$
	max(A _{bb.req} , A _{bb.min}) / A _{bb.prov} = 0.536
PASS - Area of re	einforcement provided is greater than area of reinforcement required
	Library item: Rectangular single output
Crack control - Section 7.3	
Limiting crack width	w _{max} = 0.3 mm
Variable load factor - EN1990 – Table A1.1	$\psi_2 = 0.3$
Serviceability bending moment	M _{sis} = 45.4 kNm/m
Tensile stress in reinforcement	$\sigma_{s} = M_{sis} \: / \: (A_{bb,prov} \times z) = \textbf{164.3} \: N/mm^2$
Load duration	Long term